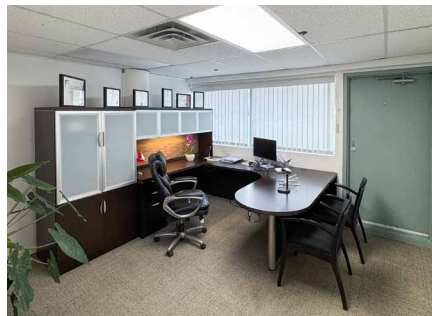


**AVISON  
YOUNG**

# For Lease

**Hollyburn Manor**

#104 - 565 17th Street, West Vancouver



Efficient office space just  
steps from Marine Drive

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## Property details

### AVAILABLE AREA

813 square feet

### LEASE RATE

\$30.00 per square foot per annum

### ADDITIONAL RENT (2025 ESTIMATE)

\$23.00 per square foot per annum

### ZONING

AC – 1 Ambleside Centre Zone 1 permitting various office and business service uses

### PARKING

Two (2) reserved stalls at prevailing market rates






### AVAILABILITY

Immediate

## Opportunity

Premium ground level office space located just north of Marine Drive on 17th Street in West Vancouver. This well-maintained 1990-built property offers excellent exposure and accessibility along the Marine Drive commercial corridor. Surrounded by major retailers including RBC, Starbucks, and Shoppers Drug Mart, the property is steps from numerous amenities and only minutes from the West Vancouver Seawall and John Lawson Park.

## Building highlights

-  Air-conditioned office space
-  Secure underground parking
-  Direct patio access
-  Abundant street parking in the immediate area
-  Ground level space

