



For Lease

CYPRESS BUSINESS CENTRE

1861 Welch Street, North Vancouver, BC

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Property features



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)

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.

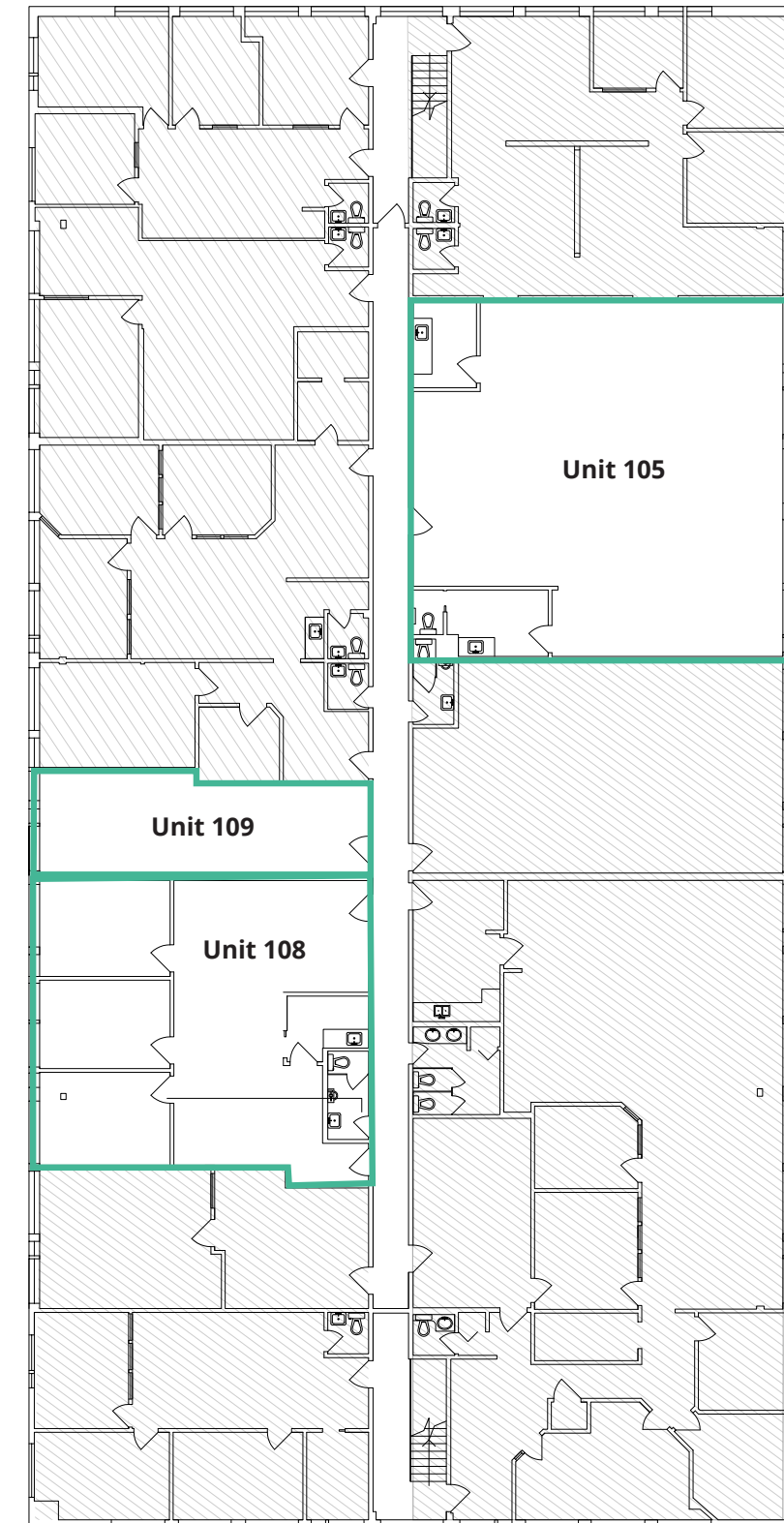
Available units

Suite	Size sf	Type	Lease rate	Operating cost & taxes	Availability
1861 Welch Street					
Unit 105	1,801 sf	2 nd floor office	\$18.00 psf	\$14.12 psf	Immediate
Unit 108	1,200 sf	2 nd floor office	\$18.00 psf	\$14.12 psf	Immediate
Unit 109	500 sf	2 nd floor office	\$18.00 psf	\$14.12 psf	Immediate



Floorplan

1861 Welch Street - Second floor



LEASED
 AVAILABLE



Contact for more information

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