



For Sale, For Lease: Office

217-2455 Dollarton Highway

North Vancouver

Turn-Key Office Strata Unit, Conveniently Located on Dollarton Highway.

Lennard:

Your commercial real estate partner.

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217-2455 Dollarton Highway



Available Space
1,969 SF



Zoning
CD 33 - Comprehensive Development (Allowing for a wide variety of office, technology, research, wholesaling, and other uses)



PID
026-778-963



Parking
Five (5) stalls

Sale Detail



Asking Price
\$1,575,000

Property Taxes (2024)
\$12,723.32

Lease Detail



Asking Lease Rate
\$22.00 PSF/annum

Taxes & Operating Costs (2025 estimate)
\$9.58 PSF/annum



Availability
Immediate



Location

The Subject Property is situated on the south side of Dollarton Highway, nestled within the Maplewood area of North Vancouver. Enjoying proximity to NorthWoods Village, with its array of retail shops, services, and amenities, this location offers convenient access to the Second Narrows Bridge and Trans-Canada Highway, facilitating easy connections to Vancouver, Burnaby, and the broader North Shore region.

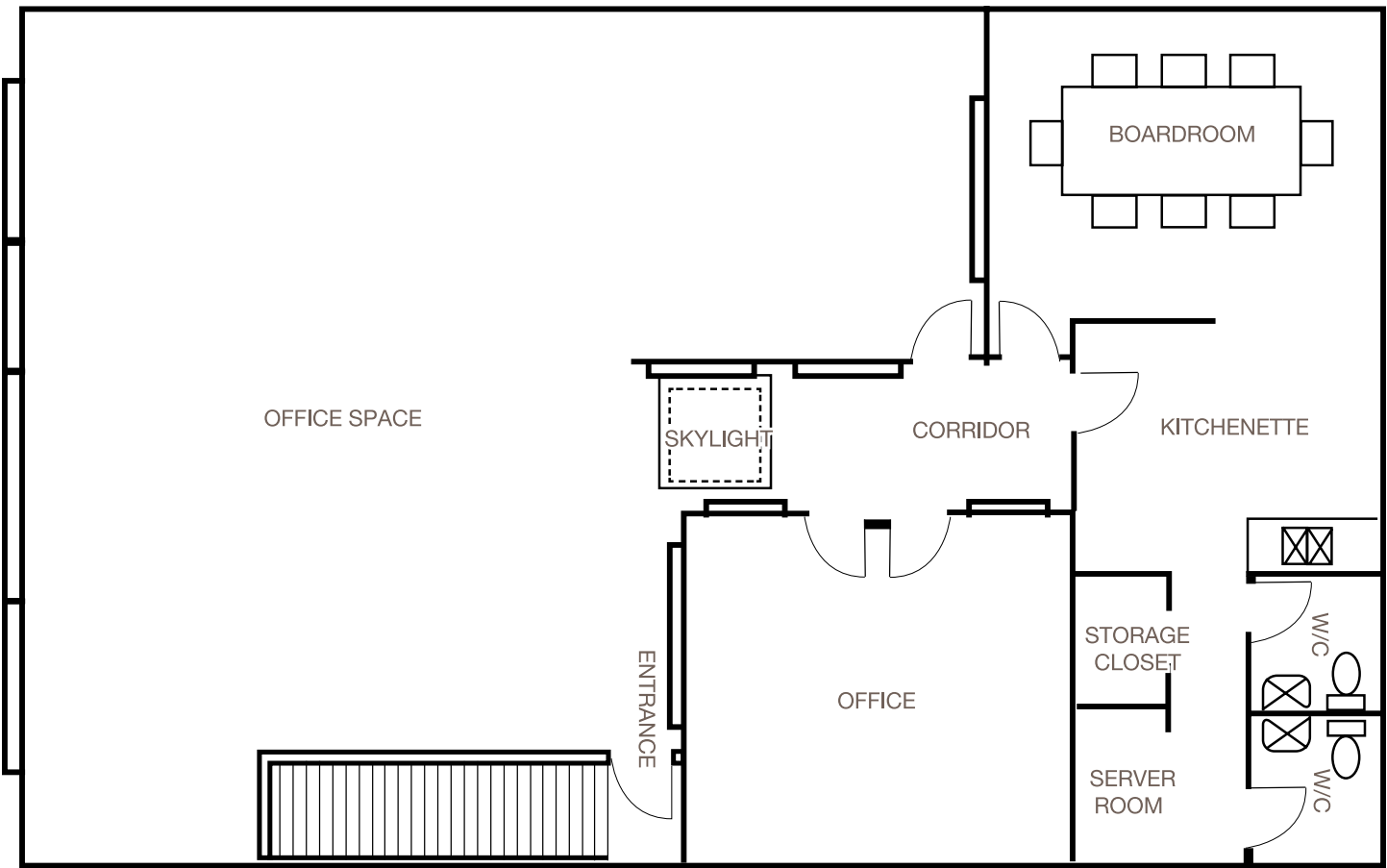
Property Highlights

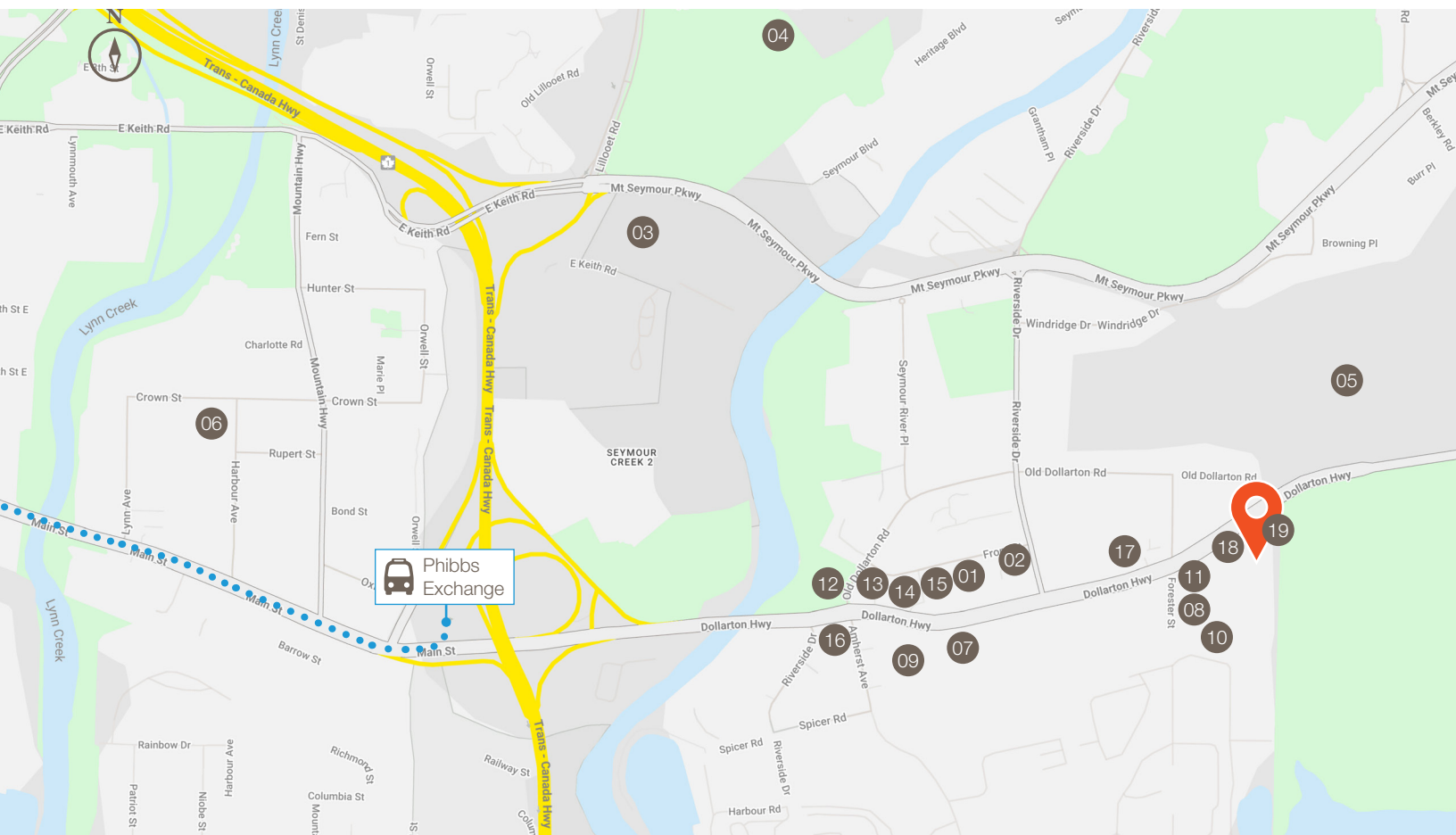
- Two-storey tilt-up construction with office and warehouse units
- Nicely improved second-floor office space
- Generous parking and good circulation on the site
- Well-maintained landscaping for an attractive West Coast feel
- Quick access to Second Narrows Bridge and Trans-Canada Highway
- End-of-trip facilities
- Secure bicycle storage room

Lennard:



Floor Plan





Nearby Amenities

Shopping & Services

- 01. Stong's Market
- 02. Anytime Fitness
- 03. Real Canadian Superstore
- 04. Capilano University
- 05. Bee Haven Academy
- 06. Canadian Tire

Notable Companies

- 07. Arc'teryx
- 08. Rip Curl Canada
- 09. ALS Geochemistry
- 10. BA Blacktop Ltd
- 11. Darwin Construction Ltd

Restaurants & Cafes

- 12. Good Co. Northwoods
- 13. Starbucks
- 14. Buddha-Full • Northwoods
- 15. Barcelos Flame Grilled Chicken
- 16. Tim Hortons
- 17. Deep Cove Brewers & Distillers
- 18. Subway
- 19. The Crab Shop

Matt Thomas Personal Real Estate Corporation
Senior Vice President
D. 604.636.2624 • C. 604.230.2324
mthomas@lennard.com

Matt Upson
Associate
D. 604.636.2627 • C. 604.817.7199
mupson@lennard.com

Lennard: 520-800 West Pender Street, Vancouver
604.636.2620 • lennard.com

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