

**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.

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

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

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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

Area highlights

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

Available units

930 WEST 1ST STREET

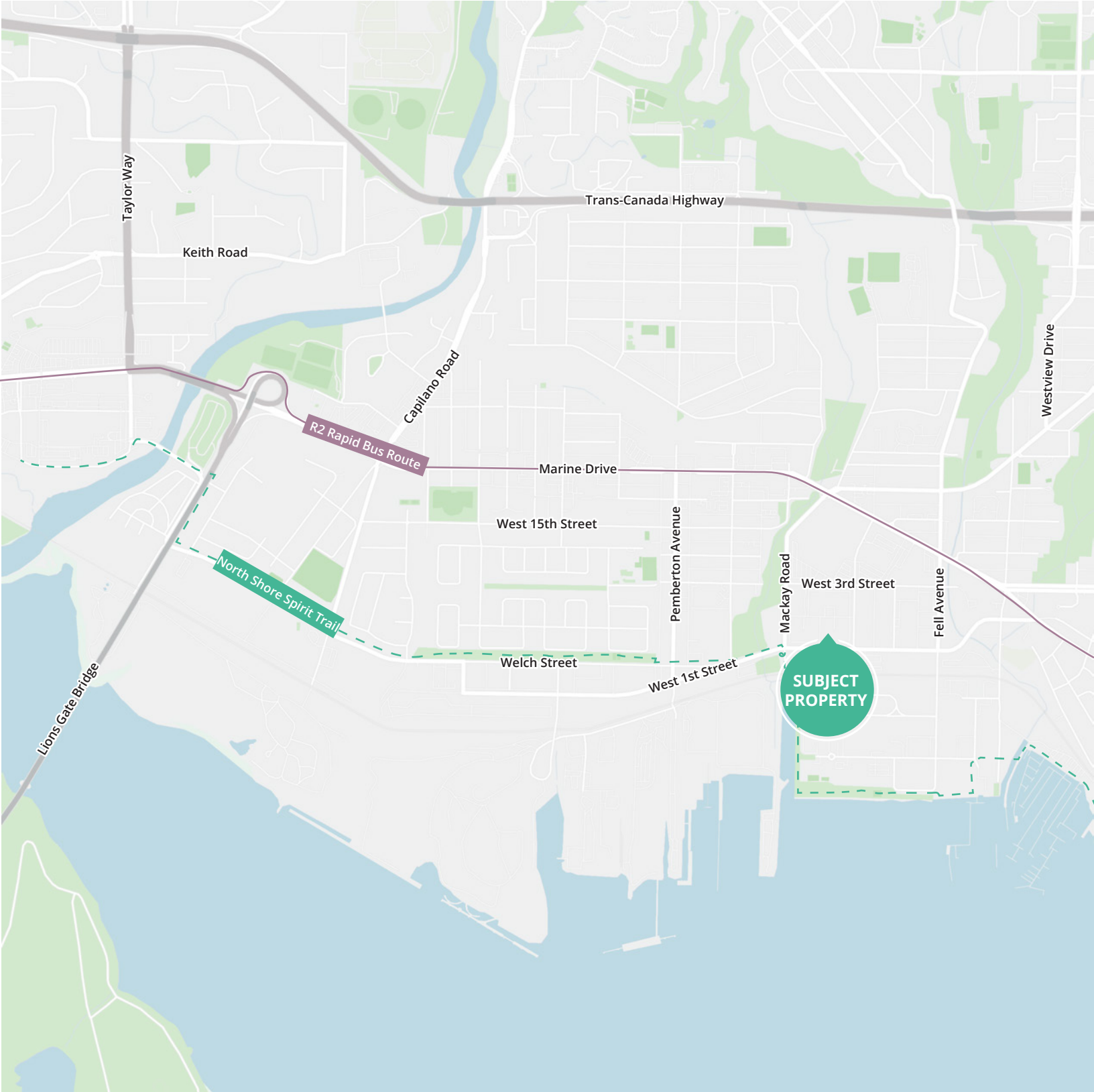
SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2024 EST.)	AVAILABILITY
216 (Office)	5,110 sf	\$19.00 psf	\$10.48 psf	Immediate
221 (Office)	2,758 sf	\$19.00 psf	\$10.48 psf	Immediate

980 WEST 1ST STREET

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2024 EST.)	AVAILABILITY
100 (Warehouse)	4,837 sf	\$21.00 psf	\$10.41 psf	Immediate
210 (Office)	1,436 sf	\$19.00 psf	\$10.41 psf	Immediate

949 WEST 3RD STREET

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2024 EST.)	AVAILABILITY
112 (Warehouse)	3,224 sf	\$21.00 psf	\$10.23 psf	Immediate
113 (Office/Warehouse)	8,746 sf	\$21.00 psf	\$10.23 psf	June 1, 2024
209 (Office)	3,553 sf	\$19.00 psf	\$10.23 psf	May 1, 2024
217 (Office)	1,346 sf	\$19.00 psf	\$10.23 psf	June 1, 2024
218 (Office)	2,370 sf	\$19.00 psf	\$10.23 psf	Immediate



Contact for more information

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

avisonyoung.ca

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