

FOR LEASE

RETAIL SPACE AVAILABLE

1331 MARINE DRIVE, NORTH VANCOUVER, BC



Opportunity Highlights

- » Attractive landlord incentives
- » 8,474 sq. ft. of rentable area
- » Parking for 64 +/- stalls
- » Retail Tenant Directory signage available on Marine Drive
- » Longer term leases considered



Mark Hagedorn

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Macdonald

COMMERCIAL

CRFAC
International



Property Location

This Property is centrally located on Marine Drive in the Norgate Plaza Shopping Centre home to Rogers, Sushi-Man, Baskin Robbins, Quiznos Subs, Great-Clips and the Foam Shop. Convenient Public Transit stops directly at the front of the Shopping Centre with convenient on site pad parking for 66+/- cars and traffic counts on Marine Drive upwards of 37,000 cars per day make this location extremely desirable.

Premises

- 43'ft. of window frontage;
- Direct customer parking for 8+ cars;
- Can be demised into 2 smaller retail units;
- Retail Tenant Directory signage available on Marine Drive



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Property Information

Rental Area 8,474 sq. ft.

Basic Rental Rate ~~\$34.00~~ \$30.00 p.s.f.

Additional Rental Rate \$16.50 p.s.f. subject to periodic adjustments + GST & hydro

Total Rent \$32,837.00 per month subject to periodic adjustments

Available Immediately

Drive Times

Lions Gate Bridge: 3 mins.

Upper Levels Highway: 4 mins.

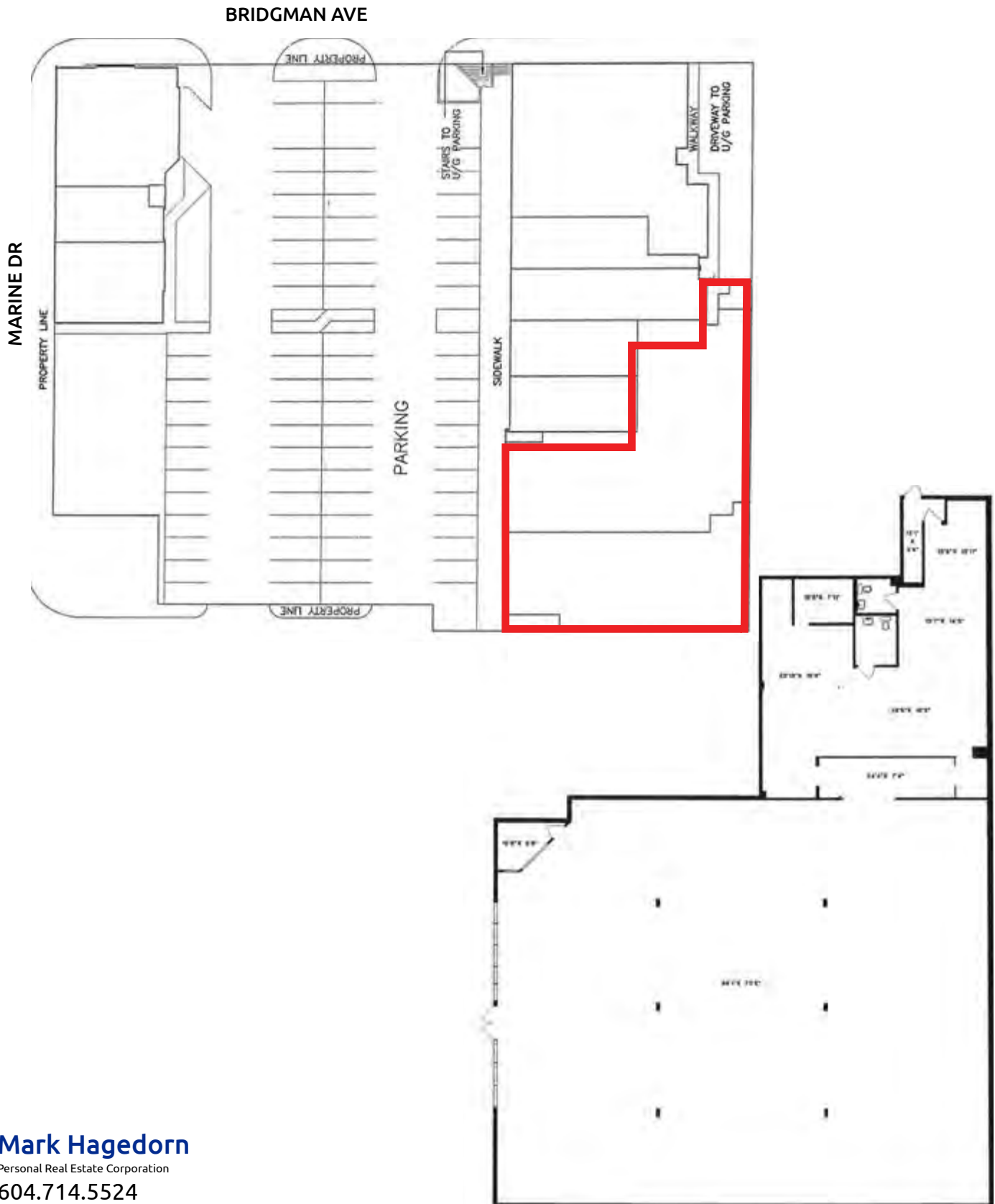
Lonsdale Avenue: 5 mins.

Downtown Vancouver: 12 mins.

Iron Workers Bridge: 12 mins.

Seabus Terminal: 7 mins.





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