

**FOR LEASE** TAYLOR'S CROSSING // 1025 Marine Drive // North Vancouver // BC



## High Profile Space in the Heart of North Vancouver

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### LOCATION

Taylor's Crossing is ideally positioned on this well-established commercial corridor connecting North Vancouver to West Vancouver. Marine Drive not only services North Shore residents, but also large volumes of thru-traffic making Taylor's Crossing a convenient shopping destination.

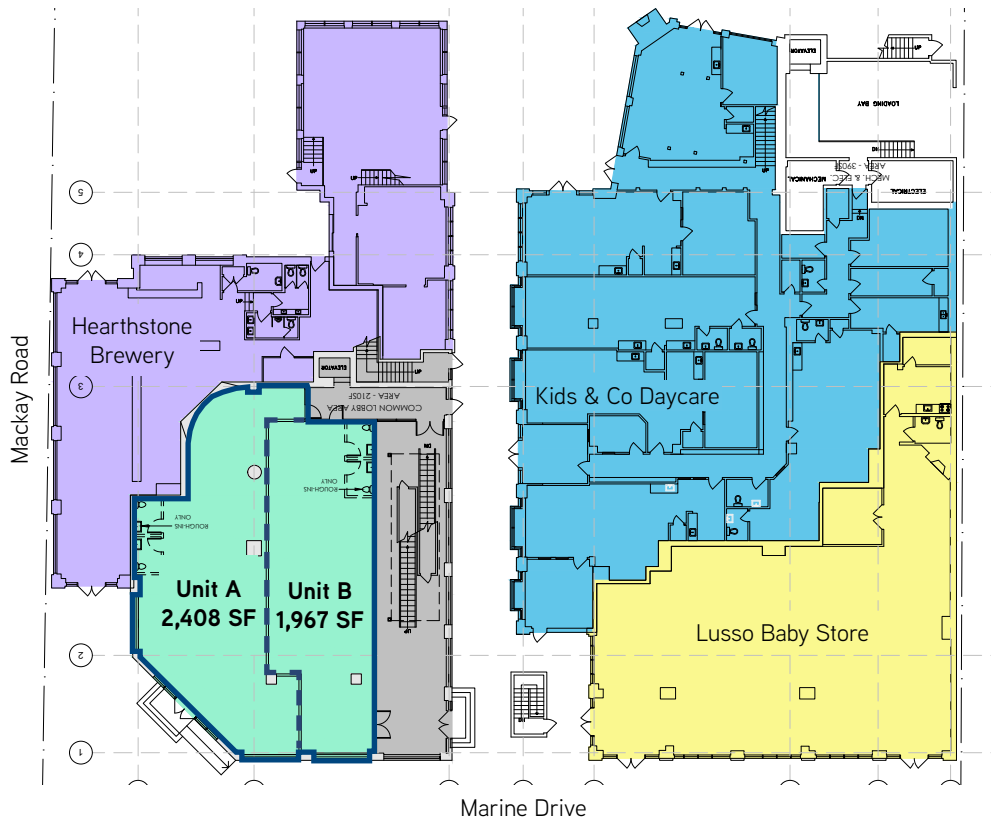
The new "Marine Drive Improvement Strategy" encourages a more desirable land use, mixed-use buildings, quality street-scape and improved pedestrian environment. As a result, the Marine Drive Commercial Corridor is attracting an abundance of mixed-use development including X61 Living, District Crossing, and The Drive 1177 all within minutes of Taylor's Crossing with condos, townhouses, and ground floor commercial space. This increase in density and more desirable pedestrian areas will continue to drive growth in the area.

### TAYLOR'S CROSSING HIGHLIGHTS

- Prime street front corner location with excellent exposure along the Marine Drive commercial corridor
- On a major east/west thoroughfare linking both the West and North Vancouver communities
- Strong tenants within Taylor's Crossing and the immediate area
- Easy access off Marine Drive and Mackay Road
- Ample surface and underground parking with additional street parking



## MAIN FLOOR PLAN



## Available Unit -

Net Rent:	\$38.00
Main Floor:	4,375 SF
Operating Costs & Taxes (2019 est.):	\$15.22 per SF

## Available Unit - DEMISE OPTIONS

Net Rent:	\$40.00
Unit A:	2,408 SF
Unit B:	1,967 SF
Operating Costs & Taxes (2019 est.):	\$15.22* per SF

*\*subject to final demise*



## TAYLOR'S CROSSING



MARINE DRIVE

everything  
WINE

CAPILANO  
MALL

SHOPPERS  
DRUG MART

coastcapital  
services

THRIFTY GOLF  
FOODS

BED BATH &  
BEYOND

TOWN

FELL AVENUE

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