



For Lease

CYPRESS BUSINESS CENTRE


1861 Welch Street, North Vancouver, BC

Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*


Terry Thies*, Principal
604 646 8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*


**AVISON
YOUNG**

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.

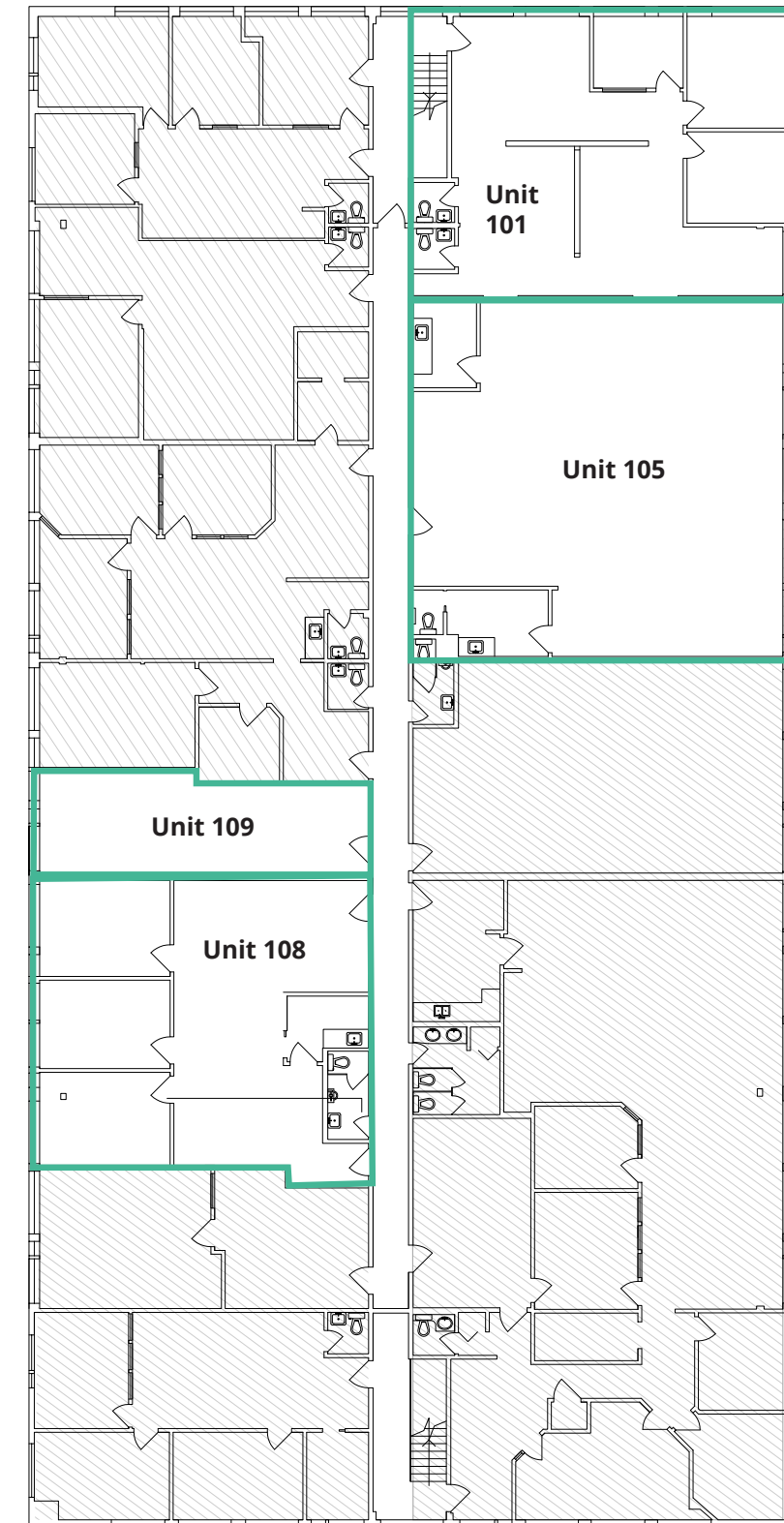
Available units

Suite	Size sf	Type	Lease rate	Operating cost & taxes	Availability
1861 Welch Street					
Unit 101	1,354 sf	2 nd floor office	\$18.00 psf	\$14.12 psf	March 1, 2024
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

Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

Terry Thies*, Principal
604 646 8398
terry.thies@avisonyoung.com
**Terry Thies Personal Real Estate Corp.*

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.com

© 2023 Avison Young. All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young").