

FOR LEASE | OFFICE UNITS  
**431 MOUNTAIN HIGHWAY**  
NORTH VANCOUVER, BC



LEE-ASSOCIATES.COM | 604 684 7117

**REDUCED RATE**

3 months  
**FREE**  
for 3 to 5 year  
terms!



- ▶ **Second Floor Contiguous Office Units — 1,150-2,300 SF**
- ▶ **Exposure on Mountain Highway**

### Location

The subject property is located just four blocks north of Main Street in the Lynnmour neighborhood just minutes from Highway #1 and the Second Narrows Bridge. This location is close to all amenities including Park & Tilford, Phibbs Exchange, Canadian Tire and Harbour Front Centre.

### Highlights

- ▶ Bright clean open and private office areas
- ▶ T-bar ceiling and laminate hardwood flooring throughout
- ▶ Baseboard heating and window A/C
- ▶ One private washroom per unit
- ▶ Separate entrances
- ▶ 2 parking stalls (per unit)

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**Description**

1,150 to 2,300 SF second floor office units located on Mountain Highway close to Main Street, Park & Tilford and all amenities. Easy access to Highway 1 and Second Narrows Bridge. Private and open offices, baseboard heat, window air-conditioning, and private entrances.

**Zoning**

I3 (Light Industrial)

2nd Floor	Size	Reduced Lease Rate	Taxes & Operating (2016)	Total Monthly Rent	Availability
Unit 3	1,150 SF	\$12.75 PSF	\$6.93 PSF	\$1,886 plus GST and utilities	Immediate
Unit 4	1,150 SF	\$12.75 PSF	\$6.93 PSF	\$1,886 plus GST and utilities	Immediate
<b>Total</b>	<b>2,300 SF</b>			<b>\$3,772 plus GST and utilities</b>	



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