

Lynn Valley Library & Town Centre - North Vancouver



LOCATION

The Lynn Valley Library & Town Centre will be the new heart of the Lynn Valley Community. This development will be located at the south west corner of Lynn Valley Road and Mountain Highway intersection, Lynn Valley's main traffic arteries.

DEVELOPMENT

The development will be the new home to the Lynn Valley Public Library. The development's central plaza will be the focal point for the project as well as the heart of Lynn Valley's commercial district. This commercial and library project will comprise over 80,000 square feet built around a central 12,000 square foot public plaza which will be surrounded with retail shops and office space from approximately 650 square feet. A two level restaurant pad of up to 4,250 square feet will front Lynn Valley Road. The development will have two levels of parking with access from Mountain Highway. The District of North Vancouver will develop the property and completion is slated for July 1, 2007.

BUILDING FEATURES

- Beautifully designed and professionally built
- Open community plaza
- Excellent exposure and signage
- Transit stops on both frontages
- Generous underground parking
- New home of Delany's Coffee House
- Professionally managed
- New home for Community Policing

NET ASKING RATES

Retail spaces from \$35.00 per square foot, per annum
2nd floor retail from \$22.00 per square foot, per annum
Office units from \$20.00 per square foot, per annum

OPERATING COSTS AND TAXES

Estimated to be \$12.00 per square foot, per annum

Developed by:



For further information:

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For Lease

604-980-3003

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1233 LYNN VALLEY ROAD

- Unit 101 – 844 square feet of retail **LEASED**
- Unit 105 – 989 square feet of retail **LEASED**
- Unit 113 – 1,033 square feet of retail **LEASED**
- Unit 119 - 1,033 square feet of retail
- Unit 125 – 1,559 square feet of retail **LEASED**
- Unit 137 - 1,124 square feet of retail
- Unit 143 – 1,033 square feet of retail
- Unit 149 - 2,300 square feet of retail
- Unit 151 – 870 square feet of retail **LEASED**
- Unit 155 – 1,340 square feet of retail
- Unit 225 - 5,120 square feet of 2nd floor retail (may be demised)
- Unit 255 - 3,540 square feet of 2nd floor retail (may be demised)
- Unit 281 – 900 square feet of 2nd floor retail **LEASED**
- Unit 289 - 1,380 square feet of 2nd floor retail (may be demised)

1255 LYNN VALLEY ROAD

Up to 4,233 square feet of two level restaurant pad

1277 LYNN VALLEY ROAD

- Unit 161 – 180 square feet of retail
- Unit 169 – 651 square feet of retail **LEASED**
- Unit 175 – 761 square feet of retail **LEASED**
- Unit 181 – 600 square feet of retail
- Unit 193 – 883 square feet of retail
- Unit 301 – 3,283 square feet of 3rd floor office
- Unit 309 – 1,859 square feet of 3rd floor office
- Unit 315 – 2,194 square feet of 3rd floor office

3001 – 3039 MOUNTAIN HIGHWAY

- 3001 Mountain – 645 square feet of retail
- 3007 Mountain – 596 square feet of retail
- 3009 Mountain – 920 square feet of retail
- 3017 Mountain – 3,230 square feet of 2nd floor retail
- 3033 Mountain – 889 square feet of retail
- 3039 Mountain – 1,262 square feet of retail

*Developed by
The District of North Vancouver*



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SITE PLAN

The Lynn Valley Library & Town Centre will be the new heart of the Lynn Valley Community. This development will be located at the south west corner of Lynn Valley Road and Mountain Highway intersection. Both of these roads are main thoroughfares accessing Highway 1.

The project is positioned just north of the Lynn Valley Centre which is home to such tenants as Save On Foods, Safeway, Winners, Zellers, BC Liquor Store, Shoppers Drug Mart and CIBC.

Underground parking for the project will be accessed from Mountain Highway. The project will have ample customer parking and tenant parking.



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