

**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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*\*Ian Whitchelo Personal Real Estate Corporation*





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 areas
- One parking stall per 670 sf
- HVAC in the office areas
- Professionally managed
- Grade level loading

Area highlights

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

Available units

980 WEST 1ST STREET (PHASE I)

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2025 EST.)	AVAILABILITY
120 (Industrial)	6,944 sf	\$22.00 psf	\$11.16 psf	Immediate
207 (Office)	1,331 sf	\$19.00 psf	\$11.16 psf	Immediate
208A (Office)	1,420 sf	\$19.00 psf	\$11.16 psf	September 1, 2025
212 (Office)	1,125 sf	\$19.00 psf	\$11.16 psf	September 1, 2025

930 WEST 1ST STREET (PHASE II)

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2025 EST.)	AVAILABILITY
202 (Office)	2,131 sf	\$19.00 psf	\$11.97 psf	Immediate
223 (Office)	2,011 sf	\$19.00 psf	\$11.97 psf	Immediate

949 WEST 3RD STREET (PHASE III)

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2025 EST.)	AVAILABILITY
209 (Office)	3,553 sf	\$19.00 psf	\$10.89 psf	Immediate
218 (Office)	2,370 sf	\$19.00 psf	\$10.89 psf	Immediate

Virtual tours

SUITE 209

949 WEST 3RD STREET

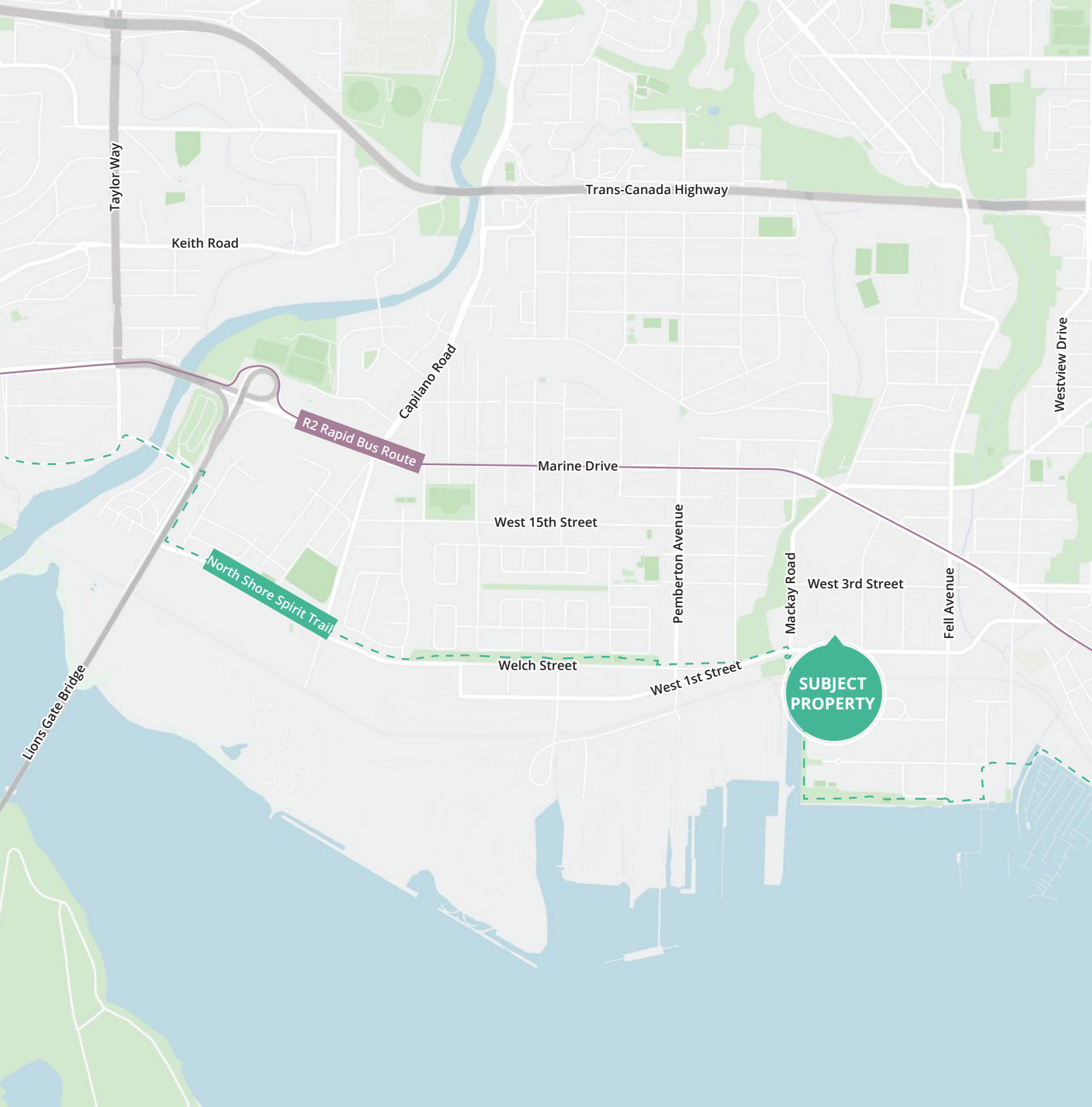
SUITE 218

949 WEST 3RD STREET

SUITE 207

980 WEST 1ST STREET





## Contact for more information

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Platinum member

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