

**AVISON
YOUNG**



For Lease

Capilano Business Park

930 West 1st Street, 980 West 1st Street,
& 949 West 3rd Street
North Vancouver, BC



Office and light industrial units for lease in
the North Shore's premium business park.

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Office and light industrial units for lease

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Opportunity

Opportunity to lease office, showroom and light industrial units in one of the North Shore's premier business parks. Professionally managed by BentallGreenOak.

Location

Capilano Business Park is strategically located directly south of the popular shopping destination, Capilano Mall, and immediately north of the North Shore Auto Mall. This three-phase flex development is one of North Vancouver's premier business parks, providing almost 300,000 sf of office, showroom and warehouse space for businesses of the North Shore.

This destination creates a unique opportunity for businesses to be located in a business park setting, while still being within walking distance of numerous shops, services, and amenities.

Zoning

CD418: This Comprehensive Development Zone is based on the M-3 Zoning bylaw and will accommodate a wide range of mixed employment type uses, such as Industrial Business Park uses, Service Commercial uses and some Accessory Retail Services.

Property highlights

- Approximately 8' 6" ceilings in office/showroom areas
- 21' ceilings in warehouse area
- One parking stall per 670 sf
- HVAC in the office areas
- Professionally managed
- Grade level loading

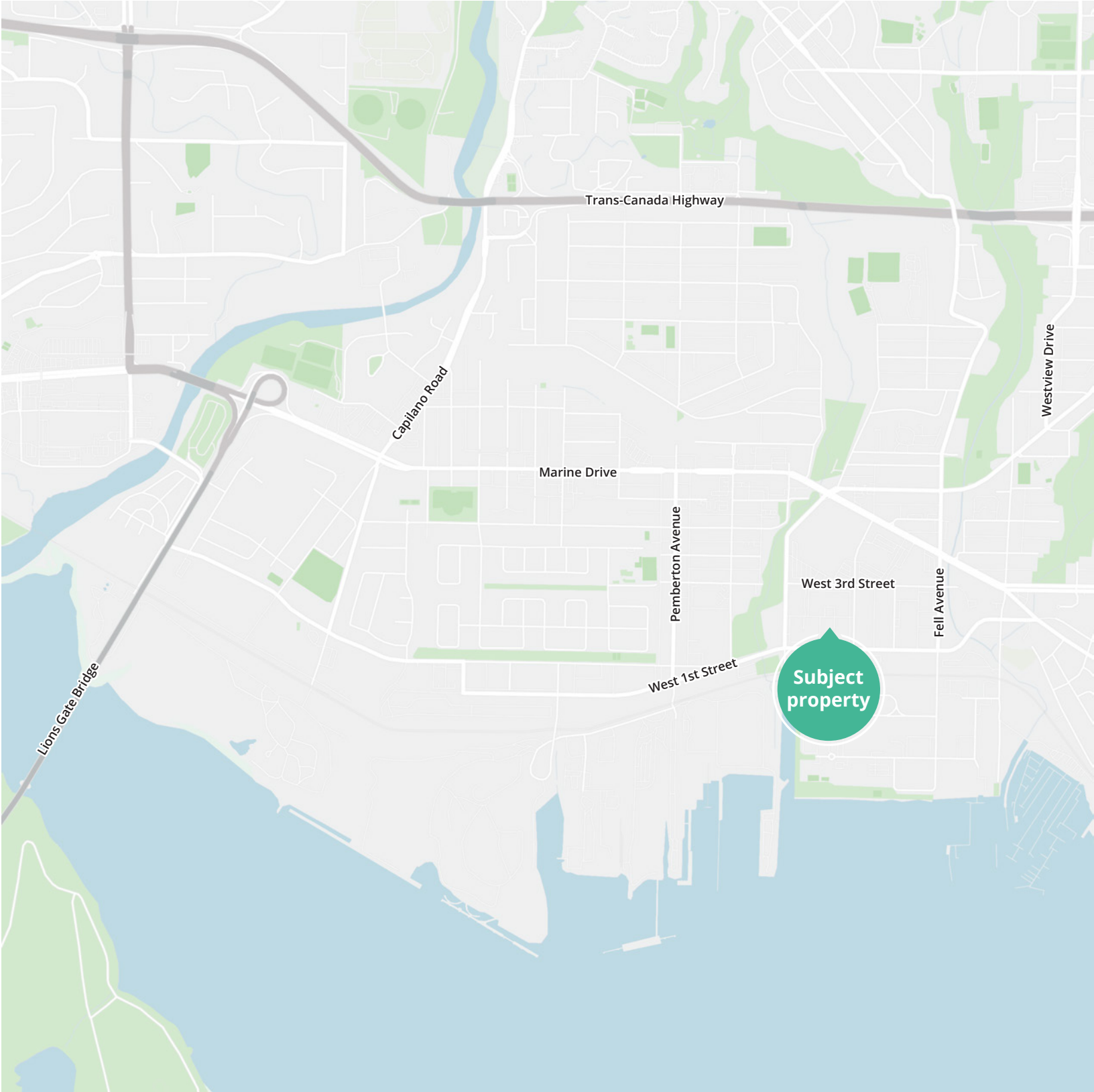
Available units

	930 West 1st Street		980 West 1st Street		949 West 3rd Street		
Suite	216 (Office)	221 (Office)	100 (Warehouse)	210 (Office)	112 (Warehouse)	209 (Office)	218 (Office)
Size (sf)	5,110	2,758	4,837	1,436	3,224	3,553	2,370
Asking rate (per annum)	\$19.00 psf	\$19.00 psf	\$21.00 psf	\$19.00 psf	\$21.00 psf	\$19.00 psf	\$19.00 psf
Operating costs & taxes (2024 est.)	\$10.48 psf	\$10.48 psf	\$10.41 psf	\$10.41 psf	\$10.23 psf	\$10.23 psf	\$10.23 psf
Availability	Immediate	Immediate	Immediate	February 1, 2024	March 1, 2024	May 1, 2024	February 1, 2024

Area highlights

- Close to Capilano Mall shopping centre
- Walking trails nearby
- Well serviced by public transit
- Business Park setting
- Amenity rich area





Contact for more information

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