# 201 - 132 14TH STREET E NORTH VANCOUVER RENOVATED SECOND FLOOR OFFICE SPACE

# FOR LEASE





Commercial Real Estate Services

AMRITA GURAM amrita@williamwright.ca 604.428.5255









### **OVERVIEW**

Beautiful second floor office space available in a highly accessible location in North Vancouver near several key transportation corridors. Newly renovated, the subject property boasts large windows allowing natural light, 5 enclosed offices as well as an open-plan office space and a kitchen nook. Situated steps away from shops, cafes, grocery stores, medical buildings, bus & major transportation routes, as well as Lions Gate Hospital. M/L washrooms located just outside in the corridor. Parking is available - please inquire.

- + Combination of offices and open area
- + Ample natural light
- + Elevator serviced

# **SALIENT FACTS**

### **SIZE** +/- 1,079 SQFT

PARKING

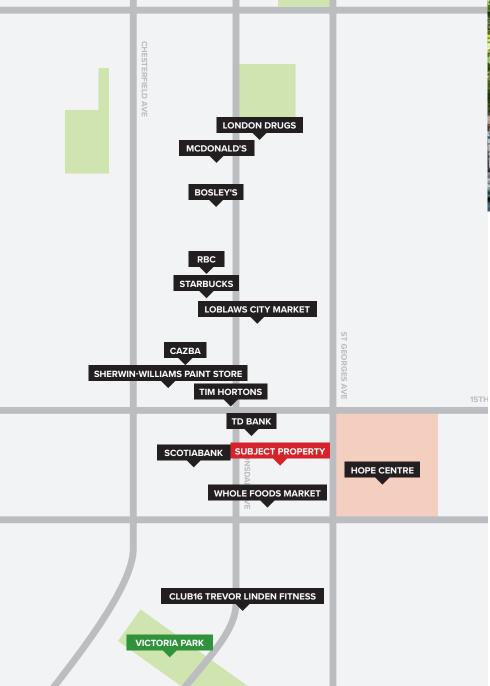
Available - Please Inquire

**ZONING** C-1B

**BASIC RENT** \$24.00/FT

ADDITIONAL RENT \$17.00/FT







### LOCATION

Centrally located in the heart of the North Vancouver Business District. The subject property is located in close proximity to Lions Gate Hospital as well as a short walk from many community amenities including North Vancouver City Library, North Vancouver City Hall, Shoppers Drug Mart, nearby banks, Whole Foods, Loblaws, restaurants and cafes. The Upper Level Highway is four minutes away and Downtown Vancouver is accessible via SeaBus in approximately 30 minutes, or 20 minutes by car. Located near major traffic arteries along with public transit routes.



## FOR MORE INFORMATION CONTACT

AMRITA GURAM amrita@williamwright.ca

604.428.5255

E&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services and its listing client and/or clients make no guarantees or warranties of any kind, expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not accept or assume any responsibility or independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or or implied terms, conditions, and warranties arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services and the sole of reserved.

William Wright Commercial Real Estate Services Inc. #430-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca