

**AVISON
YOUNG**

For Lease

351 Lynn Avenue
North Vancouver, BC



Fully renovated second-floor office units
for lease across the street from Harbour
Front Centre

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**Ian Whitchelo Personal Real Estate Corporation*

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Property details

ZONING
I3 – Light industrial, permitting limited office uses including artist’s studio, business/office support services, trade schools, media-related establishments, and contractor services.

BUILDING SF
9,011 sf

AVAILABLE
Immediately

Available spaces

Office #	Size (sf)	Gross Rent (monthly)
Office 3	383	\$1,150
Office 4	190	Leased
Office 5	158	Leased
Office 6	314	Leased
Office 7	334	Leased






Opportunity

Unique opportunity to lease small office units in a fully renovated building on Lynn Avenue.




Location

351 Lynn Avenue is conveniently located just off Main Street in the Lower Lynnmour Area of North Vancouver. The subject property benefits from being only a few blocks away from Phibbs Exchange, the Second Narrows Bridge and Highway 1. There are numerous retail amenities across the street at Harbour Front Centre, such as Tim Hortons, Canadian Tire, Vancity Bank, and Michaels.

Property highlights

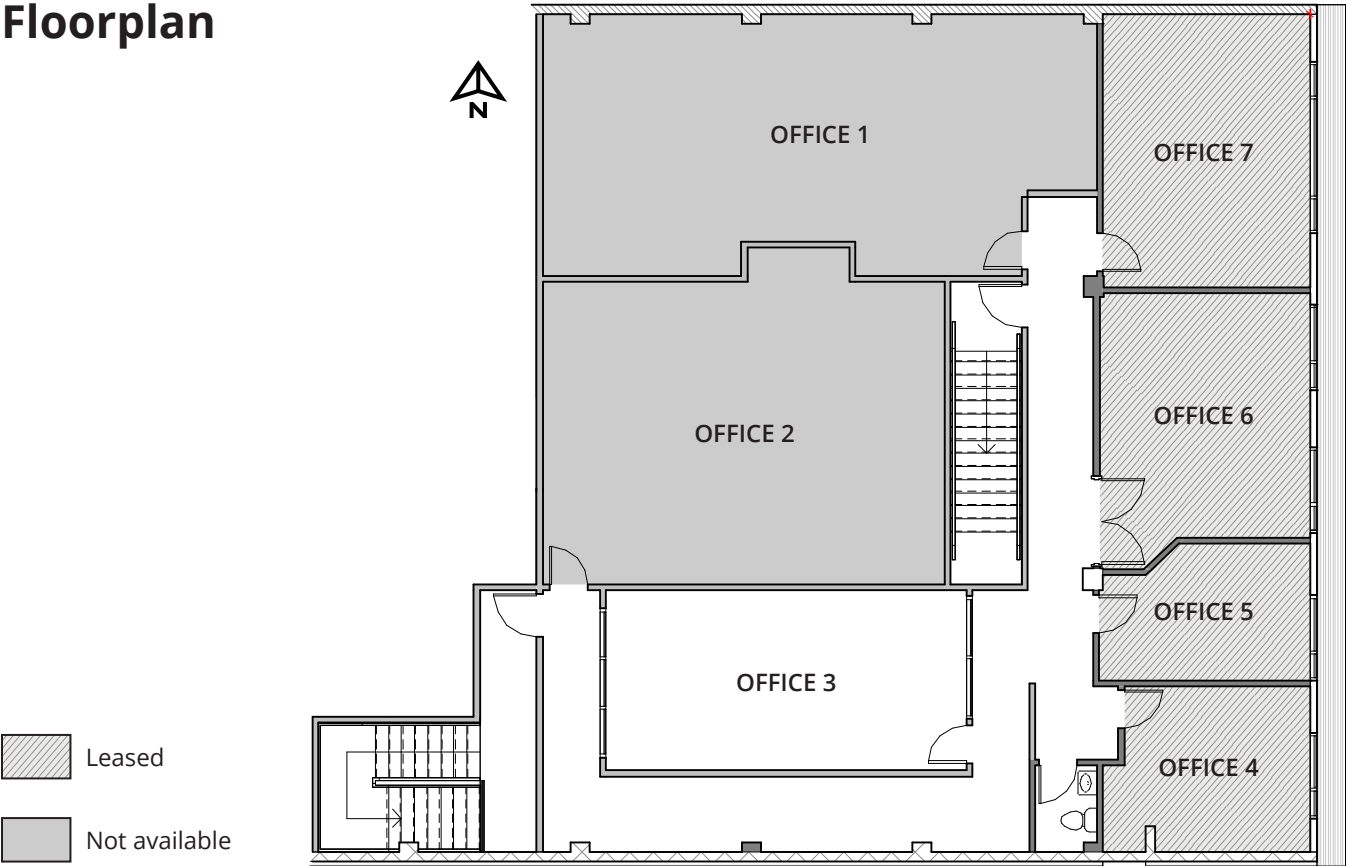
-  Newly renovated building and common areas
-  Unique small offices
-  New flooring and lighting
-  Fully air conditioned
-  New windows in offices

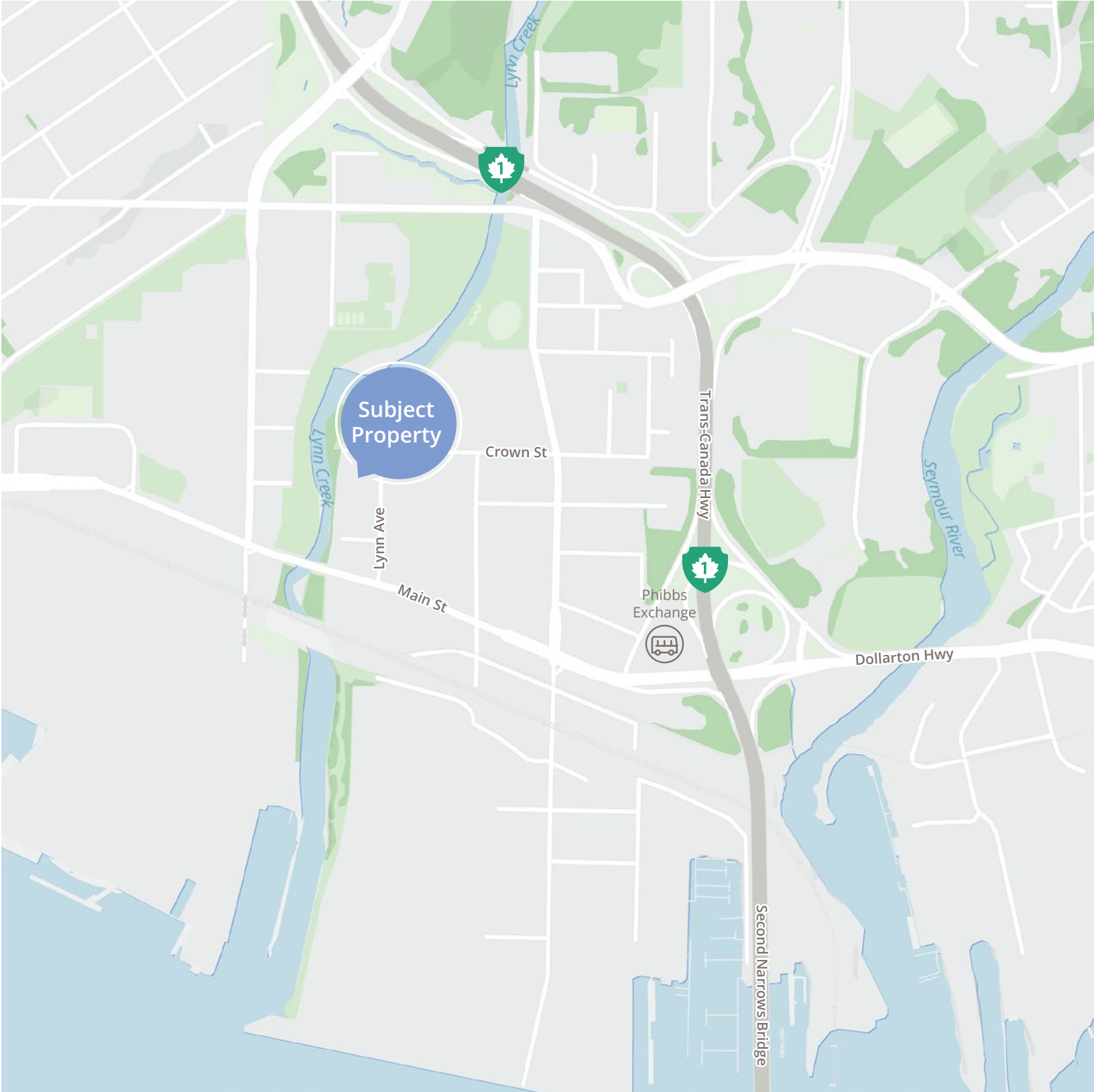
Area highlights

-  Conveniently located near Main Street and Mountain Highway
-  Abundant amenities and services nearby
-  Close to local transit routes and Phibbs Exchange bus station



Floorplan





Contact for more information

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