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FOR LEASE

CAPILANO BUSINESS PARK

930 & 980 West 1st Street, 949 West 3rd Street, North Vancouver, BC

Office and light industrial units for lease in the North Shore's premier business park

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LOCATION

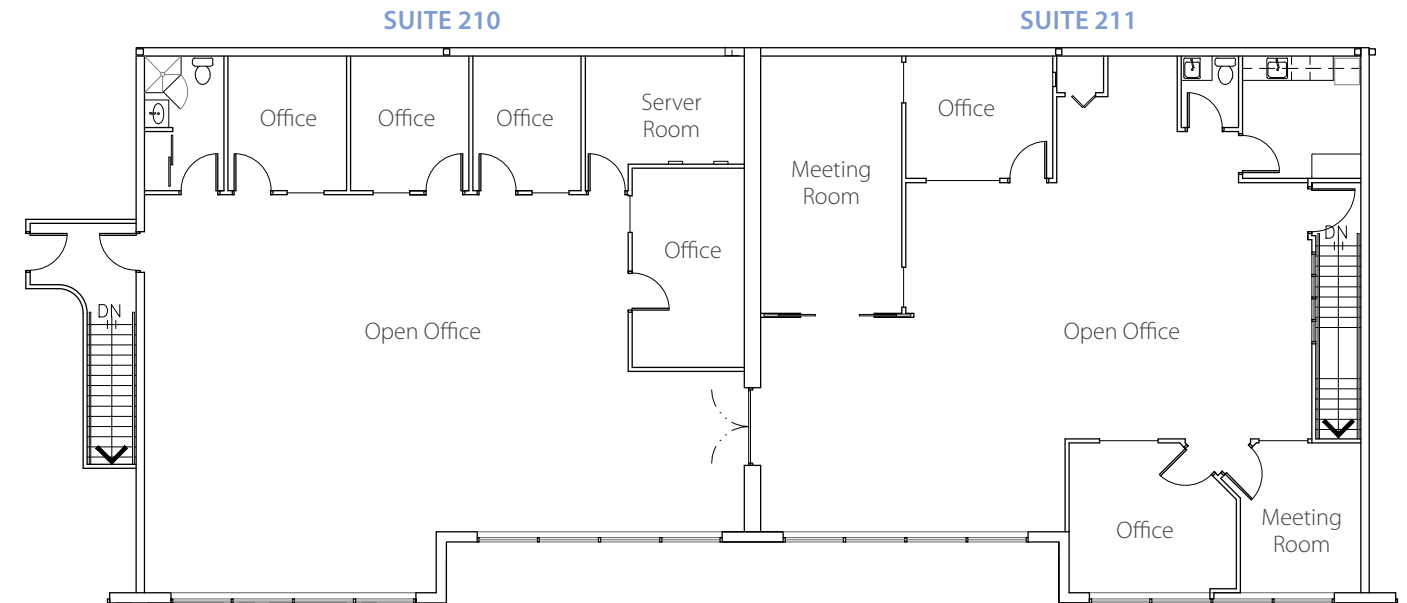
Capilano Business Park is strategically located directly south of the popular shopping destination, Capilano Mall, and immediately north of the North Shore Auto Mall. This three phase flex development is North Vancouver's premier business park, providing almost 300,000 sf of warehouse and office space for businesses of the North Shore.

This destination creates a unique opportunity for businesses to be located in a business park setting, while still being within walking distance of various shops and services.



FLOOR PLAN

#210 & 211 – 930 WEST 1ST STREET



PROPERTY FEATURES

- ✓ Approximately 8' 6" ceilings in office area and 21' ceilings in warehouse area
- ✓ 1 parking stall per 670 sf
- ✓ HVAC in office area
- ✓ Professionally managed
- ✓ Flexible unit sizes
- ✓ Competitive lease rates

ZONING

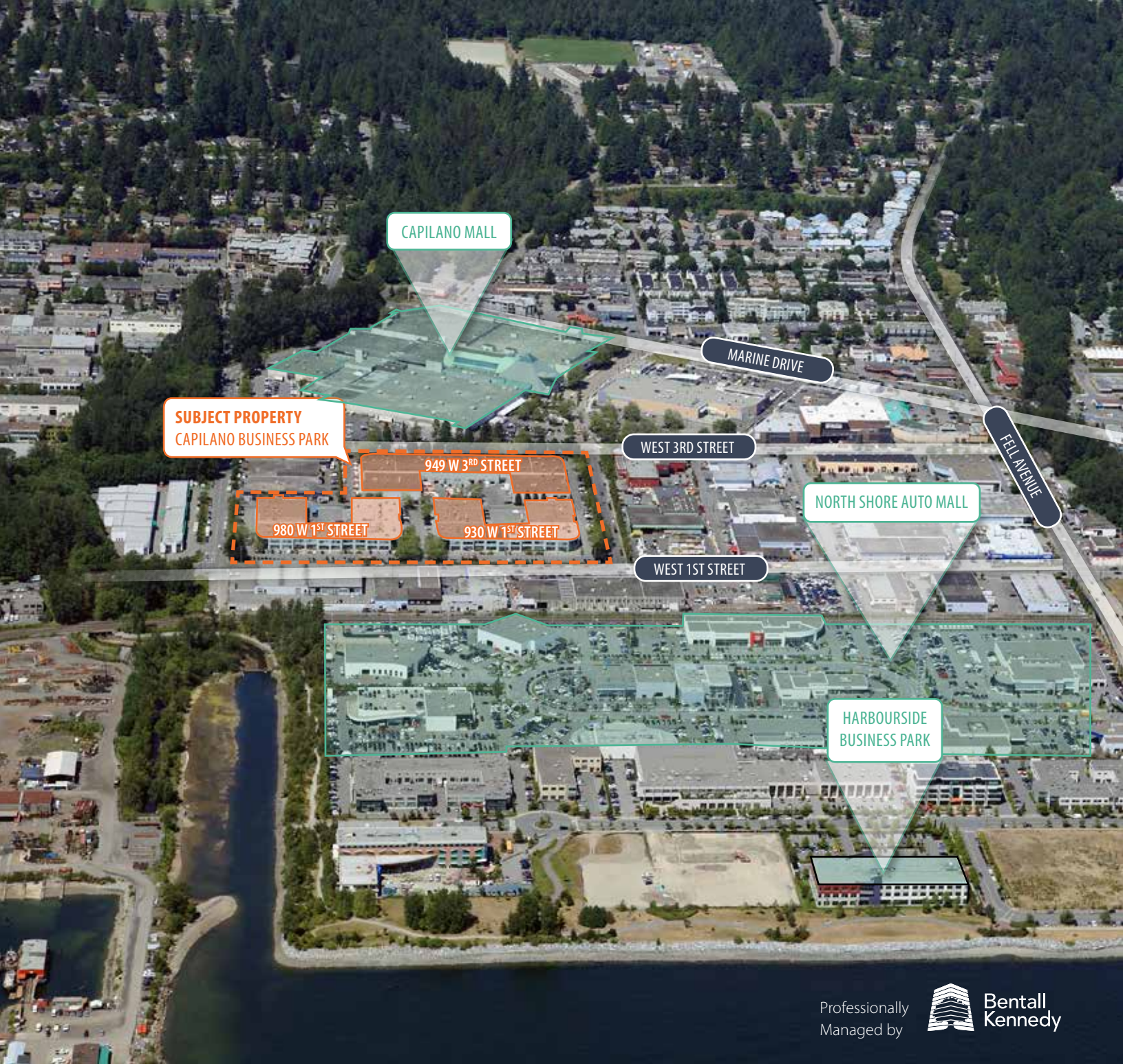
CD418 - This Comprehensive Development Zone is based on the M-3 Zoning bylaw and will accommodate a wide range of uses, such as Industrial Business Park uses, Service Commercial uses and some Accessory Retail Services.

AVAILABLE UNITS

Suite	Size (SF)	Rate (PSF/annum)	Operating Costs & Taxes (2020)	Availability
930 West 1st Street				
102 (o/w)	8,927	\$17.00	\$7.84	With notice
210 (o)*	2,224	\$18.00	\$7.84	January 1, 2021
211 (o)*	2,135	\$18.00	\$7.84	January 1, 2021
<i>*Can be combined for a total of 4,359 sf</i>				
980 West 1st Street				
114 (o/w)	8,965	\$17.00	\$7.73	With 90 days notice
210 (o)	1,436	\$18.00	\$7.73	Under Contract

(o) = Office, (o/w) = Office/Warehouse





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