

**AVISON  
YOUNG**

# For Lease

**351 Lynn Avenue**  
North Vancouver, BC



Fully renovated second-floor office units  
for lease across the street from Harbour  
Front Centre

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## Office space for lease

**351 Lynn Avenue**  
North Vancouver, BC



## Property details

### ZONING

I3 – Light industrial, permitting limited office uses including artist's studio, business/office support services, trade schools, media-related establishments, and contractor services.

### BUILDING SF

9,011 sf

### AVAILABLE

Immediately

## Available spaces

Office #	Size (sf)	Gross Rent (monthly)
Office 3	383	\$1,150
Office 4	190	Leased
Office 5	158	Leased
Office 6	314	Leased
Office 7	334	Leased






## Opportunity

Unique opportunity to lease small office units in a fully renovated building on Lynn Avenue.




## Location

351 Lynn Avenue is conveniently located just off Main Street in the Lower Lynnmour Area of North Vancouver. The subject property benefits from being only a few blocks away from Phibbs Exchange, the Second Narrows Bridge and Highway 1. There are numerous retail amenities across the street at Harbour Front Centre, such as Tim Hortons, Canadian Tire, Vancity Bank, and Michaels.

## Property highlights

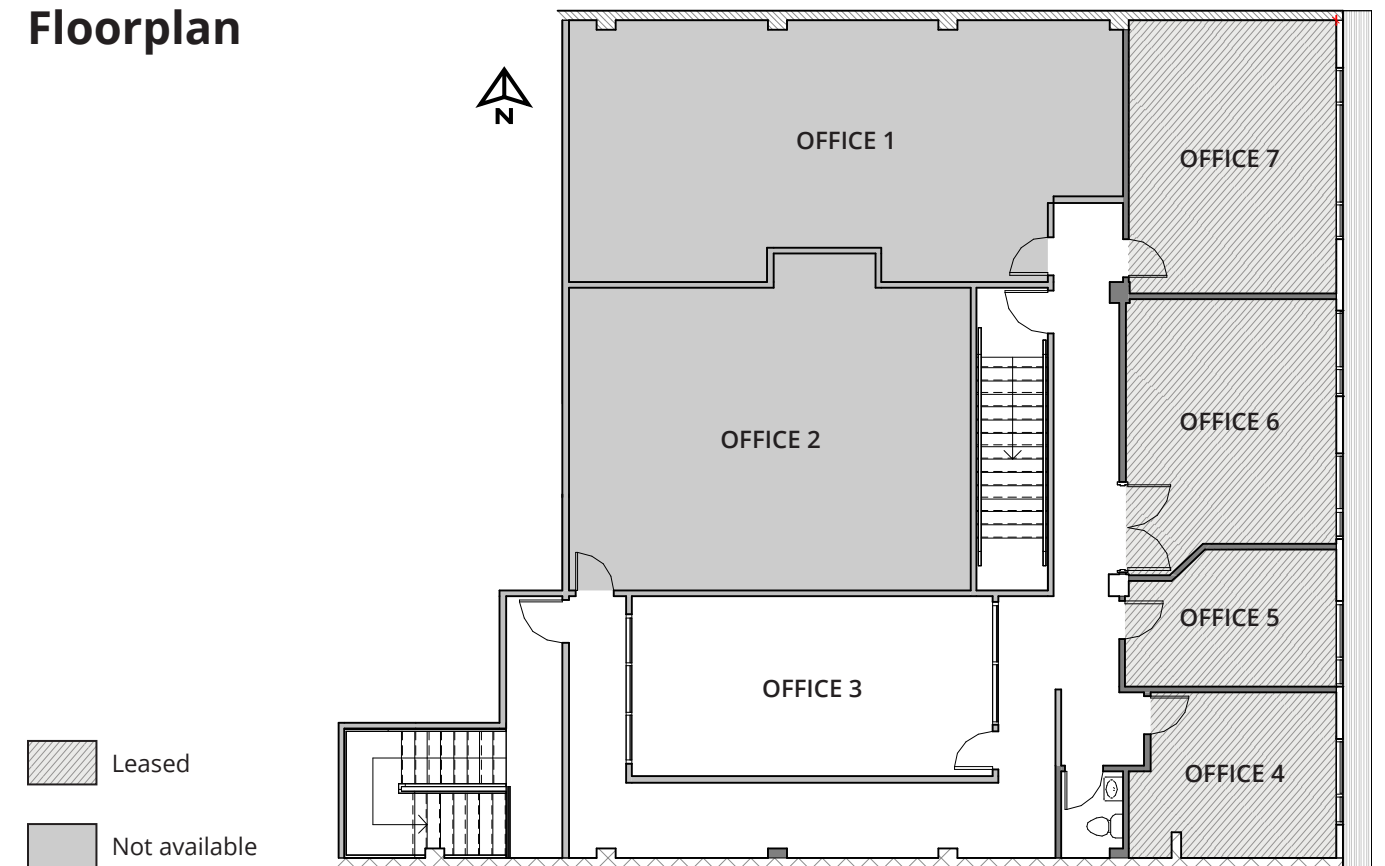
-  Newly renovated building and common areas
-  Unique small offices
-  New flooring and lighting
-  Fully air conditioned
-  New windows in offices

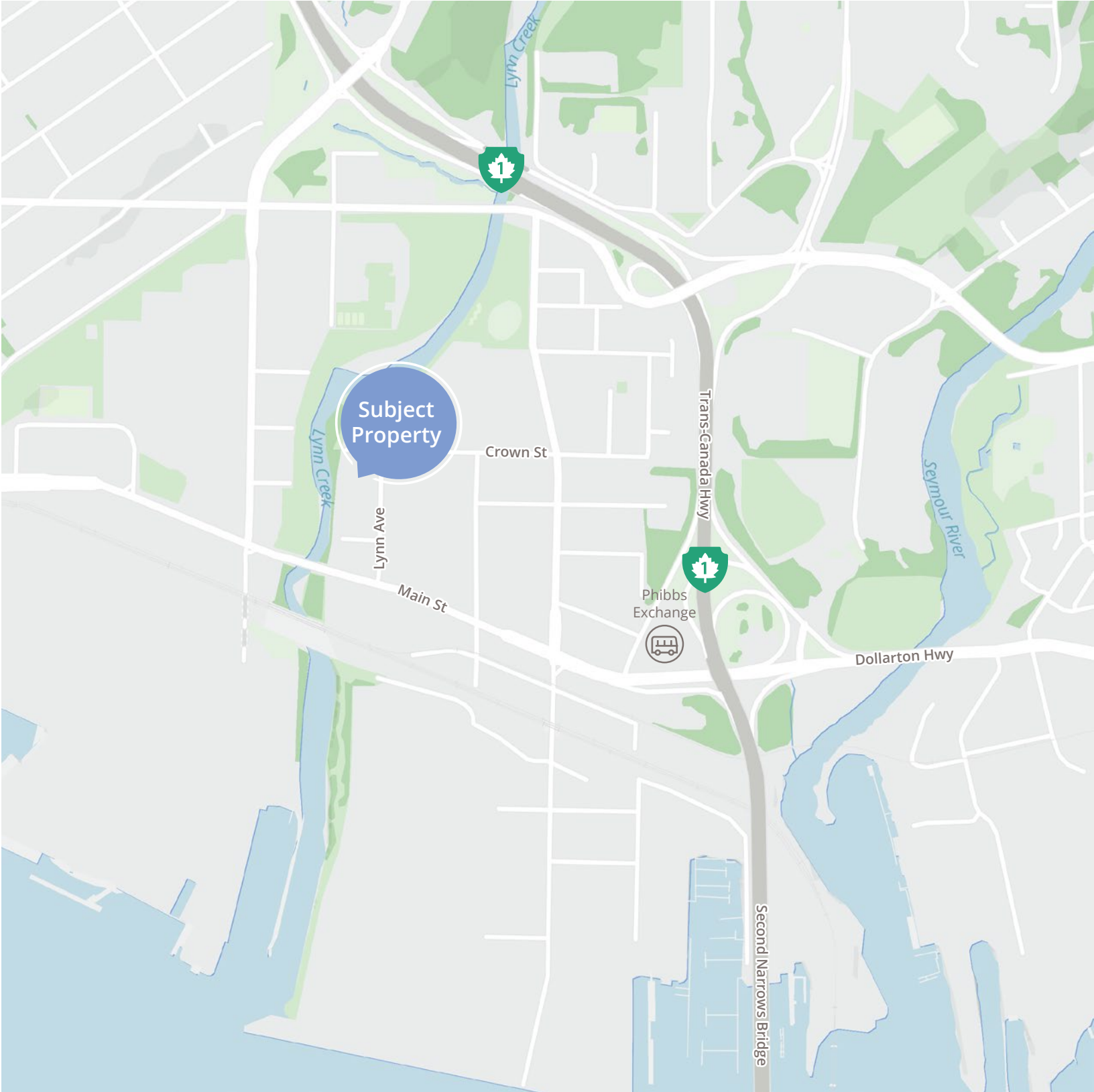
## Area highlights

-  Conveniently located near Main Street and Mountain Highway
-  Abundant amenities and services nearby
-  Close to local transit routes and Phibbs Exchange bus station



## Floorplan





## Contact for more information

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