

**AVISON
YOUNG**

For Lease

38 Fell Avenue
North Vancouver, BC



Office space for lease in North Vancouver's
Harbourside Business Park

Terry Thies*, Principal
604 646 8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*

Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

Office space for lease

38 Fell Avenue
North Vancouver, BC



Property details

AVAILABLE SPACE

Unit	Size (sf)	Availability
203	2,027	Immediate

ASKING LEASE RATE

Please contact listing agents

ZONING

CD-412 - This Comprehensive Development Zone will accommodate a wide range of uses, such as Industrial Business Park uses, Professional and Semi-Professional Office uses, Service Commercial uses and some Accessory Retail Services

OPERATING COSTS & TAXES (2025 ESTIMATE)

\$19.47 psf per annum












PARKING

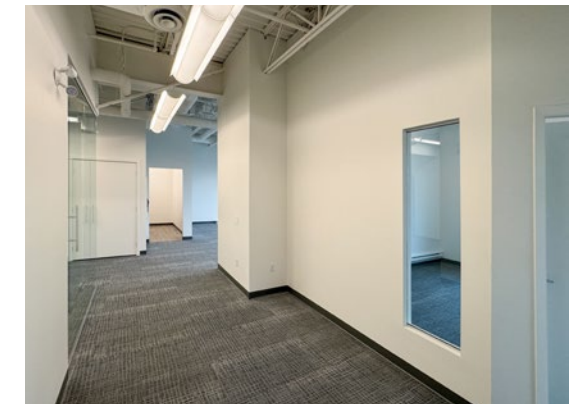
\$85.00 per stall / month (surface)
\$90.00 per stall / month (underground)
One stall per 500 sf leased

Location

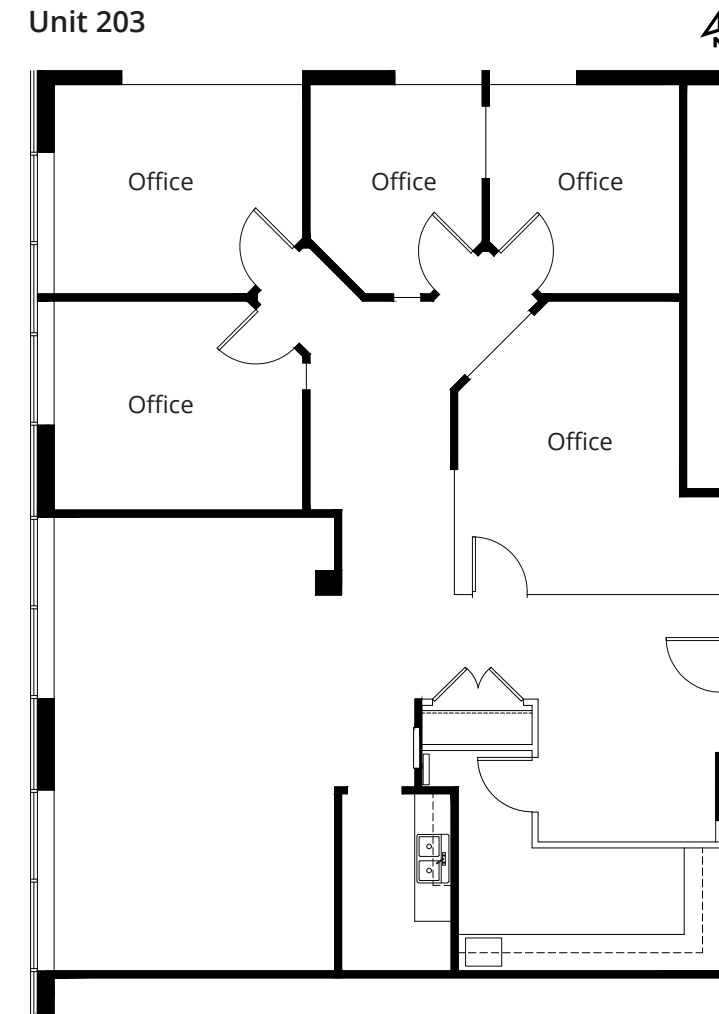
Located on Fell Avenue, the main traffic conduit leading into Harbourside Business Park, 38 Fell is situated in North Vancouver's most desirable waterfront business park. Directly adjacent to the North Shore Auto Mall, this office building is well positioned on the North Shore. The building offers pleasant views of the North Shore's majestic mountains while providing excellent office space on four floors.

Property highlights

-  Fitness centre on site with showers
-  HVAC system throughout
-  Elevator serviced
-  Rooftop deck with panoramic views
-  Abundance of natural light
-  On site surface and underground parking available
-  Secure bike storage
-  Close proximity to Lions Gate Bridge & Upper Levels Highway
-  Serviced by public transportation
-  Campus-like setting
-  Close to shopping and restaurant amenities



Unit 203





Contact for more information

Terry Thies*, Principal
604 646 8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*

Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**
Platinum member