

# FOR LEASE

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## LYNN VALLEY LIBRARY & TOWN CENTRE, NORTH VANCOUVER



### OFFICE SPACE AVAILABLE

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RE/MAX Crest Realty

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## LYNN VALLEY LIBRARY & TOWN CENTRE, NORTH VANCOUVER



### LOCATION

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

### NET ASKING RATE

\$20.00 per sq ft, per annum.

### OPERATING COSTS AND TAXES

\$13.50 per square foot, per annum.  
Estimated for 2009.

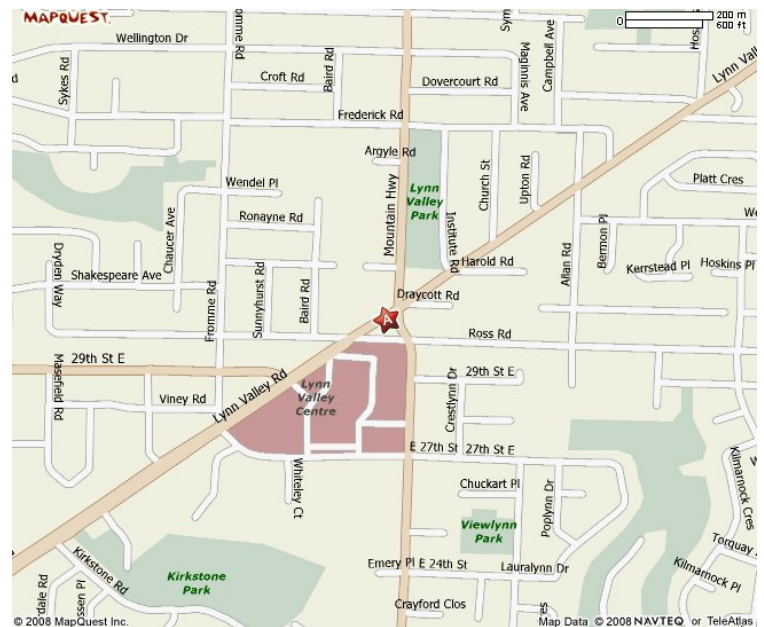
### VACANCY

1277 Lynn Valley Road  
#309—1,878 sq ft 3rd Floor office space  
#315—2,123 sq ft 3rd Floor office space

Visit [www.formanpilkington.com](http://www.formanpilkington.com) for updated vacancies.

### 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



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