

# OFFICE FOR LEASE

1500 MARINE DRIVE, NORTH VANCOUVER, B.C.

**ONE 3,732 SF UNIT AVAILABLE**

*\*DEMISING PERMITS UNDERWAY*

AVAILABLE JANUARY 1, 2024

RENOVATED, MOVE-IN READY SPACE

BUILDING SIGNAGE POTENTIAL

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**Marcus & Millichap**





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## OPPORTUNITY

Marcus & Millichap is pleased to offer an office leasing opportunity in the lower Capilano Marine Neighbourhood, located in the District of North Vancouver. The property is situated on the northwest corner of Marine Drive and MacGowan Avenue, on a desirable corner lot with rare surface parking, positioned on the well-traveled Marine Drive corridor.

This freestanding building has Bulk Barn as a long-standing ground floor tenant, with 5,465 square feet of fully built-out and recently renovated office space available for lease on the 2nd floor. Furniture can be made available.

## SALIENT DETAILS

**Municipal Address:** 1500 Marine Drive, North Vancouver, B.C.

**Floor:** Second Floor

**Rentable Area:** Unit 202: 3,732 SF

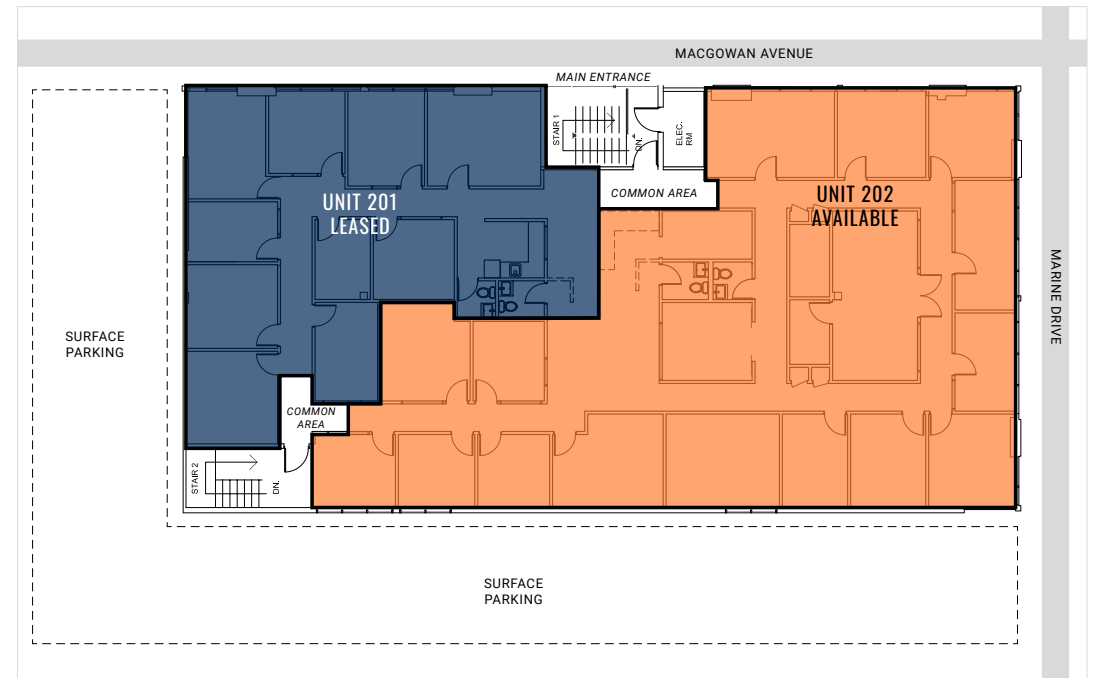
**Available:** January 1, 2024

**Base Rent:** Contact Listing Agent

**Additional Rent:** \$15.00 PSF (2023 est.)

**Parking:** 8 dedicated surface stalls free of cost

## FLOOR PLAN - SECOND FLOOR



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## UNIT 202 HIGHLIGHTS



2 washrooms



17 offices and/or meeting rooms



2 boardrooms



Large windows & ample natural light



Multiple skylights

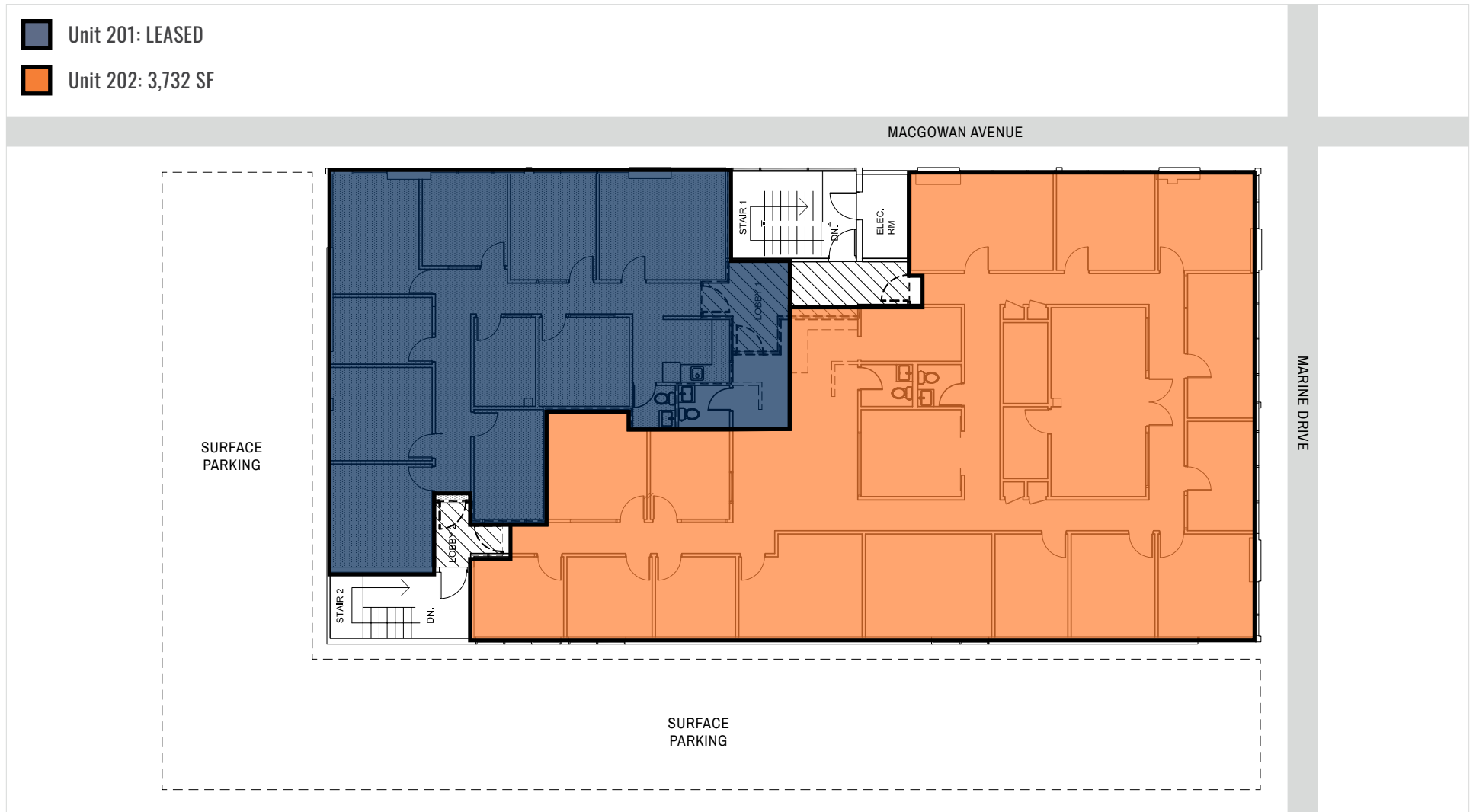


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## FLOOR PLAN

- Unit 201: LEASED
- Unit 202: 3,732 SF





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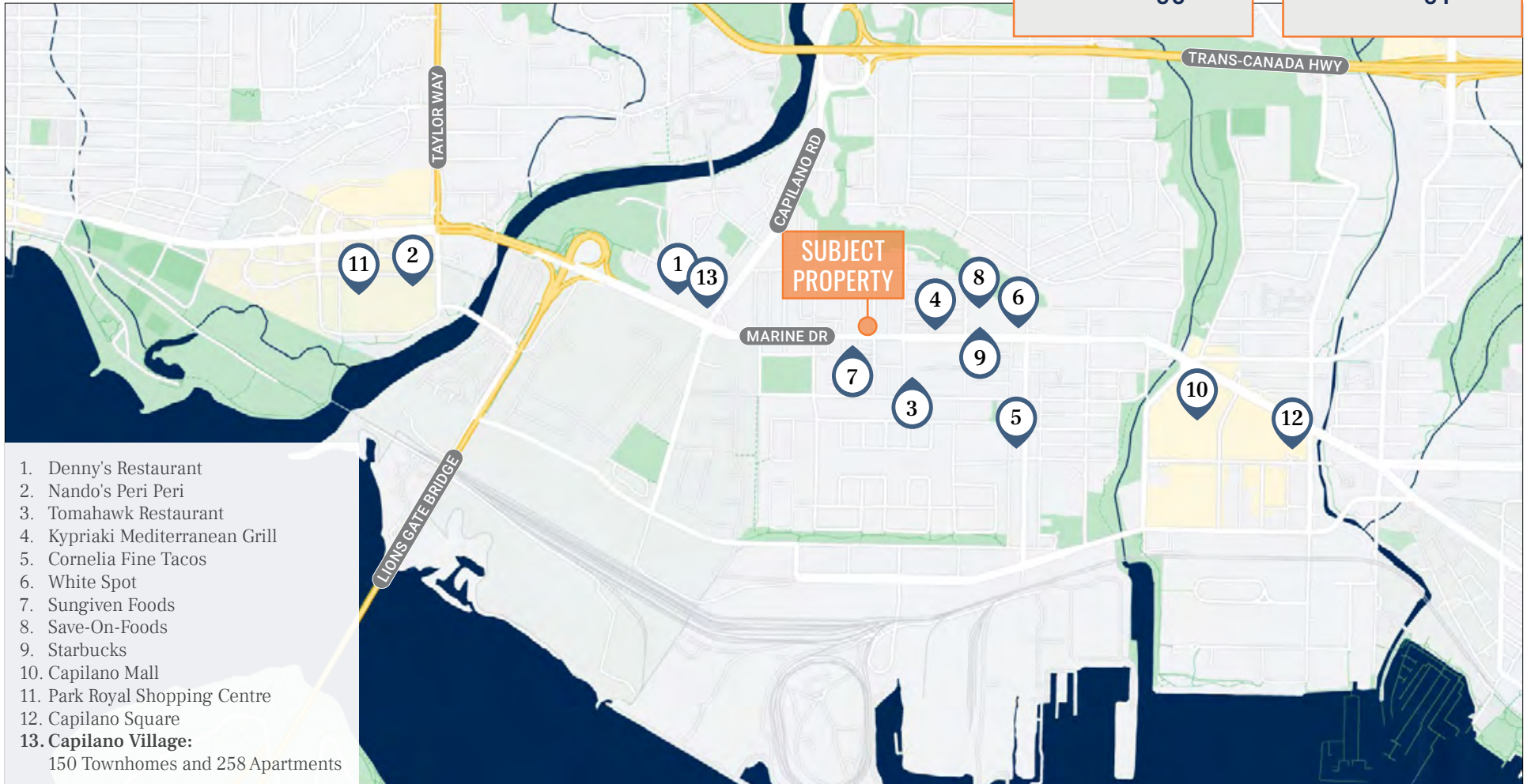
1500 MARINE DRIVE, NORTH VANCOUVER, B.C.



BIKE  
SCORE  
83



WALK  
SCORE  
81



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