

**AVISON
YOUNG**

WESBILD

For Lease

Waterfront

North Vancouver, BC



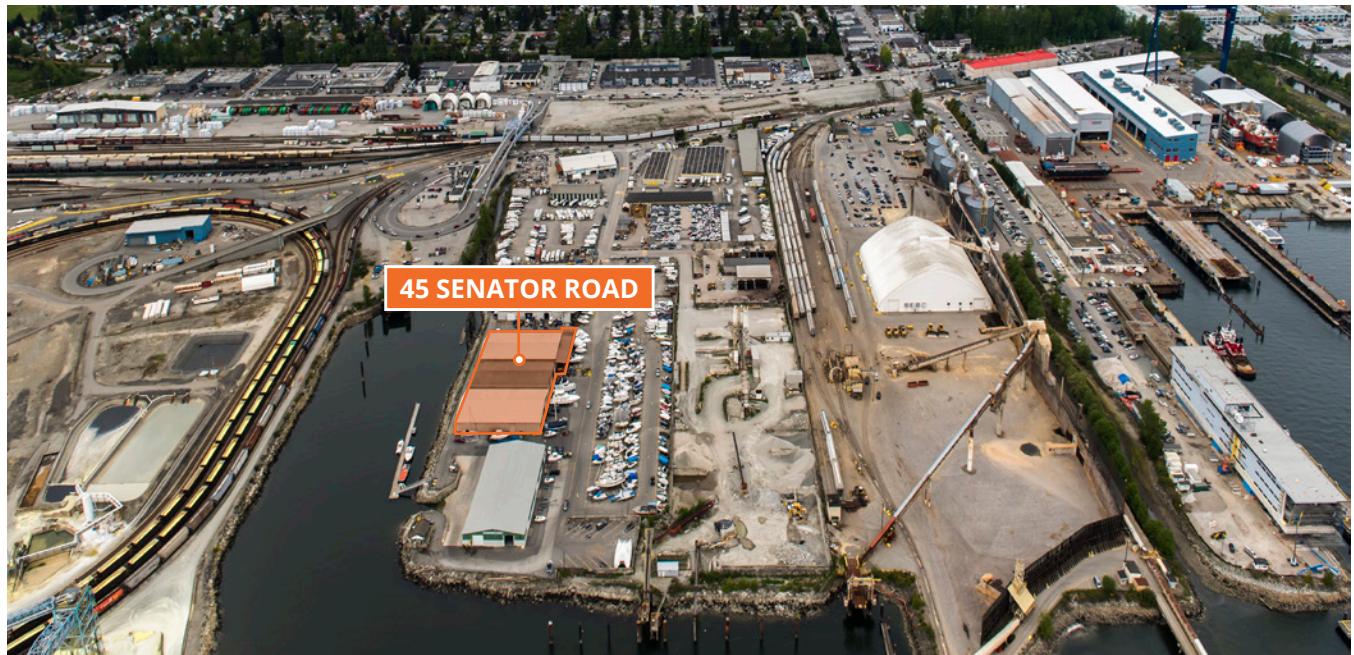
Industrial leasing opportunities at
Waterfront in North Vancouver

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Property summary

ASKING LEASE RATE

\$24.00 per sf per annum

OPERATING COSTS AND TAXES

\$3.00 per sf per annum (2023 estimate)

AVAILABLE UNITS

45 Senator Road

Unit #	Size (approx.)	Availability
Unit 1	4,000 sf	Under contract
Unit 2	6,600 sf	Under contract
Unit 3	11,700 sf	Summer 2023
Unit 4	14,400 sf	Summer 2023
Unit 5	8,300 sf	Summer 2023
Total Area	45,000 sf (approx.)	

ESTIMATED COMPLETION

Summer 2023 (Q2/Q3)



Location

Waterfront is an industrial business park located in the lower Norgate area of the North Shore, adjacent to the Burrard Inlet. This business park is accessed via the Phillips Avenue overpass, off West 1st Street and provides quick access to Marine Drive, the Lions Gate Bridge and West Vancouver.

Zoning

EZ-I – Employment Zone Industrial permits a wide range of industrial uses, including but not limited to: warehouse use, manufacturing use, service use, port-oriented use and transportation use. A copy of the full zoning bylaw for EZ-I is available upon request.

Features

Grade level loading on South and East sides of the building

Ceiling heights from 16' to 24'

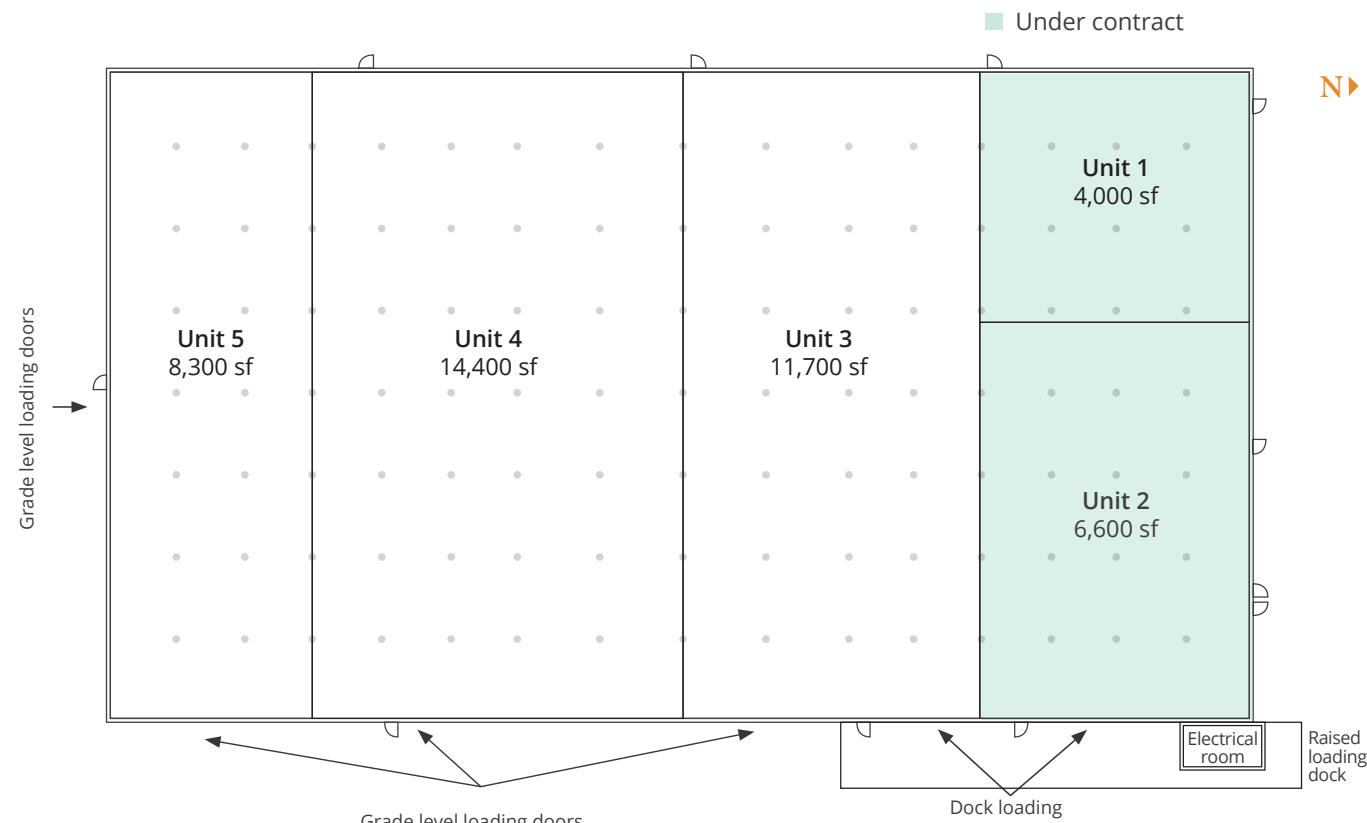
Abundant parking available

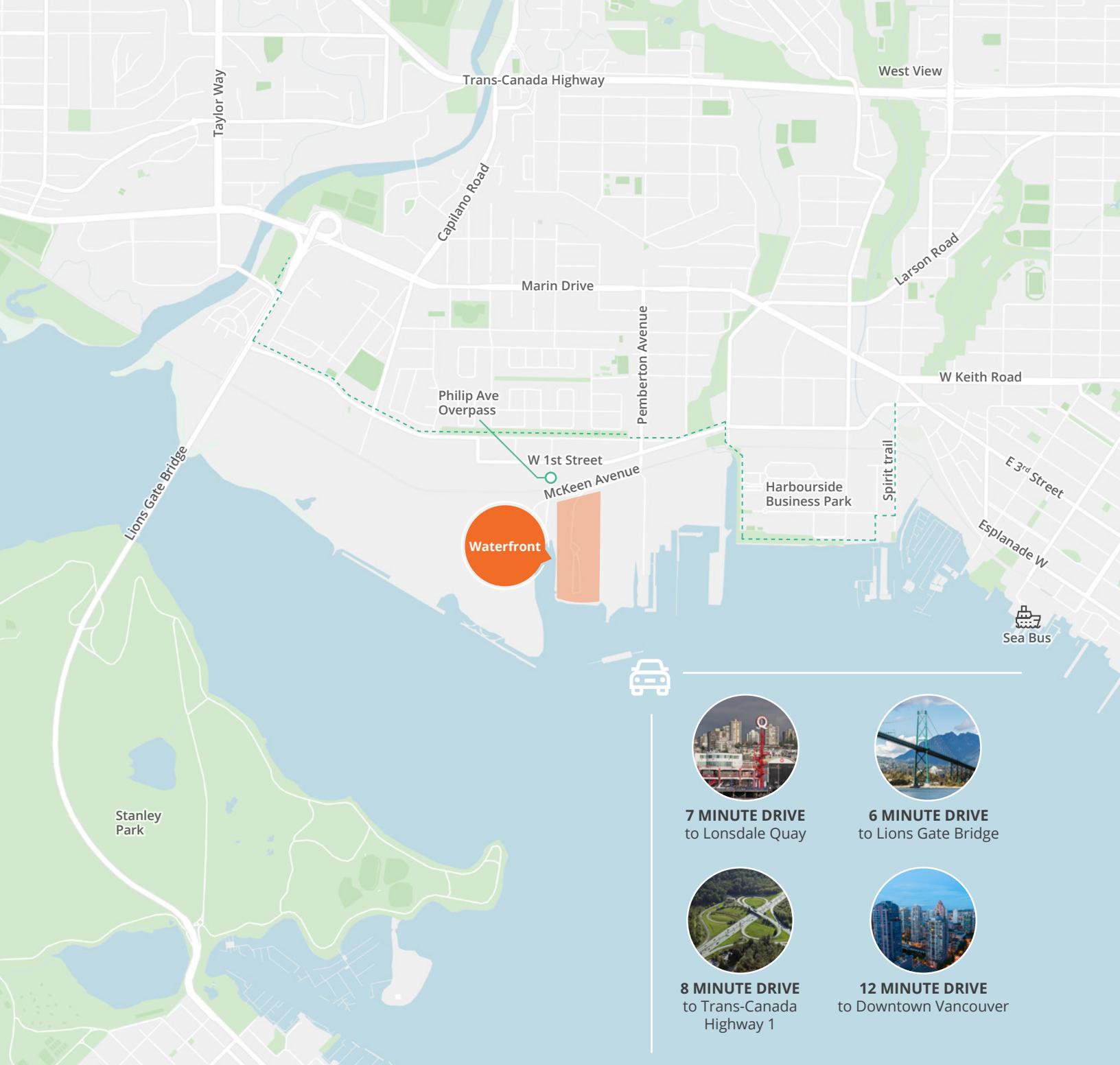
Office and showroom areas built to suit

Floorplan

45 Senator Road - Up to Approx. 34,400 sf.

*Demising walls are not in place - Tenancies of 8,300 sf up to 34,400.





Contact for more information

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**AVISON
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**BEST
MANAGED
COMPANIES**

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