

# For Lease

## **Cypress Business Centre**

1801 - 1861 Welch Street, North Vancouver, BC



Ground floor light industrial and second floor office units for lease in North Vancouver

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# **Property highlights**



Flex light industrial building with a variety of unit types and sizes



Concrete block design



Central North Shore location – quick access to Trans-Canada Hwy and downtown Vancouver



Dock and grade loading (1801 Welch) and grade loading (1861 Welch)



Recently renovated including new roof



Excellent street exposure and access



Ample surface parking – 124 parking stalls for complex



Flexible CD-13 Zoning (based on the I-3 zone)

# **Opportunity**

A prime flex light industrial building, offering a variety of unit types and sizes to accommodate diverse business needs. The building includes dock and grade loading along with ample surface parking with 124 stalls.

## Location

Cypress Business Centre is located just off the Lions Gate Bridge in North Vancouver between Lower Capilano Road and Pemberton Avenue, directly south of the Norgate neighbourhood. This property enjoys rapid transfer along the low roads of North Vancouver with quick access to Marine Drive, Harbourside Business Park, Fell Avenue and downtown Vancouver via the Lions Gate Bridge.

## **Available units**

1861 Welch Street				
Suite	Unit 108	Unit 112	1857 Welch Street	1871 Welch Street
Size	1,200 sf	1,055 sf	757 sf	1,081 sf
Туре	2nd floor office	2nd floor office	Ground floor	Ground floor
Lease rate	\$18.00 psf	\$18.00 psf	\$21.00 psf	\$21.00 psf
Op. costs & taxes	\$17.01 psf	\$17.01 psf	\$14.59 psf	\$14.59 psf
Availability	Immediate	Immediate	Immediate	September 1, 2025

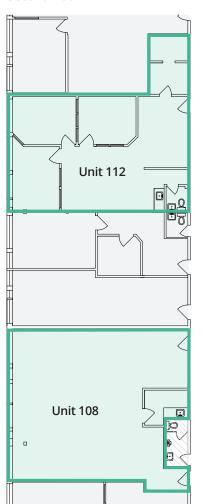
# Floor plan



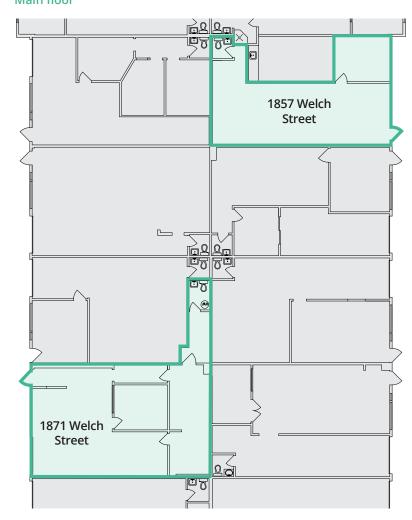




1861 Welch Street Second floor



#### 1861 Welch Street Main floor





### Contact for more information

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