

**AVISON
YOUNG**

For Lease

400 Brooksbank Avenue
North Vancouver, BC



Office and storage opportunities across
from Park & Tilford Shops & Gardens

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

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

Office and storage space for lease

400 Brooksbank Avenue
North Vancouver, BC



Opportunity

Second floor office and ground floor storage opportunities across from Park & Tilford Shops & Gardens

Zoning






CD-205 – permitting industrial uses and non-industrial uses including office and retail

Location







400 Brooksbank Avenue is located in the City of North Vancouver on the east side of Brooksbank Avenue at East 4th Street. Directly across the street are the Park & Tilford Shops & Gardens, offering an abundance of retail and service amenities. Access to the area has been significantly improved with the new Mountain Highway Interchange, providing direct access to Brooksbank Avenue from the Trans Canada Highway.



Property highlights

-  Excellent exposure to Brooksbank Avenue
-  On-site and street parking
-  Air-conditioned building
-  Childcare facility on site
-  Abundant natural light

Area highlights

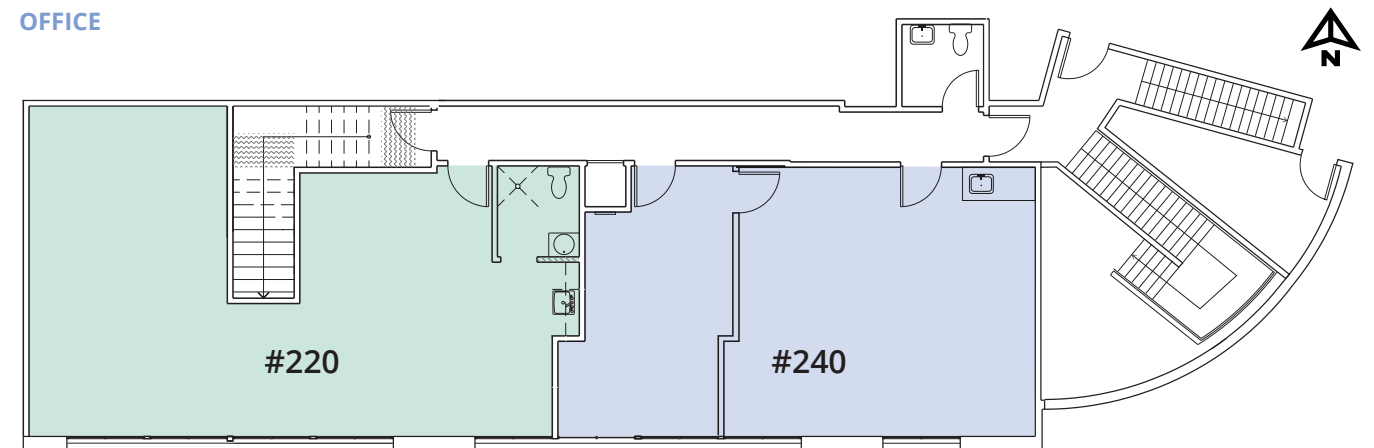
-  Abundant retail and service amenities nearby
-  Adjacent to Bridgman Park walking trails and dog park
-  Several public transit routes in the immediate area
-  Capilano University nearby
-  Up and coming mixed use community
-  Commuter friendly area

Available units

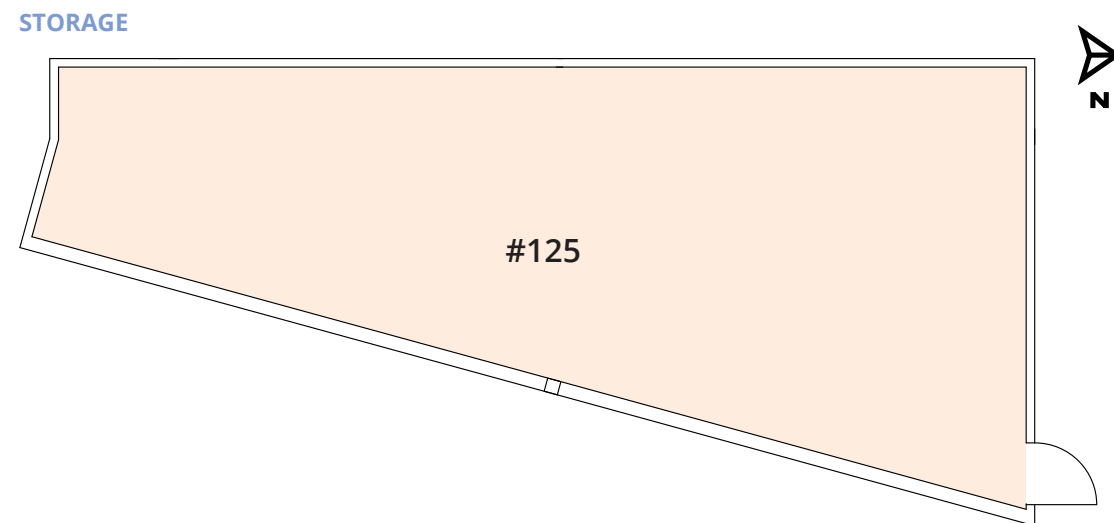
SUITE	SIZE (sf)	AVAILABILITY	LEASE RATE	OP. COSTS & TAXES (2024 est.)
#220 (office)	941	August 1, 2024	\$25.00 psf/annum	\$9.87 psf/annum
#240 (office)	773	30 days notice	\$25.00 psf/annum	\$9.87 psf/annum
#125 (storage)	811	August 1, 2024	\$16.00 psf/annum	\$9.87 psf/annum

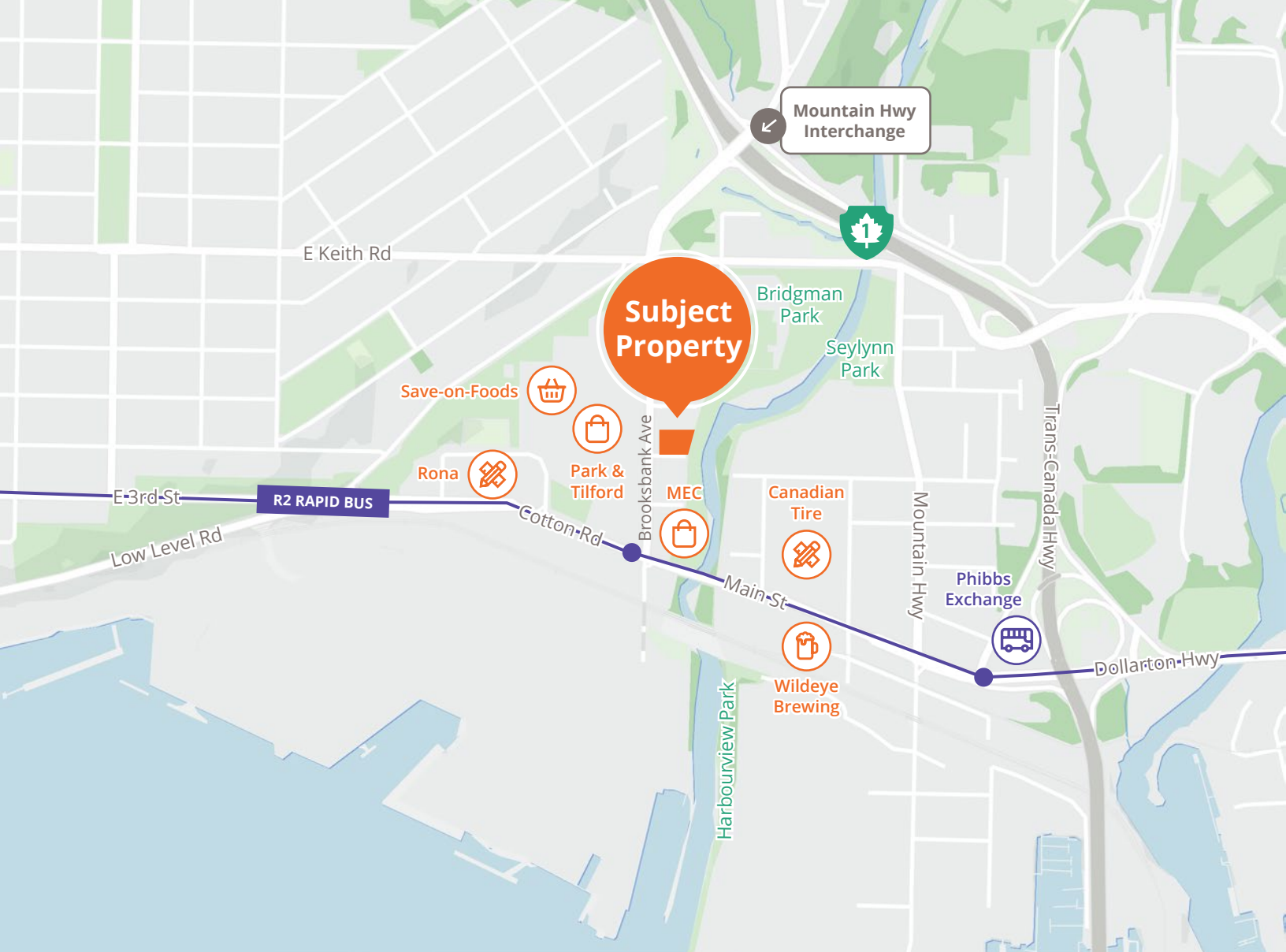
Floor plans

OFFICE



STORAGE





**8 MINUTE
DRIVE**
to Lonsdale Quay



**15 MINUTE
DRIVE**
to Lions Gate Bridge



**3 MINUTE
DRIVE**
to Trans Canada
Highway 1



**20 MINUTE
DRIVE**
to Downtown
Vancouver

Contact for more information

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