

# FOR SUBLEASE/ LEASE

## 2ND FLOOR OFFICE SPACE

#305 – 1549 MARINE DRIVE, WEST VANCOUVER, B.C.



### Opportunity Highlights

- » 2,540 square feet
- » Located in the heart of Ambleside's Business District next to shopping, banking, and various service businesses
- » Property is professionally managed
- » 8+ underground customer parking stalls



**Mark Hagedorn**

Personal Real Estate Corporation

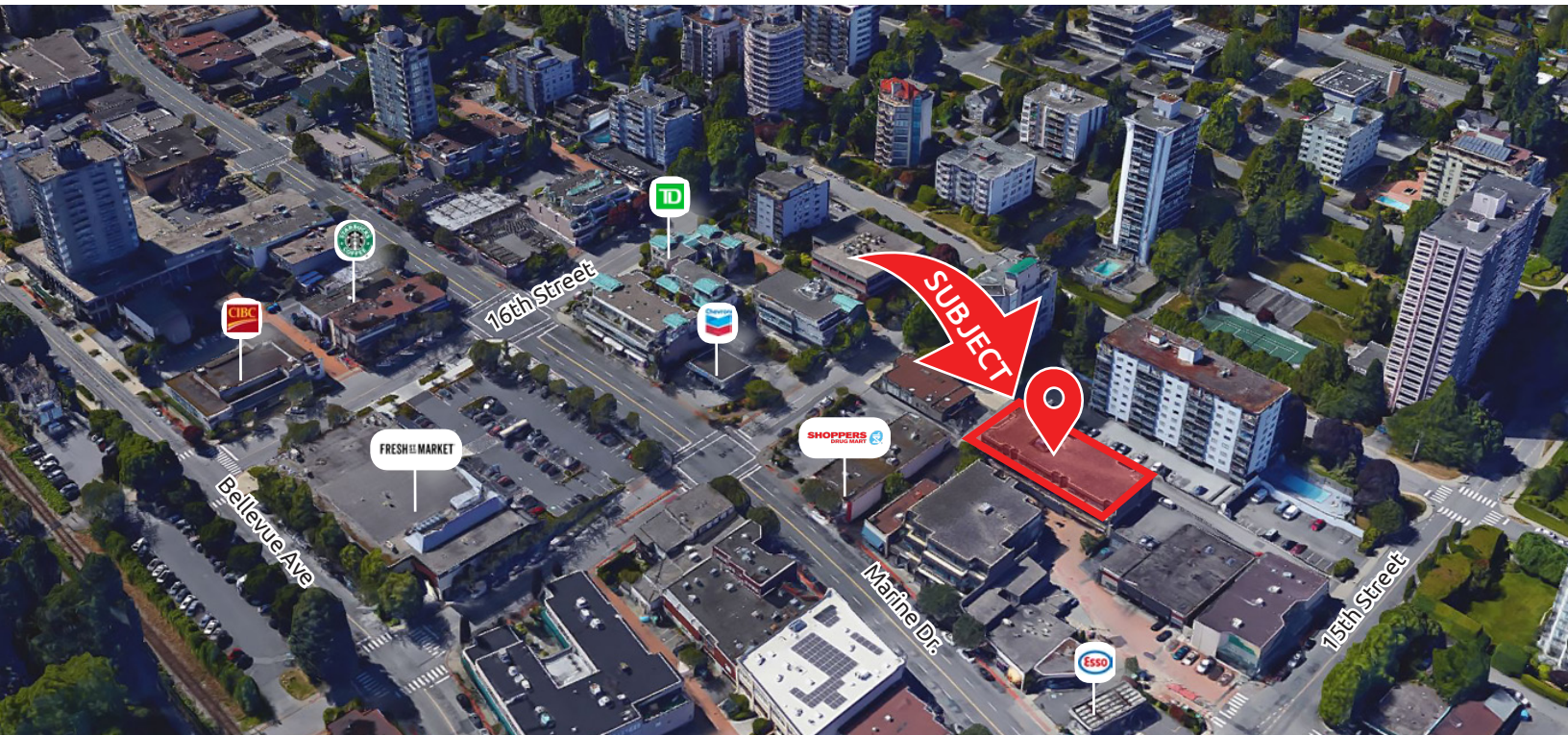
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## Property Location

This property is located in the heart of Ambleside's Business District next to shopping, banking and various service businesses. The property is professionally managed and offers convenient underground parking with 8+ customer parking stalls available free of charge.

## Property Features

The space is currently used as a learning centre and offers the new tenant the following:

- Large waiting and reception area;
- Large north facing windowed boardroom;
- Separate Administration area;
- 5 windowed offices, 4 with balconies facing south;
- Corridor water views;
- Large open work area;
- Separate storage room with private washroom

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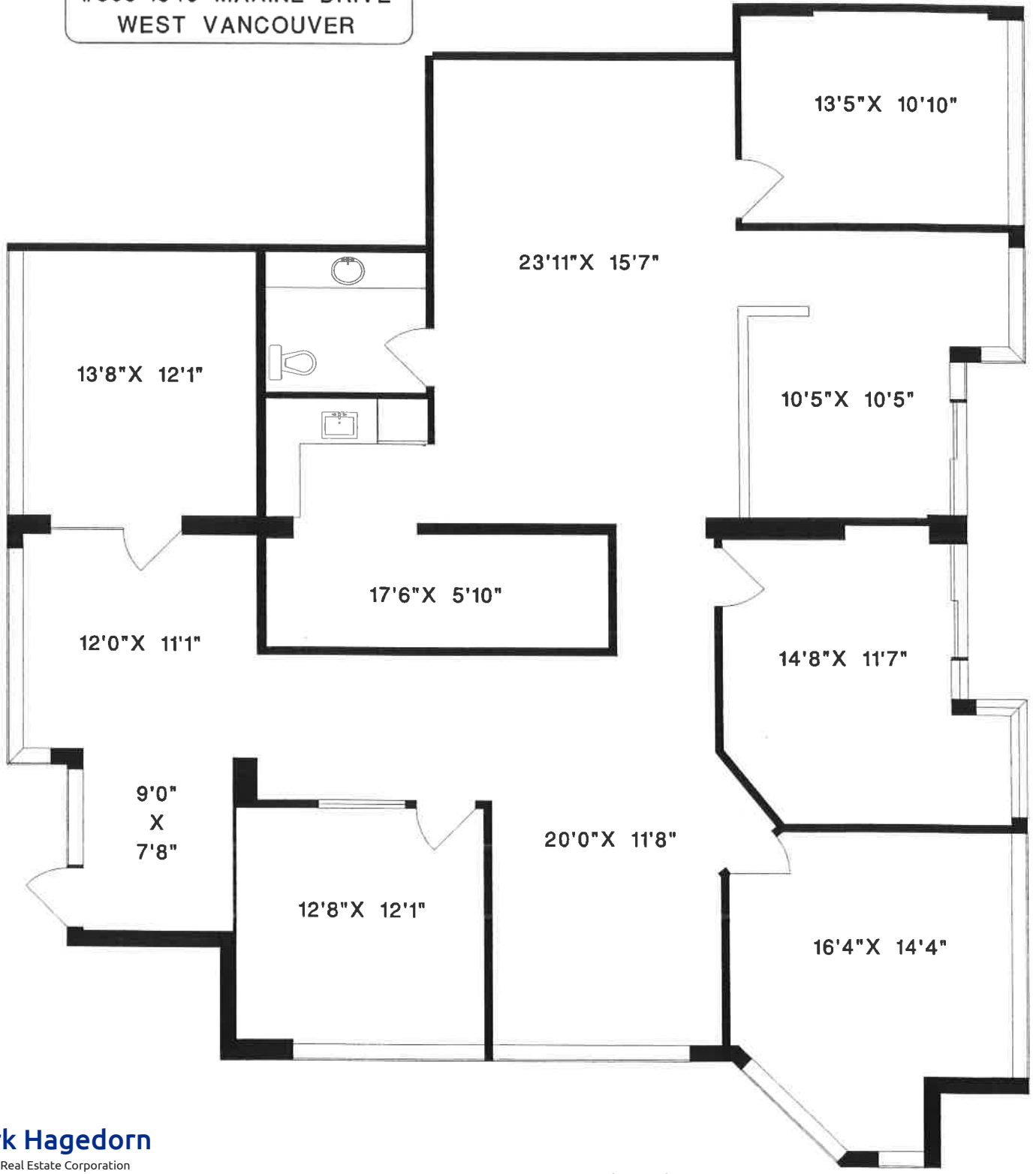
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## Property Information

<b>Rentable Area</b>	2,540 sq. ft.
<b>Basic Rental Rate</b>	\$25.00 per square foot until August 31, 2020 \$26.00 per square foot from September 1, 2020 until August 31, 2022
<b>Additional Rent</b>	\$14.13 p.s.f. subject to periodic adjustments
<b>Total Rent</b>	\$8,283.00 per month plus GST and hydro
<b>Parking</b>	2 reserved underground stalls at \$75.00 per month per stall
<b>Availability</b>	30-60 days



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WEST VANCOUVER



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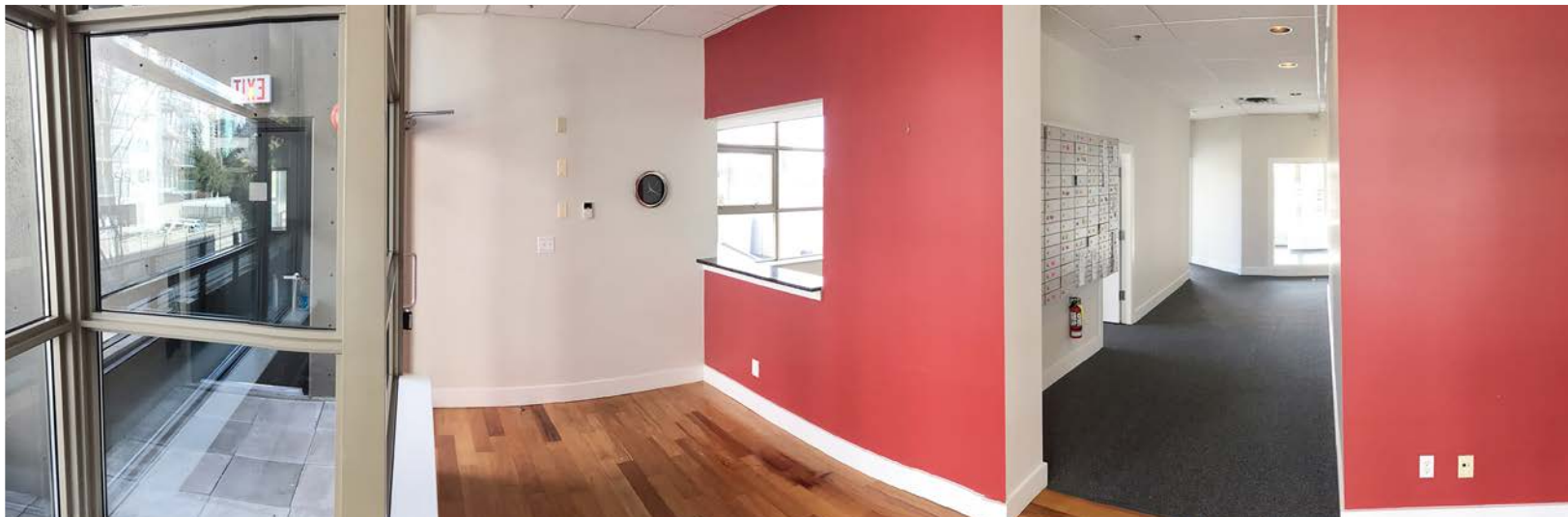
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# Macdonald

COMMERCIAL

## 2nd Floor Office Space

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