

**AVISON
YOUNG**

For Lease

Cypress Business Centre

1801 - 1861 Welch Street, North Vancouver, BC



**SUBJECT
PROPERTY**

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

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Available units

1861 Welch Street		
SUITE	Unit 108	Unit 112
SIZE	1,200 sf	1,055 sf
TYPE	2nd floor office	2nd floor office
LEASE RATE	\$18.00 psf	\$18.00 psf
OP. COSTS & TAXES (2026 ESTIMATE)	\$18.45 psf	\$18.45 psf
AVAILABILITY	Immediate	Immediate

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

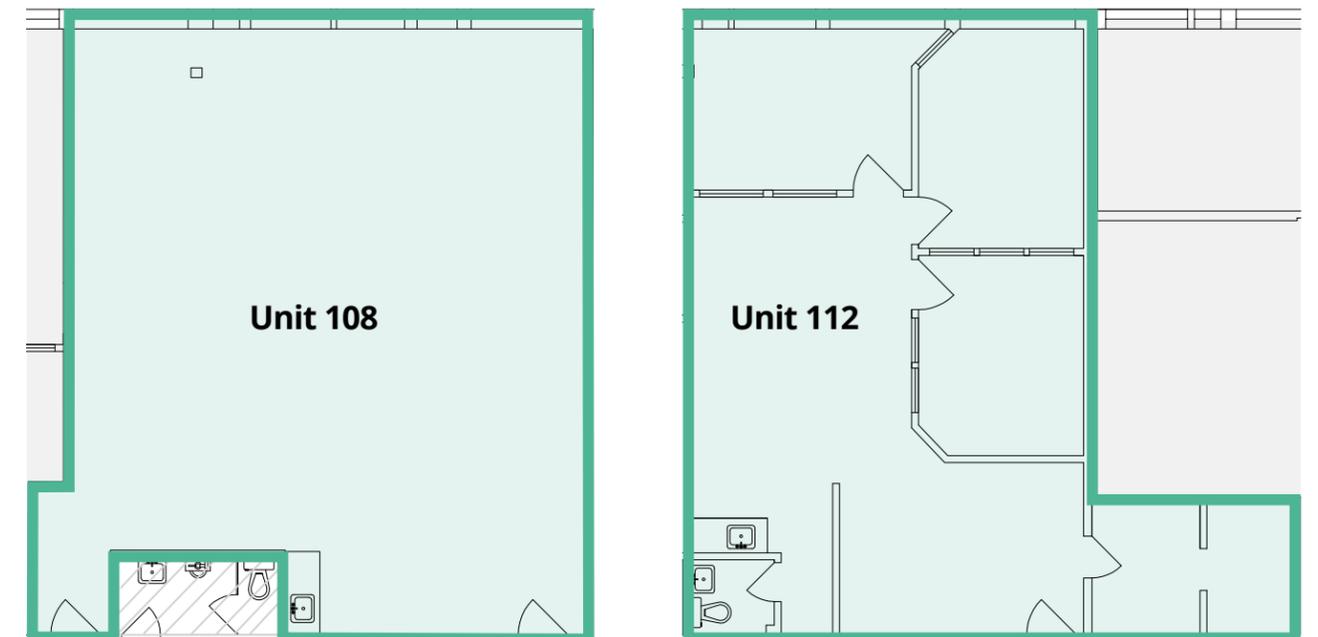
A prime flex light industrial building, offering a variety of unit types and sizes to accommodate diverse business needs. The building includes dock and grade loading along with ample surface parking with 124 stalls.

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.

Floor plans

1861 Welch Street
Second floor





Contact for more information

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