

**AVISON
YOUNG**

For Lease

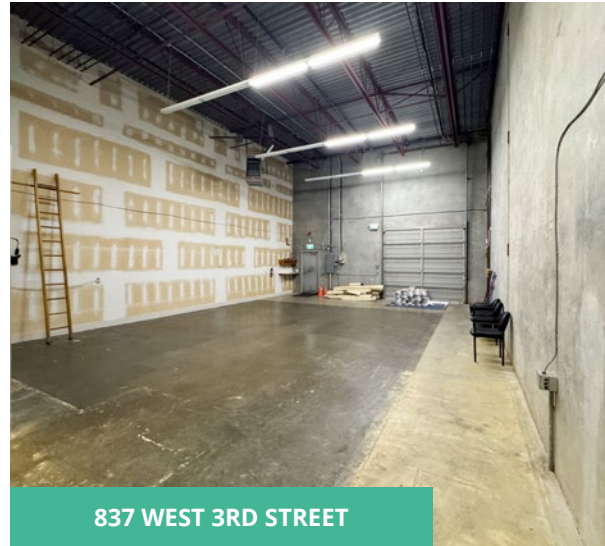
Eagle Park
North Vancouver, BC



Light industrial and office space for
lease at Eagle Park in North Vancouver

Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

Terry Thies*, Principal
604 646 8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*



837 WEST 3RD STREET

Opportunity

Rarely available second floor office and ground floor industrial space for lease at Eagle Park in North Vancouver.

Location

Eagle Park is conveniently located behind Capilano Square on West 3rd Street in North Vancouver. This central location is highly sought after by service commercial and industrial "flex-type" businesses because of the walking distance to many amenities and the easy access to and from the property. Public transit services the area one block away via bus routes on Marine Drive.

Property highlights

- Second floor offices with abundant natural light
- Air conditioned office areas
- Approximately 20' ceiling height in warehouse areas
- Reserved parking available
- Three phase power supply
- Dock level loading
- Zoning: CD-431 permitting various industrial, office and service commercial uses.
**Please contact listing agents for a full copy of the zoning bylaw*

Area highlights

- Well serviced by public transit
- Abundant street parking in immediate area
- Walking trails nearby
- Amenity rich area



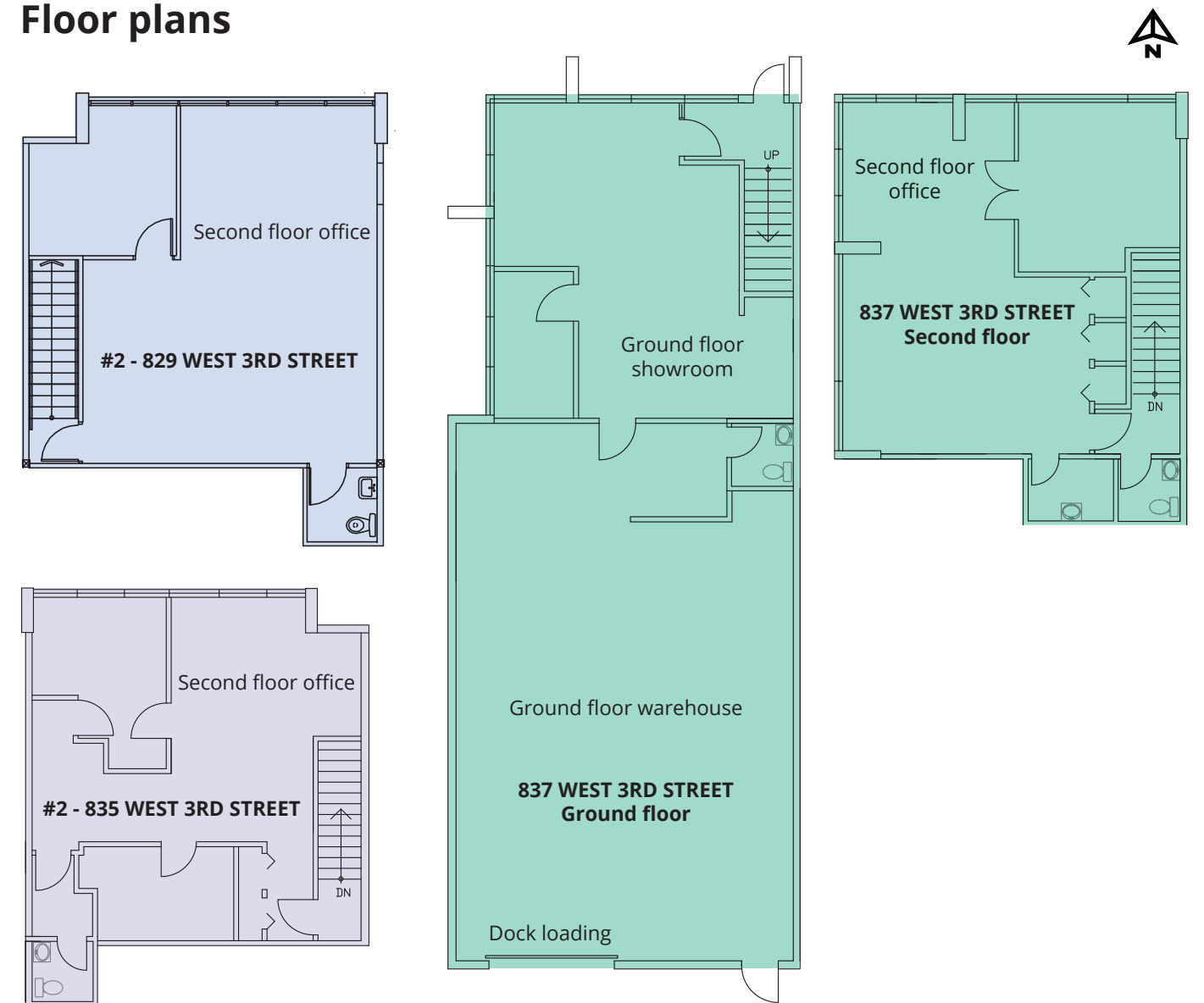
837 WEST 3RD STREET

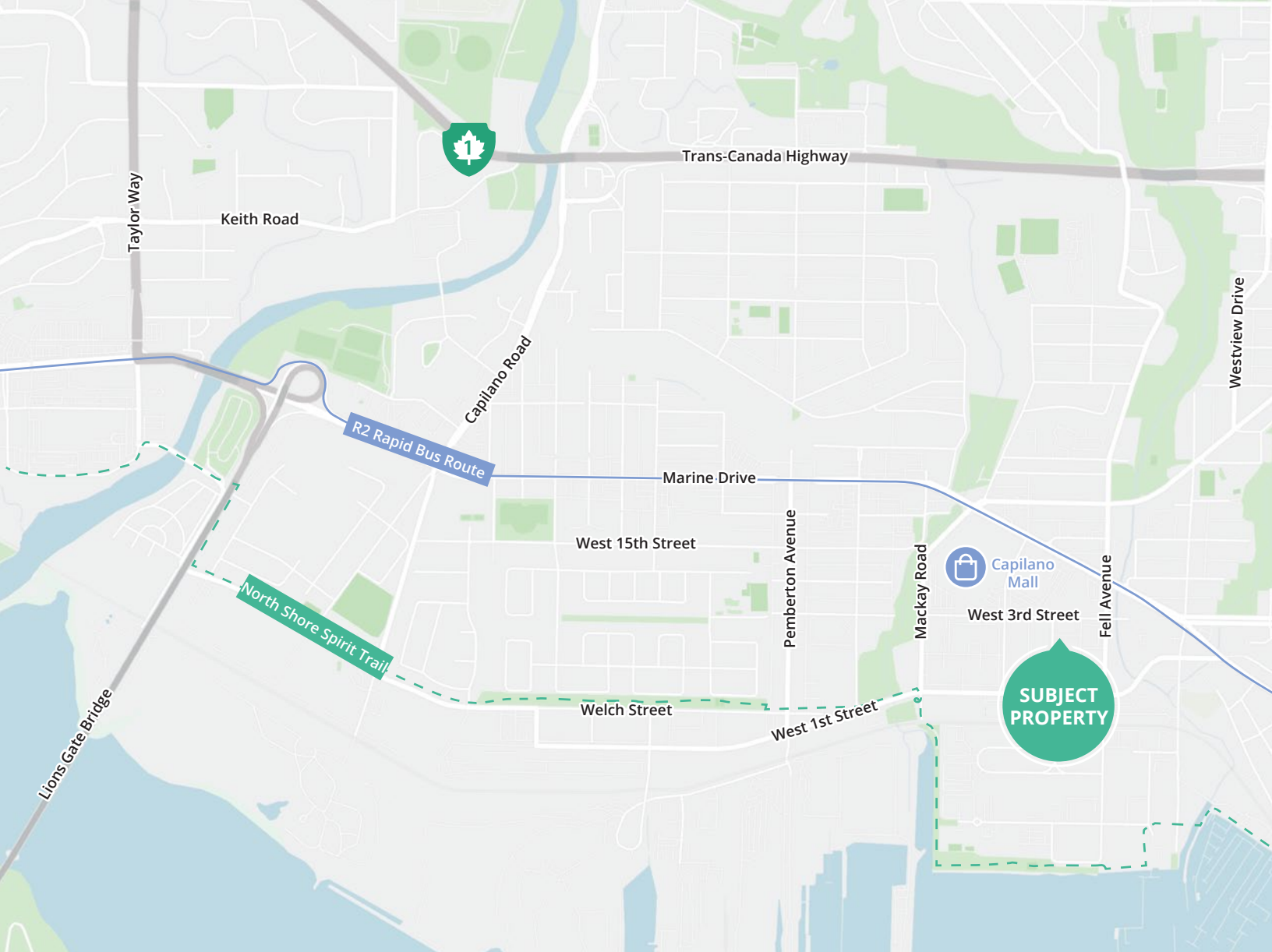


#2 - 829 WEST 3RD STREET

UNIT	UNIT SIZE	LEASE RATE	ADDITIONAL RENT (2025 ESTIMATE)	AVAILABILITY
#2 - 829 WEST 3RD STREET	Second floor office: 860 sf	\$15.00 psf per annum	\$11.39 psf per annum	Immediate
#2 - 835 WEST 3RD STREET	Second floor office: 828 sf	\$15.00 psf per annum	\$11.39 psf per annum	Immediate
837 WEST 3RD STREET	Ground floor warehouse: 1,968 sf	\$23.00 psf per annum	\$11.39 psf per annum	Immediate
	Second floor office: 916 sf			
	Total: 2,884 sf			

Floor plans





15 MINUTE DRIVE
to Downtown Vancouver



5 MINUTE DRIVE
to Highway 1



7 MINUTE DRIVE
to Lonsdale Quay



7 MINUTE DRIVE
to Lions Gate Bridge

Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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