

**AVISON
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For Sublease

Capilano Business Park

#211 – 980 West 1st Street, North Vancouver, BC



Bright, second-floor office space for sublease in the heart of North Vancouver

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**Ian Whitchelo Personal Real Estate Corporation*

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Property details

SIZE
2,125 square feet

SUBLEASE RATE
Please contact listing agents

ADDITIONAL RENT (2025 ESTIMATE)
\$11.16 per square foot per annum

ZONING
CD-418 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.

AVAILABILITY
Immediate

SUBLEASE EXPIRY
November 29, 2026
**longer term lease available directly with the landlord*

Opportunity

Well appointed second-floor office available for sublease at Capilano Business Park. Unit #211 – 980 West 1st Street features a combination of private offices and open-plan work areas, a spacious boardroom, a full kitchen, and two private washrooms.

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. As one of North Vancouver’s leading business parks, this three-phase flex development offers nearly 300,000 square feet of office, showroom, and warehouse space.

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.

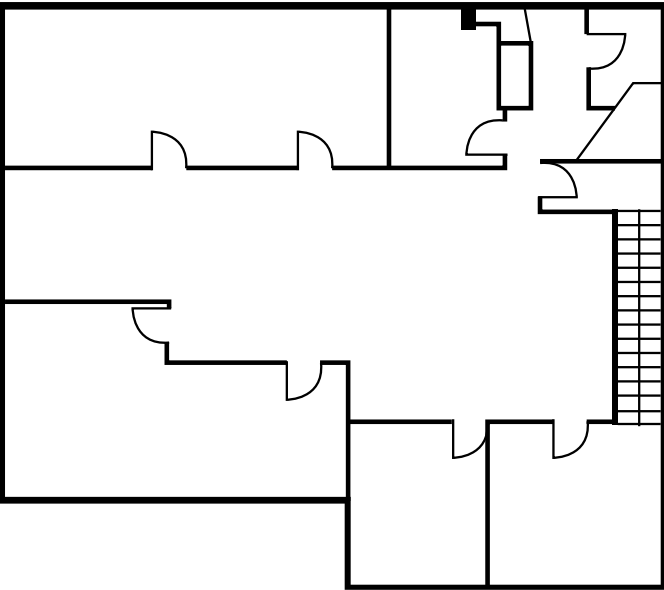
Area highlights

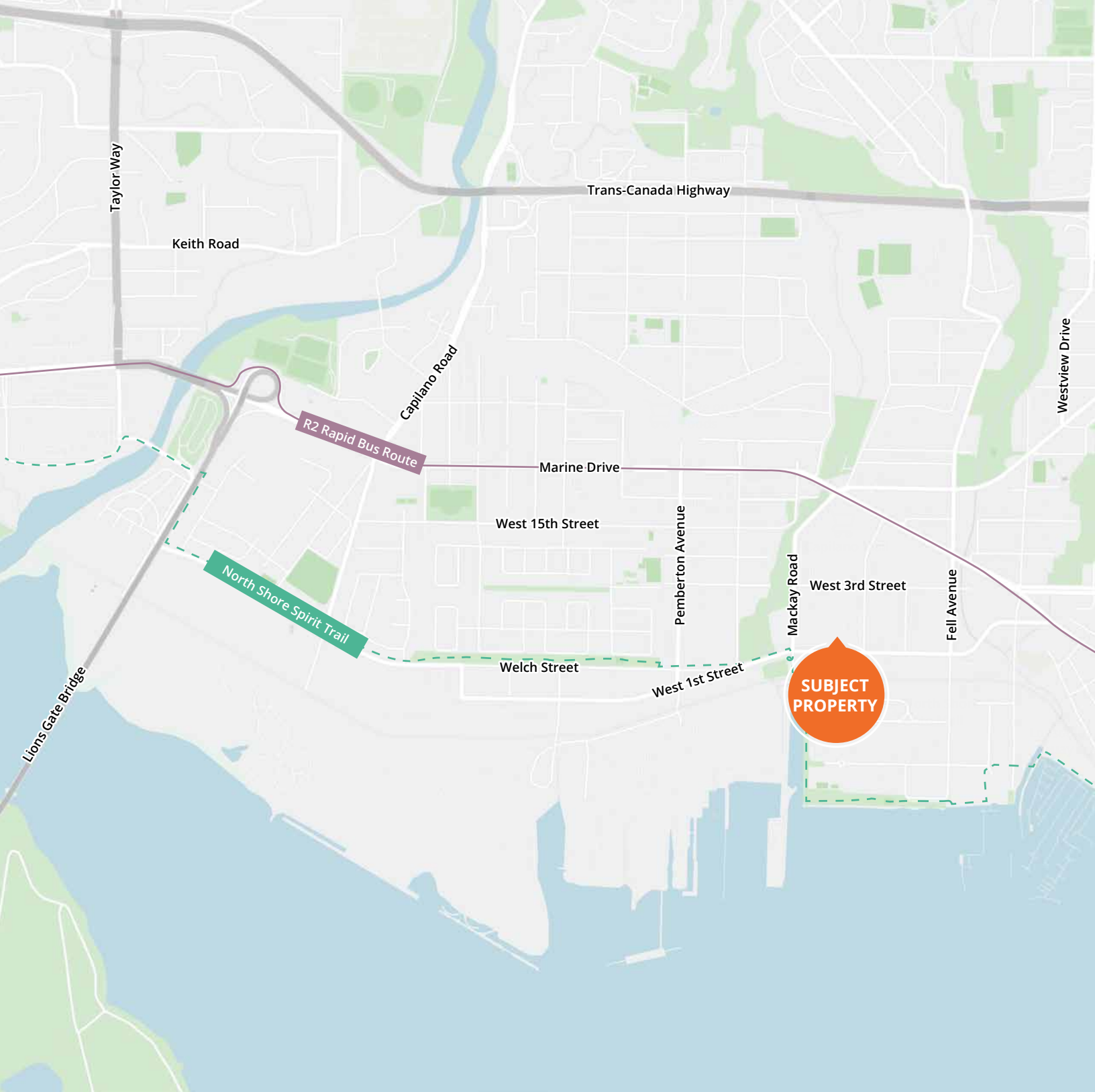
- Close to Capilano Mall shopping centre
- Walking trails nearby
- Well serviced by public transit
- Business Park setting
- Amenity rich area



Property highlights

- South facing with abundant natural light
- Mix of private offices and open work area
- Kitchen and washrooms in unit
- Air conditioned office space
- Approximately 8’6” ceiling heights
- Reserved parking available at prevailing market rates





Contact for more information

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