

**AVISON
YOUNG**

For Lease

**106 West 1st Street
North Vancouver, BC**



**Subject
Property**

Opportunity to lease creative office space conveniently located just off the highly exposed corner of West 1st Street and Lonsdale Avenue

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**Matt Thomas Personal Real Estate Corporation*

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Office space for lease

106 West 1st Street
North Vancouver, BC

Property details

PROPERTY ADDRESS

106 West 1st Street, North Vancouver, BC

ZONING

LL2 (Lower Lonsdale Zone 2)
Inclusive of Retail-Service Group 1

AVAILABLE AREA

Unit	Size	Availability
Unit 303A	1,054 sf	Immediate
Unit 303B	1,055 sf	Immediate
Unit 306	1,126 sf	Immediate
Total	3,235 sf*	

*Third floor units may be combined

Unit	Size	Availability
Unit 402A	1,454 sf	Immediate
Unit 403	2,101 sf	Immediate
Total	3,555 sf	

Measurements to be confirmed by tenant








ASKING LEASE RATE

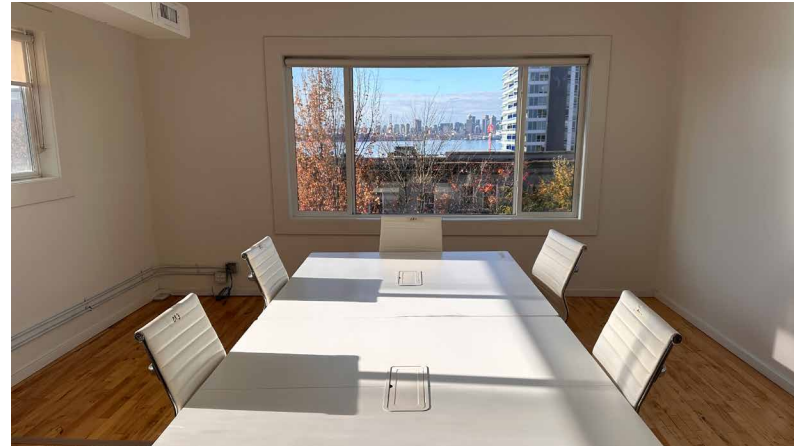
Contact listing agents

OPERATING COSTS & TAXES

\$9.70 psf/annum (2023 estimate)

Property features

-  Centrally located
-  Easily accessible by public transit
-  5-minute walk to Lonsdale Quay and Seabus station
-  Surrounded by numerous amenities
-  Adjacent to Fun Alley
-  Brick and beam architecture
-  Open concept



Location

The subject property is centrally located on the north side of West 1st Street, just off Lonsdale Avenue in North Vancouver's thriving Lower Lonsdale neighbour. Lower Lonsdale is an exceptional waterfront neighbourhood just 16 minutes from Downtown Vancouver. The vibrant neighbourhood has unobstructed views of Vancouver's skyline to the south and of the North Shore Mountains to the north. Lower Lonsdale is one of the cities oldest and fastest growing neighbourhoods and is also a thriving business hub, with numerous headquartered offices and local businesses situated in the area.

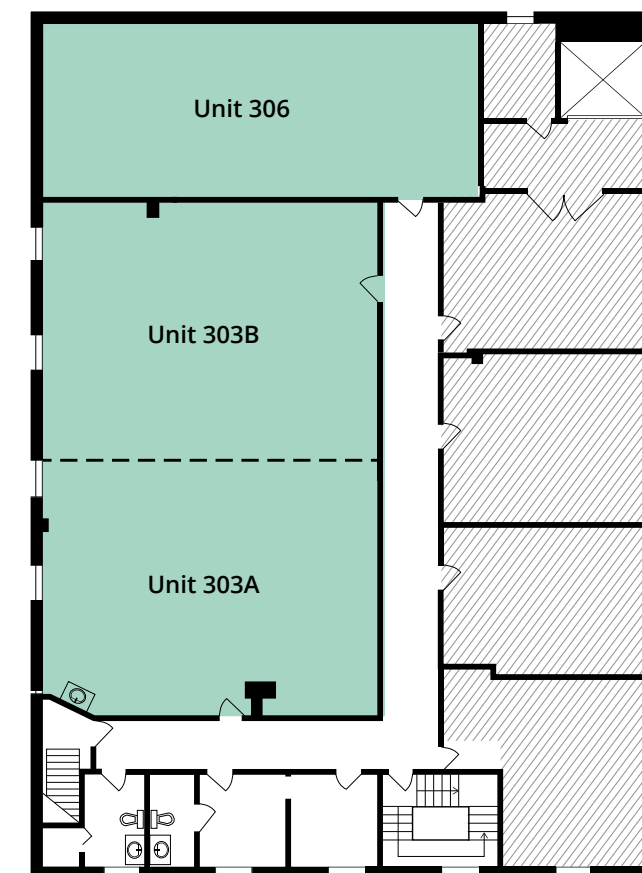
One of the main attractions in Lower Lonsdale, just a 5-minute walk from the subject property, is the Lonsdale Quay, which captivates a broad range of pedestrian traffic. The properties high-exposure location benefits from various transportation options, including multiple bus stops in the direct area and the Lonsdale Quay SeaBus Terminal which connects North Vancouver to Downtown Vancouver in just 12 minutes. Further connections throughout Metro Vancouver area available via SkyTrain.

Commute to Lonsdale Quay

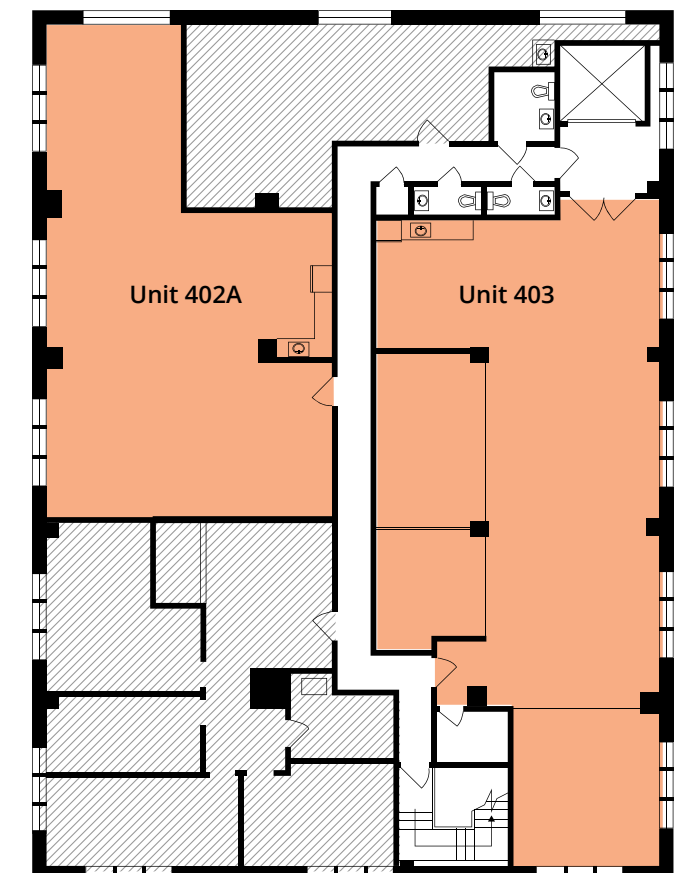
-  **2** minute drive
-  **3** minute bike ride
-  **5** minute walk

Floorplan

THIRD FLOOR



FOURTH FLOOR



LONSDALE AVENUE



Amenities

BREWERIES

1. Tap and Barrel
2. Street Car Brewery
3. North Point Brewery
4. Beere Brewing
5. House of Funk

LOCATIONS

- | | |
|-------------------------|----------------------------|
| 6. Lonsdale Quay | 13. TD Canada Trust |
| 7. The Polygon Gallery | 14. Marketplace IGA |
| 8. Fishworks | 15. Shoppers Drug Mart |
| 9. Gusto Di Quattro | 16. Joey's |
| 10. Burgoo | 17. The Gull Bar & Kitchen |
| 11. Browns Social House | 18. Buddha-Full |
| 12. Finch and Barley | 19. Sushi Bella |

-  Sea Bus
-  Brewery District
-  New Residential Developments
-  Spirit Trail
-  Future Rapid Transit Line

Contact for more information

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