

**AVISON  
YOUNG**

# For Lease

**Harbourside Corporate Centre**  
850 Harbourside Drive, North Vancouver



First-class office space for lease  
in Harbourside Business Park

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## Top floor office space for lease

850 Harbourside Drive  
North Vancouver, BC

### Property details

#### AVAILABLE AREA

Unit	Size (sf)	Availability
400	1,149	July 2025
401	1,101	July 2025
Total	2,250	

*\*Units are currently combined but may also be subdivided*

#### ASKING RENTAL RATE

\$28.00 psf NNN

#### ADDITIONAL RENT (2025 ESTIMATE)

\$14.80 psf/annum\*

*\*Plus management fee (5% of Basic Rent)*

#### PARKING

One stall per 500 sf leased at market rates

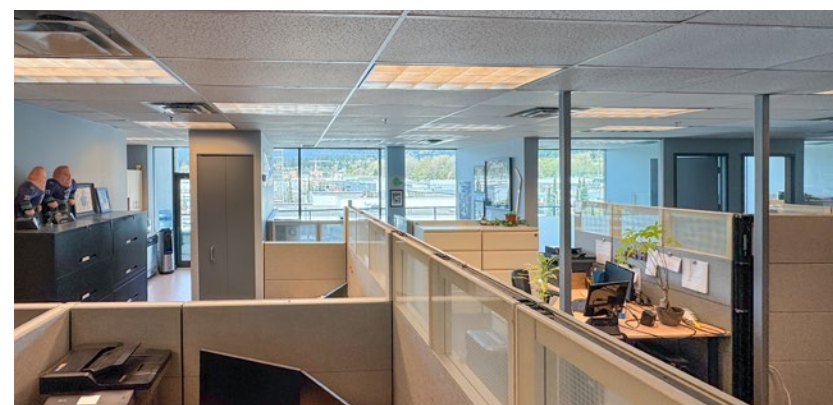
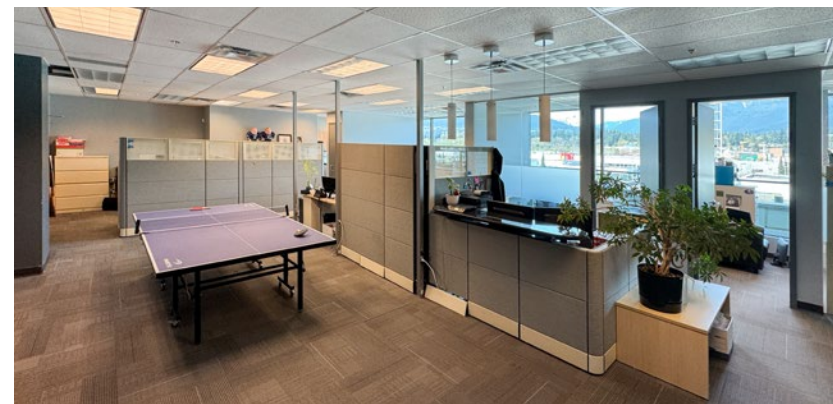
#### ZONING

CD-534 - permitting various office and service commercial uses









*\*Please contact listing agents for a complete copy of the zoning bylaw*

### Location

Harbourside Corporate Centre is positioned centrally in Harbourside Business Park, North Vancouver's most desirable waterfront commercial business area. Located south of Marine Drive directly adjacent to the North Shore Auto Mall at 850 Harbourside Drive, this four-floor office building has rapid access to Marine Drive via Fell Avenue, the Lonsdale commercial corridor and the TransCanada Highway. Harbourside Corporate Centre offers striking views of Downtown Vancouver, Burrard Inlet, Stanley Park, the North Shore's local mountains and Washington State's Mount Baker on a clear day.

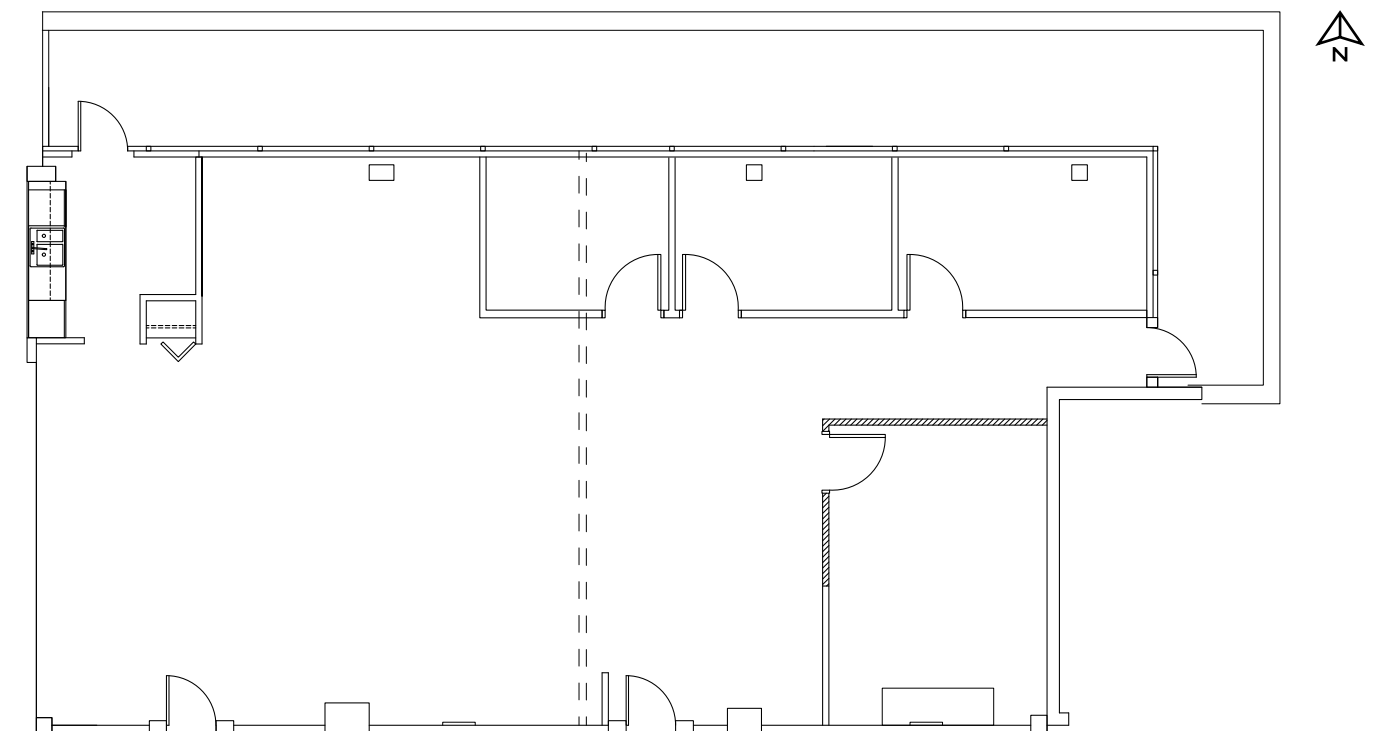


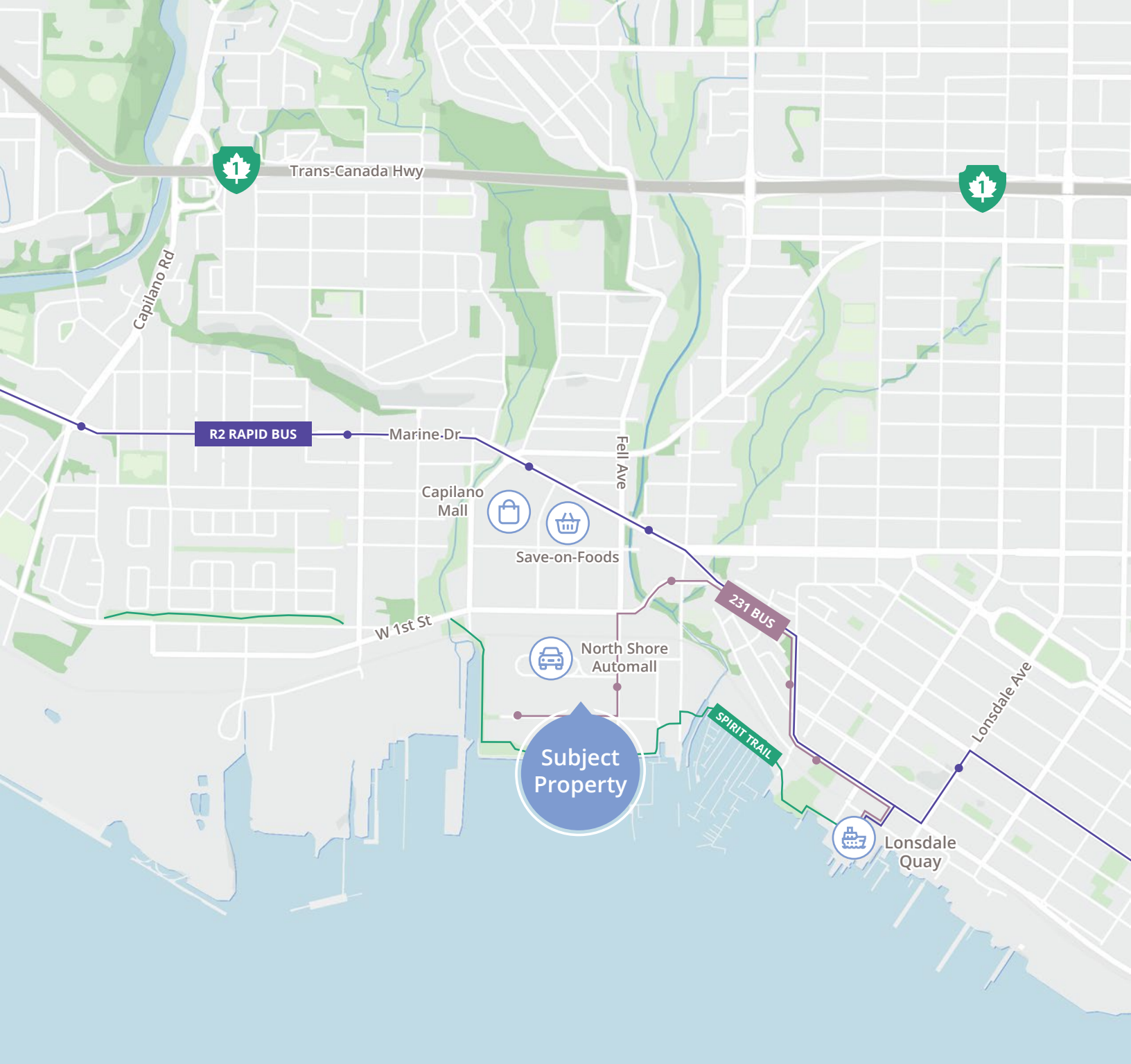
### Property highlights

-  Premium class A office space
-  Located in the North Shore's premier waterfront business park
-  Outstanding views overlooking the North Shore mountains
-  HVAC systems in all office areas
-  Ample on-site and adjacent street parking
-  Private north facing patio
-  EV charging stations on site
-  Improved office space with several private offices, meeting room, kitchenette and open work area



### Floor plan





## Contact for more information

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