



# For Lease

## 202 - 399 Mountain Highway

North Vancouver

1,007 sq.ft. of Second Floor Office Space

**BABYCH** GROUP  
COMMERCIAL

202 - 399 Mountain Highway  
North Vancouver

Office Space | For Lease

## Opportunity

This property is located just north of Marine Drive on the corner of Mountain Highway and Crown Street. Close proximity to the Iron Workers Memorial Bridge and the Phibbs Exchange Bus Loop. Amenities nearby include Canadian Tire, MEC and Park and Tilford Shopping Centre along Brooksbank Avenue.

## Property Details

### Building Size:

Office Space: 1,007 sq.ft.

### Zoning:

I3

### Basic Rent:

\$25.00 per sq.ft.

### Additional Rent:

\$12.94 per sq.ft.

### Parking Spaces:

2 Parking stalls at no additional cost

## Building Features

- Second floor walk up
- Open Plan
- Private office
- Washroom
- Kitchenette
- High exposure along Mountain Highway



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## Nearby Amenities

- Canadian Tire
- Park & Tilford Shopping Centre
- Pibb's Exchange
- McDonald's Restaurant
- MEC
- Mark's Work Wearhouse
- Bank of Montreal
- Tim Hortons
- Wildeye Brewing
- Winners
- Whitespot Restaurant
- Rona



## Location



## Contact Agents

### Ross Forman

Personal Real Estate Corporation  
Principal | Advisor  
ross@formanpilkington.com

### Jeff Pilkington

Personal Real Estate Corporation  
Advisor  
jeff@formanpilkington.com



### Babych Group Realty Vancouver Ltd.

201, 1 Lonsdale Avenue  
North Vancouver, BC V7M 2E4  
604-980-3003

[www.formanpilkington.com](http://www.formanpilkington.com)

