

# For Lease

## Capilano Business Park

930 & 980 West 1<sup>st</sup> Street, 949 West 3rd Street, North Vancouver

Office and light industrial units for lease in the North Shore's premier business park



Professionally Managed by  
**BentallGreenOak** 

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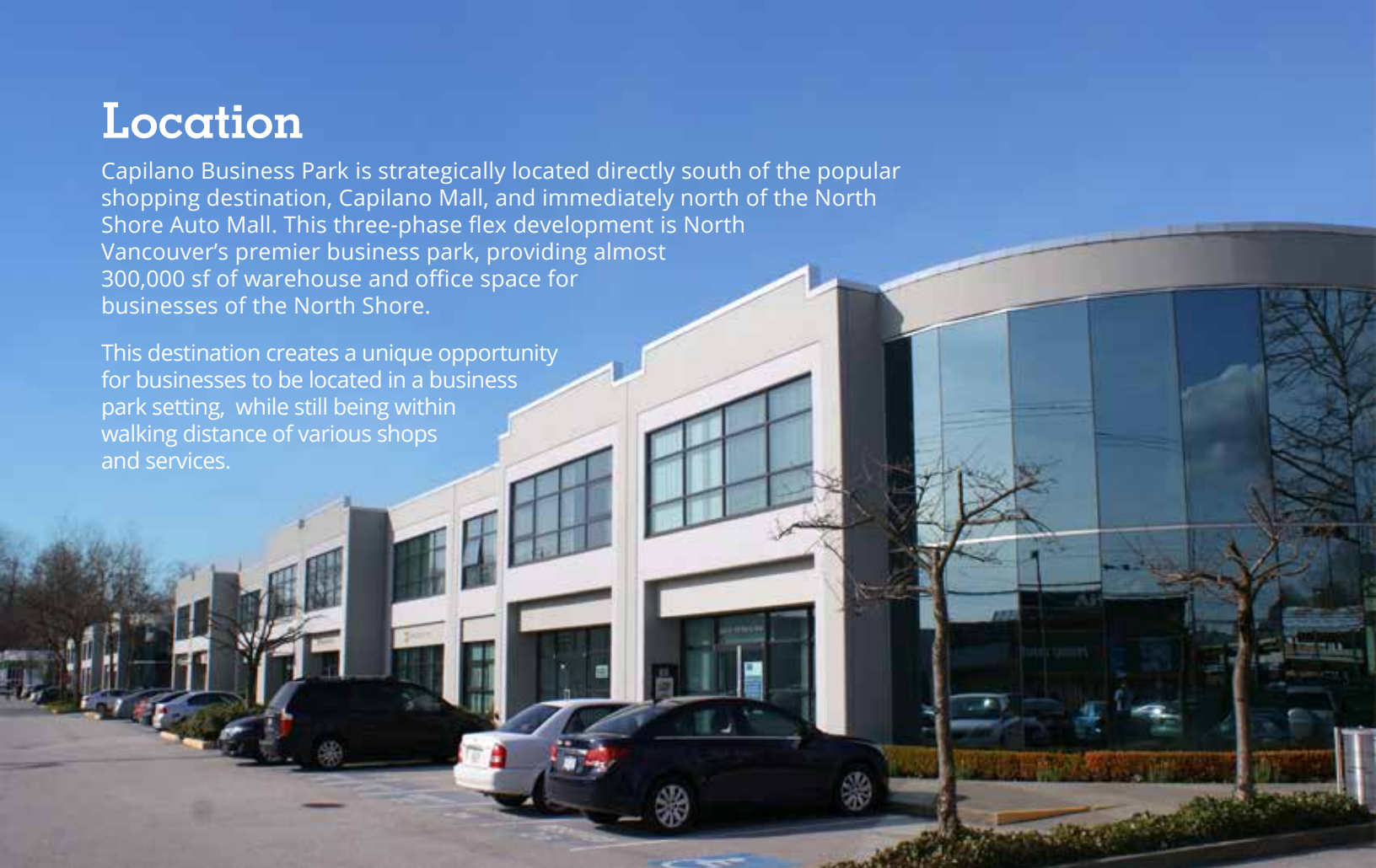
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# Location

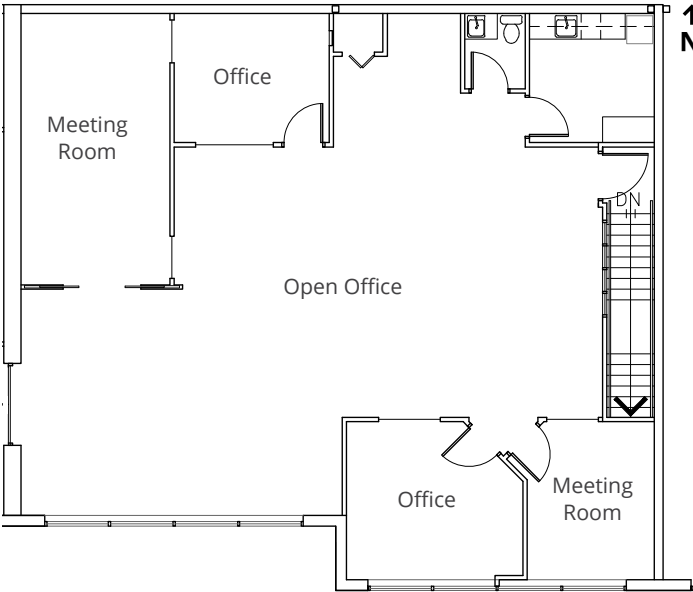
Capilano Business Park is strategically located directly south of the popular shopping destination, Capilano Mall, and immediately north of the North Shore Auto Mall. This three-phase flex development is North Vancouver’s premier business park, providing almost 300,000 sf of warehouse and office space 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 various shops and services.

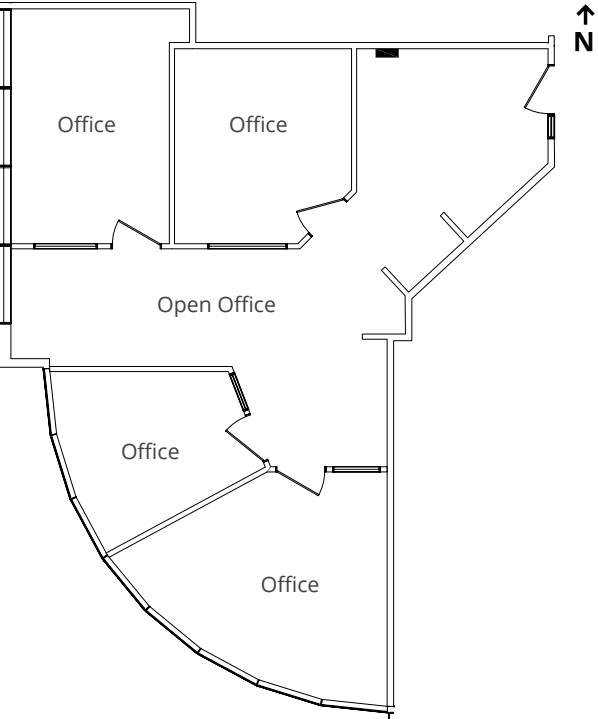


# Floor plan

SUITE 211



SUITE 208A



# Property features

- Approximately 8’ 6” ceilings in office area and 21’ ceilings in warehouse area
- One parking stall per 670 sf
- HVAC in office area
- Professionally managed
- Flexible unit sizes
- Competitive lease rates

# Zoning

CD418 - This Comprehensive Development Zone is based on the M-3 Zoning bylaw and will accommodate a wide range of uses, such as Industrial Business Park uses, Service Commercial uses and some Accessory Retail Services.

# Available units

Suite	Size (sf)	Asking Rate (per annum)	Operating Costs & Taxes (2022 est.)	Availability
930 West 1 <sup>st</sup> Street				
211 (o)	2,135	\$18.00 psf	\$8.43 psf	Immediate
980 West 1 <sup>st</sup> Street				
114 (o/w)	8,965	\$18.00 psf	\$8.41 psf	Immediate
208A (o)	1,420	\$18.00 psf	\$8.41 psf	Immediate

(o) = Office  
(o/w) = Office/Warehouse







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## Contact us for more information

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