

**AVISON  
YOUNG**

**For Lease**

**357 - 371 Lynn Avenue  
North Vancouver, BC**



Second floor office units for  
lease on Lynn Avenue

**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.*



### Location

357 - 371 Lynn Avenue is located in North Vancouver's Lynnmour industrial area on the west side of Lynn Avenue just south of Crown Street. This location is easily accessible from Highway 1 and is just a short walk from Park and Tilford where there are numerous retail amenities.





### Property details

**ASKING LEASE RATE**  
\$20.00 psf per annum

**ADDITIONAL RENT**  
\$7.50 psf per annum (2024 estimate)

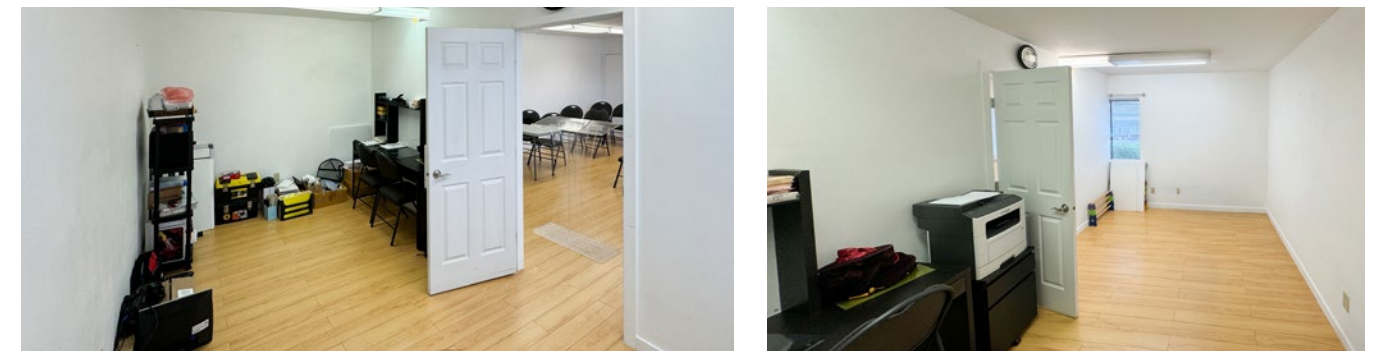
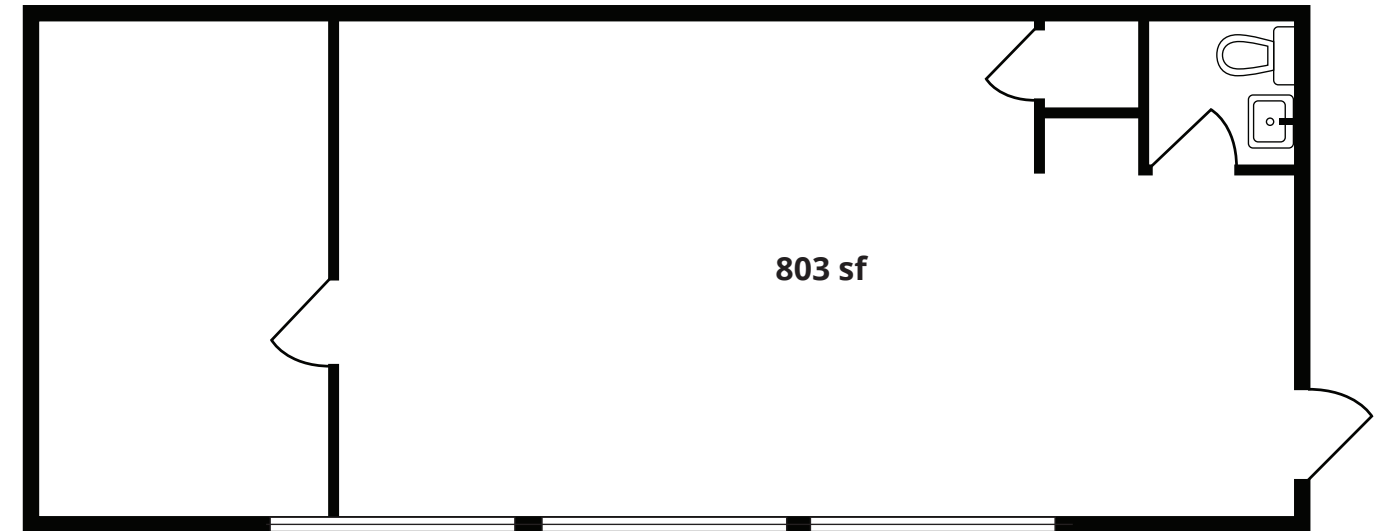
**ZONING**  
I3 - Light industrial, permitting limited office uses including artist's studio, business/office support services, trade schools, media-related establishments, and contractor services.

### Features

-  Open plan workspaces
-  One private office/meeting room
-  Private washroom in each unit
-  Reserved parking available

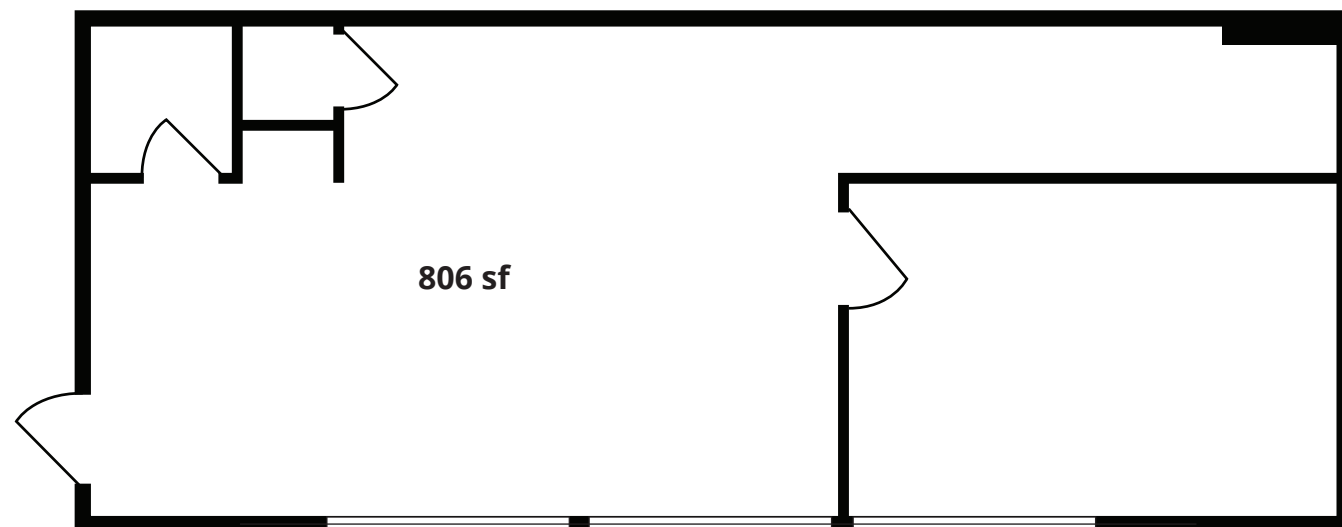
### 359 Lynn Avenue

803 sf (second floor office)  
Availability: Immediate



### 365 Lynn Avenue

806 sf (second floor office)  
Availability: Immediate





Mountain Highway Interchange

Bridgman Park

Subject Property

Park & Tilford

Brooksbank Avenue

Lynn Avenue

Main Street



20 MINUTE DRIVE to Downtown Vancouver



3 MINUTE DRIVE to Highway 1



8 MINUTE DRIVE to Lonsdale Quay



15 MINUTE DRIVE to Lions Gate Bridge

### Contact for more information

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terry.thies@avisonyoung.com  
*\*Terry Thies Personal Real Estate Corp.*

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

avisonyoung.ca

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