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FOR LEASE

KEITH BUSINESS CENTRE

1225 EAST KEITH ROAD

North Vancouver, BC

Flex office/warehouse unit available with dock level loading

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Platinum
member

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PROPERTY DETAILS

AVAILABLE AREA

Unit 3A - approx. 7,330 sf
Unit 3B - approx. 8,960 sf

ASKING LEASE RATE

\$17.00 per sf/per annum

ADDITIONAL RENT (2019 ESTIMATE)

\$9.02 per sf/per annum*
*includes utilities installment of \$1.51 per sf

ZONING

CD-168 - The zoning for Keith Business Centre is flexible and can accommodate a variety of industrial and office uses.

LOADING

2 dock and 1 grade

AVAILABILITY

90 days to arrange for vacant possession

LOCATION

Keith Business Centre benefits from a prime location within this desirable area. The property is situated on the high profile corners of Keith Road & Brooksbank Avenue (SE) and Keith Road & Lynnmouth Avenue (Mountain Hwy - SW). Keith Business Centre is just two blocks from Park and Tilford Shopping Centre and is conveniently located near public transit, Highway #1, Bridgeman/Lynn Creek Park, and walking trails.

BUILDING FEATURES

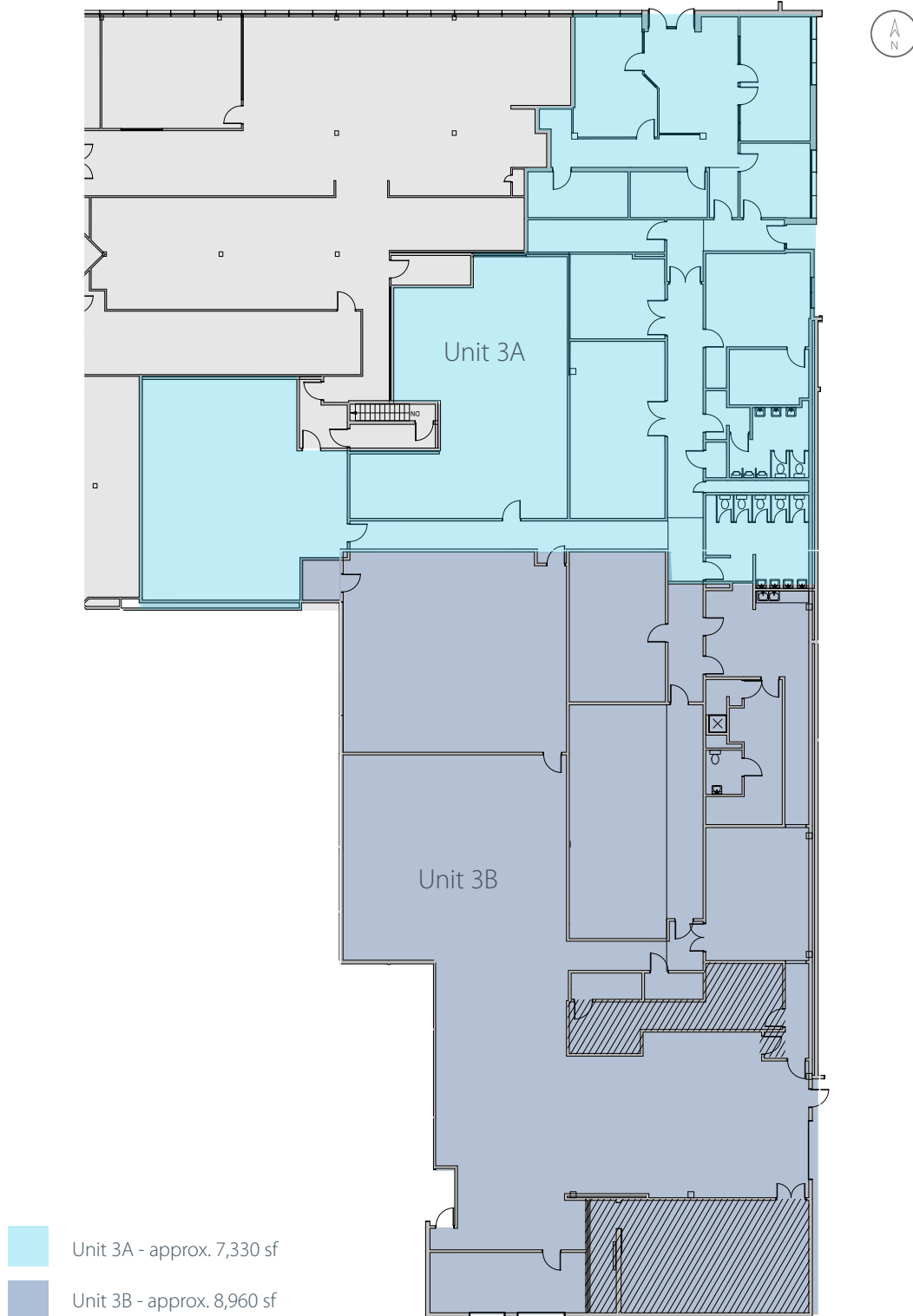
Keith Business Centre is made up of approximately 80,000 square feet of light industrial and office space. This multi-tenant building has an excellent mix of businesses and offers generous parking for tenants.

MOUNTAIN HWY INTERCHANGE

Federal and provincial funding has been approved to convert the existing Mountain Highway Overpass at Highway 1 into a full interchange, which will significantly improve the access and egress from Keith Business Centre to Highway 1. The construction of the overpass, and subsequent realignment of the Highway, will drive traffic to Brooksbank Avenue and Keith Road, immediately in front of Keith Business Centre.



Existing Floor Plan





Partnership. Performance.

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