

**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*







## Office and light industrial units for lease

930 West 1st Street, 980 West 1st Street, & 949 West 3rd Street

North Vancouver, BC



### 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

### 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.

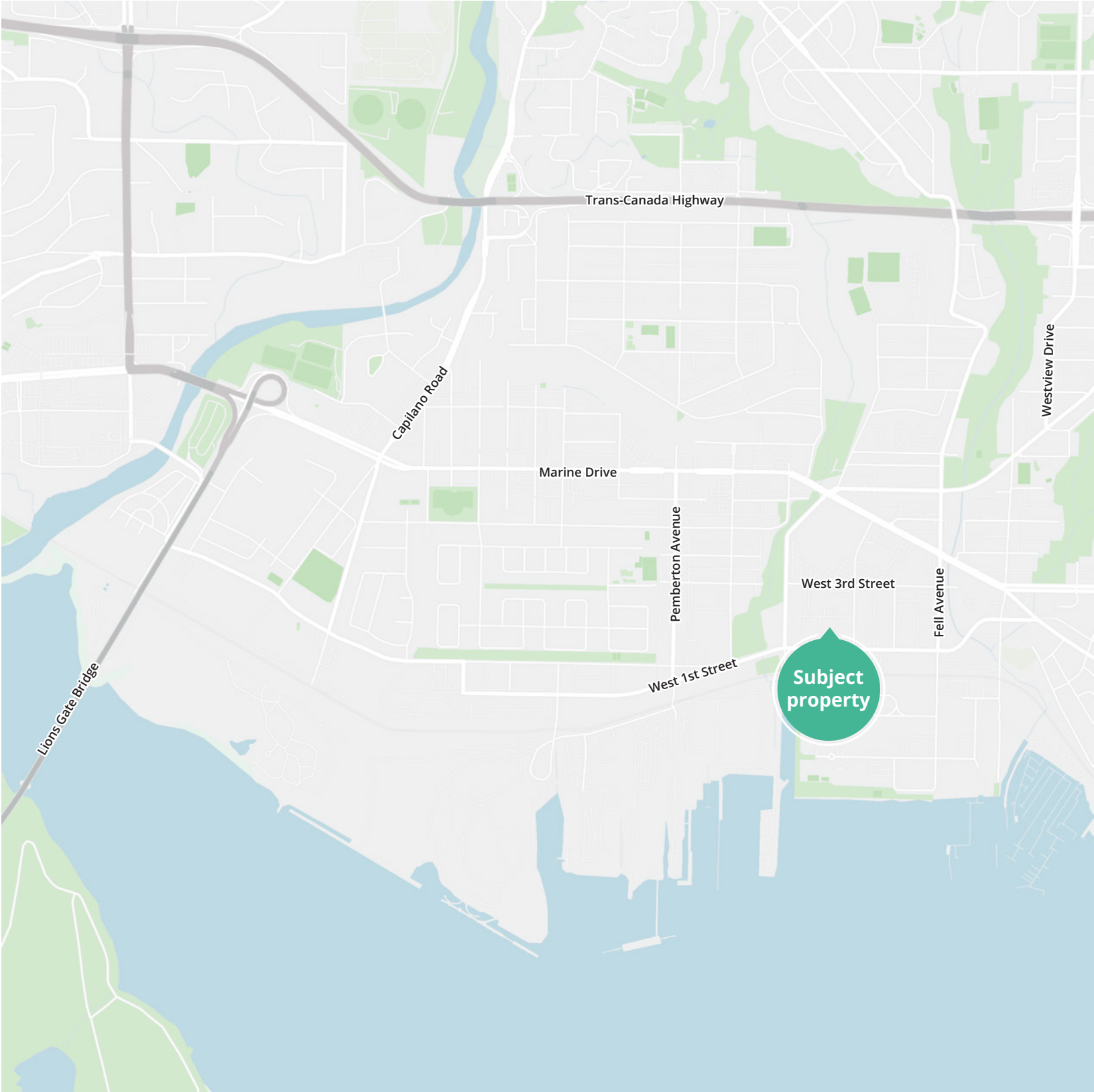
### Area highlights

-  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		980 West 1st Street		949 West 3rd Street		
<b>Suite</b>	216 (Office)	221 (Office)	100 (Warehouse)	210 (Office)	112 (Warehouse)	209 (Office)	218 (Office)
<b>Size (sf)</b>	5,110	2,758	4,837	1,436	3,224	3,553	2,370
<b>Asking rate (per annum)</b>	\$19.00 psf	\$19.00 psf	\$21.00 psf	\$19.00 psf	\$21.00 psf	\$19.00 psf	\$19.00 psf
<b>Operating costs &amp; taxes (2024 est.)</b>	\$10.48 psf	\$10.48 psf	\$10.41 psf	\$10.41 psf	\$10.23 psf	\$10.23 psf	\$10.23 psf
<b>Availability</b>	Immediate	Immediate	Immediate	February 1, 2024	March 1, 2024	May 1, 2024	February 1, 2024





## Contact for more information

**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*

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

[avisonyoung.ca](https://www.avisonyoung.ca)

© 2024 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").

**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**  
Platinum member