

HQ

Commercial

# FOR LEASE

MAPLE LANDING OFFICE/WAREHOUSE

**212 - 2411 DOLLARTON HWY  
NORTH VANCOUVER**



## OPPORTUNITY

To lease the south east corner office with three parking stalls in Maplewood Landing region of North Vancouver is the largest new industrial area on the North Shore. Other major developments in the vicinity include Northwoods Business Park with its recent service commercial phase the North Shore Power Centre anchored by Canadian Tire and Park & Tilford Shopping Centre, anchored by Save on Foods. The North Shore is one of Vancouver's most vibrant and affluent communities providing a youthful, talented and well-educated work force.



## SUMMARY

SIZE	841 SF
ZONING	CD50 - COMPREHENSIVE DEVELOPMENT
TERM	FLEXIBLE
BASIC RENT	\$26.50 PSF
ADDITIONAL RENT	\$11.00 PSF

## LOCATION

The subject property is located in the Maplewood Landing Development situated just south the New Dollarton Highway & adjacent to the Maplewood Conservation area at Forester. It benefits from proximity to Second Narrows Bridge and Highway 1 for quick access to Burnaby, Vancouver and other points on the North Shore. The New Dollarton Highway is a major traffic connector route for points east of the Second Narrows.

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