

# 266 EAST 1ST STREET NORTH VANCOUVER, BC

## FOR LEASE

WAREHOUSE/OFFICE - Main floor warehouse space and second floor office (two separate units)



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# 266 EAST 1ST STREET, NORTH VANCOUVER, BC

**FOR LEASE** - Main floor warehouse space with second floor office space

## LOCATION

This property offers phenomenal views of the ocean, North Vancouver and Downtown Vancouver. Located adjacent to the intersection of East 1st Street and St. Andrews Avenue in the Lower Lonsdale neighbourhood of North Vancouver, British Columbia. Lower Lonsdale is currently going through a large waterfront renewal processes; the old shipyards are being torn down, making way for new public spaces, condominiums, retail outlets and a hotel.

## FEATURES

- High ceiling warehouse component
- Grade loading from Esplanade, short dock off lane
- High end renovations completed in office space on the second floor with city views
- Accessible from East Esplanade or lane
- 1.5 Blocks from Lonsdale Avenue
- Excellent location very close to public transit routes: Sea-bus and Major bus stations

## NET ASKING RATE

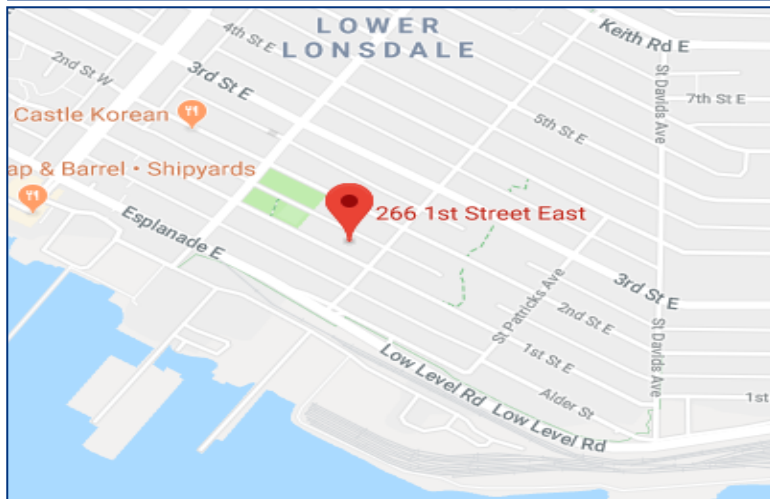
Upstairs - \$21.00 per square foot, per annum  
Main floor - \$19.00 per square foot, per annum

## OPERATING COSTS AND TAXES

\$8.70 per square foot. (Estimated for 2018)

## SIZE

Main floor - Approximately 1843 square feet  
Second Floor - Approximately 1843 square feet



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