

**AVISON
YOUNG**

For Lease

Keith Business Centre

1225 East Keith Road, North Vancouver, BC



Flex office and warehouse space
available for lease

Ian Whitchelo*, Principal

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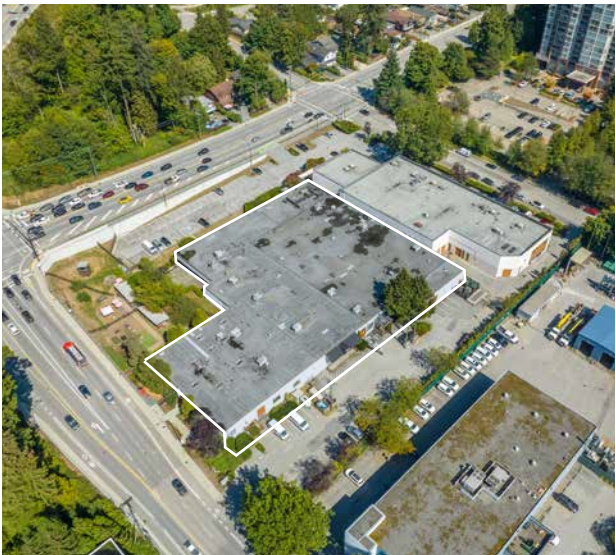
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Opportunity

Ground floor flex industrial and second floor office space available for lease at Keith Business Centre. Keith Business Centre is an 80,000-sf light industrial development on 4 acres of land and is comprised of a combination of flex warehouse and office units. This multi-tenant building has a strong mix of local and international businesses and offers many nearby amenities.

Property details

AVAILABLE AREA

Unit 6: 7,078 square feet
(Ground floor light industrial & second floor office)

Unit 7: 1,012 square feet
(Second floor office)

LEASE RATE

\$21.00 psf / annum

ADDITIONAL RENT (2026 ESTIMATE)

\$9.84 psf / annum (includes utilities)

**Management fees not included*

ZONING

CD-168 - the zoning for Keith Business Centre is flexible and can accommodate a variety of industrial and office, trade and business schools and recreation uses.

PARKING

1 stall per 1,000 sf leased

AVAILABILITY

Unit 6: Immediate

Unit 7: September 1, 2026

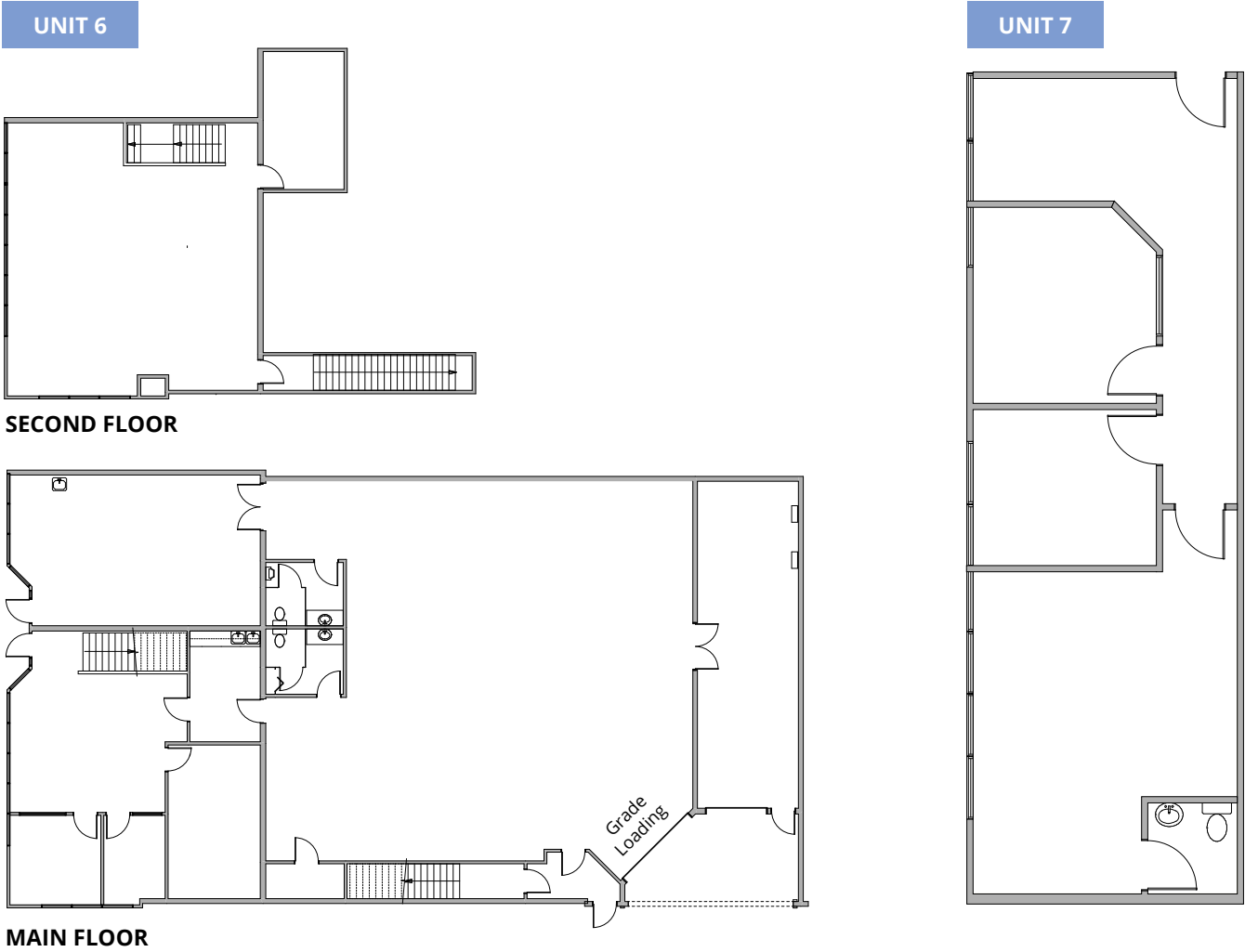
Location

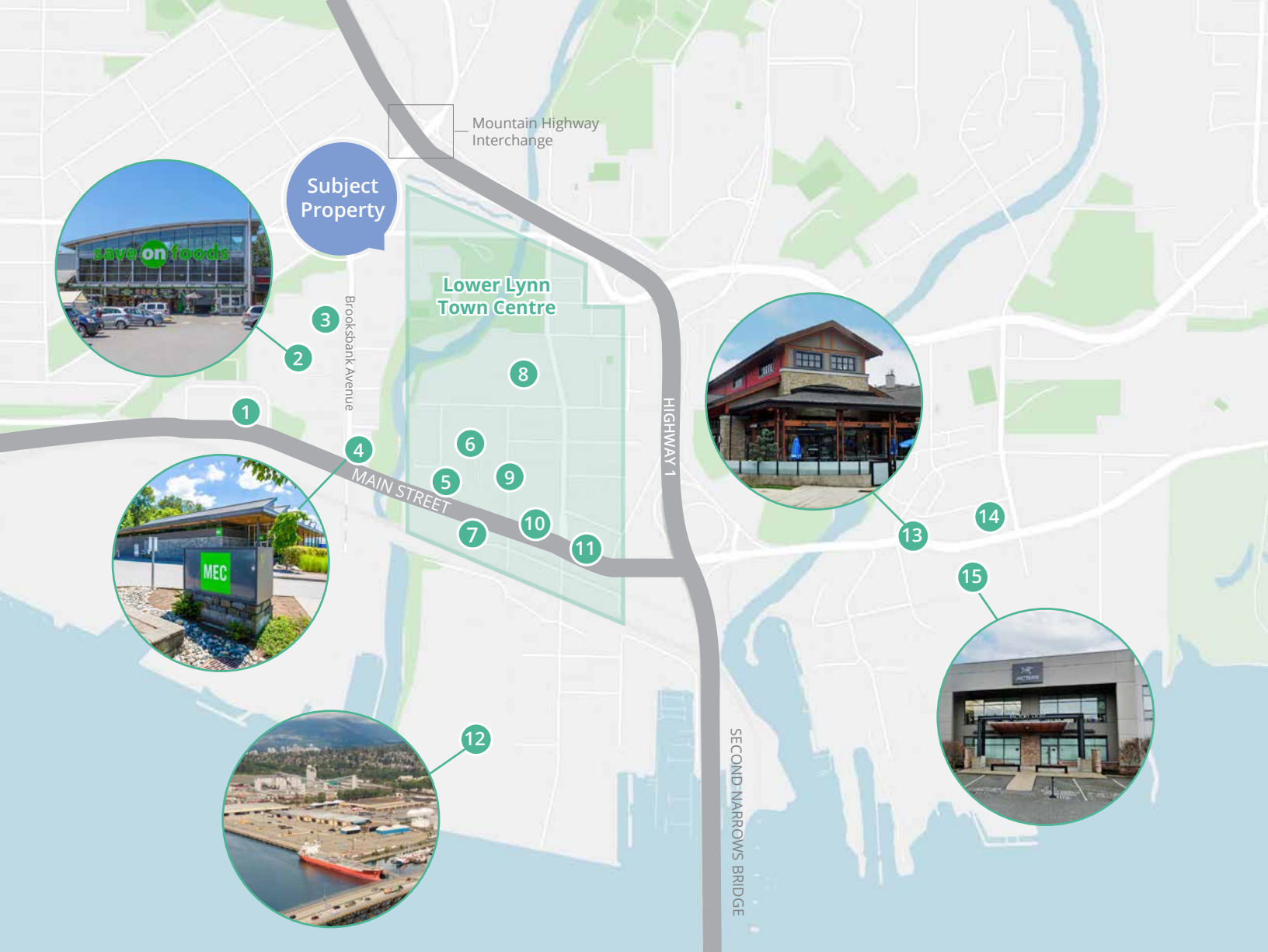
Keith Business Centre benefits from the prime corner location of Keith Road and Brooksbank Avenue, allowing for convenient public transit, easy commuting and quick access to Highway 1. The location neighbours a wide variety of businesses, such as the North Shore Winter Club and Park and Tilford Shopping Centre. Keith Business Centre is also a short walking distance from local trails and playgrounds within the Bridgeman and Lynn Creek Parks.

Property highlights

-  Ground floor flex office space with a mix of private offices, and open work spaces
-  Second floor office area with mezzanine storage
-  Grade level loading
-  Excellent exposure and signage opportunities
-  Approximately 23’ ceilings
-  Adjacent to the North Shore Winter Club
-  Proximity to the new Mountain Highway interchange at Highway 1

Floorplan





Nearby amenities

- | | | |
|------------------------|--------------------|--------------------------------------|
| 1. Rona | 6. Canadian Tire | 11. A&W Canada |
| 2. Save-On-Foods | 7. Wildeye Brewing | 12. Lynnterm |
| 3. North Shore Studios | 8. Bridge Brewery | 13. Good Co. Northwoods |
| 4. MEC | 9. Tim Hortons | 14. Stong's Market |
| 5. McDonalds | 10. Wendy's | 15. Arc'teryx North Vancouver Outlet |

Contact for more information

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