

FOR LEASE > OFFICE & WAREHOUSE SPACE

NorthWoods Business Park

2200 BLOCK, DOLLARTON HIGHWAY, NORTH VANCOUVER



Site Prepped
&
Ready for Construction



Buildings 5 & 6 - Approx. 82,000 SF

- Units starting at 4,620 SF (including mezzanine)
- Office / showroom / high ceiling warehouse
- Exposure to Dollarton Highway
- Ample on-site parking

Buildings 1, 2, 3 & 4 in excess of 243,000 SF

- Only 3,600 SF remaining in Building 2



Developed by:



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2006  **naio**
**Industrial
Development
of the Year**

2007 
**Industrial/Office
Park Development
of the Year**

Location

NorthWoods Business Park is the North Shore's newest business park development. This 24 acre development consists of several multi-tenant buildings, currently totaling in excess of 243,000 square feet. Buildings 5 and 6 will add approximately 82,000 square feet of additional flex space. The final phase of the development on the adjacent block is planned for mixed-use retail of approximately 50,000 square feet and 83 residential units. With its unique North Shore setting, NorthWoods is second to none for providing the ultimate combination of location, city proximity and workplace environment.

NorthWoods is situated along the Dollarton Highway in North Vancouver, directly east of the Second Narrows Bridge. The bridge serves as the Trans Canada Highway's link to the North Shore and provides an important transportation link between North and West Vancouver and the districts south and east of the Burrard Inlet, including Vancouver, Burnaby, and areas beyond. NorthWoods is serviced by transit; with local bus traffic being directed via the Phibbs Exchange from Vancouver through the Seabus, and from Burnaby through the Kootenay Loop.

With the needs and expectations of the user in mind, NorthWoods is a development suited to dynamic companies and is designed to promote a successful business environment.

The Development

With the first 4 buildings at NorthWoods now completed and virtually fully leased, site work for Buildings 5 and 6 is under way on the north east corner of the Dollarton Highway and Riverside Drive. A 12 month construction period is anticipated.

Asking Net Rental Rate

\$14.00 per sq. ft.

Operating Costs & Property Taxes

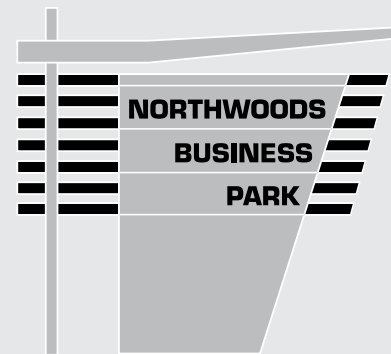
\$6.00 per sq. ft. (estimated for 2010)

Zoning (CD 19)

The zoning for NorthWoods Buildings 5 & 6 is flexible and can accommodate a wide variety of uses including: office, research & development, retail food services and showroom/retail.

Design Features

- Highest quality construction and landscaping
- 26' clear ceiling heights in warehouse
- Generous on-site parking
- Grade level loading doors for all units
- Convenient access / egress for deliveries
- 30-35% mezzanine area



Contact Us

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