

**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

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## 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.

## Property highlights

-  Approximately 8' 6" ceilings in office/showroom areas
-  21' ceilings in warehouse areas
-  One parking stall per 670 sf
-  HVAC in the office areas
-  Professionally managed
-  Grade level loading

## 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

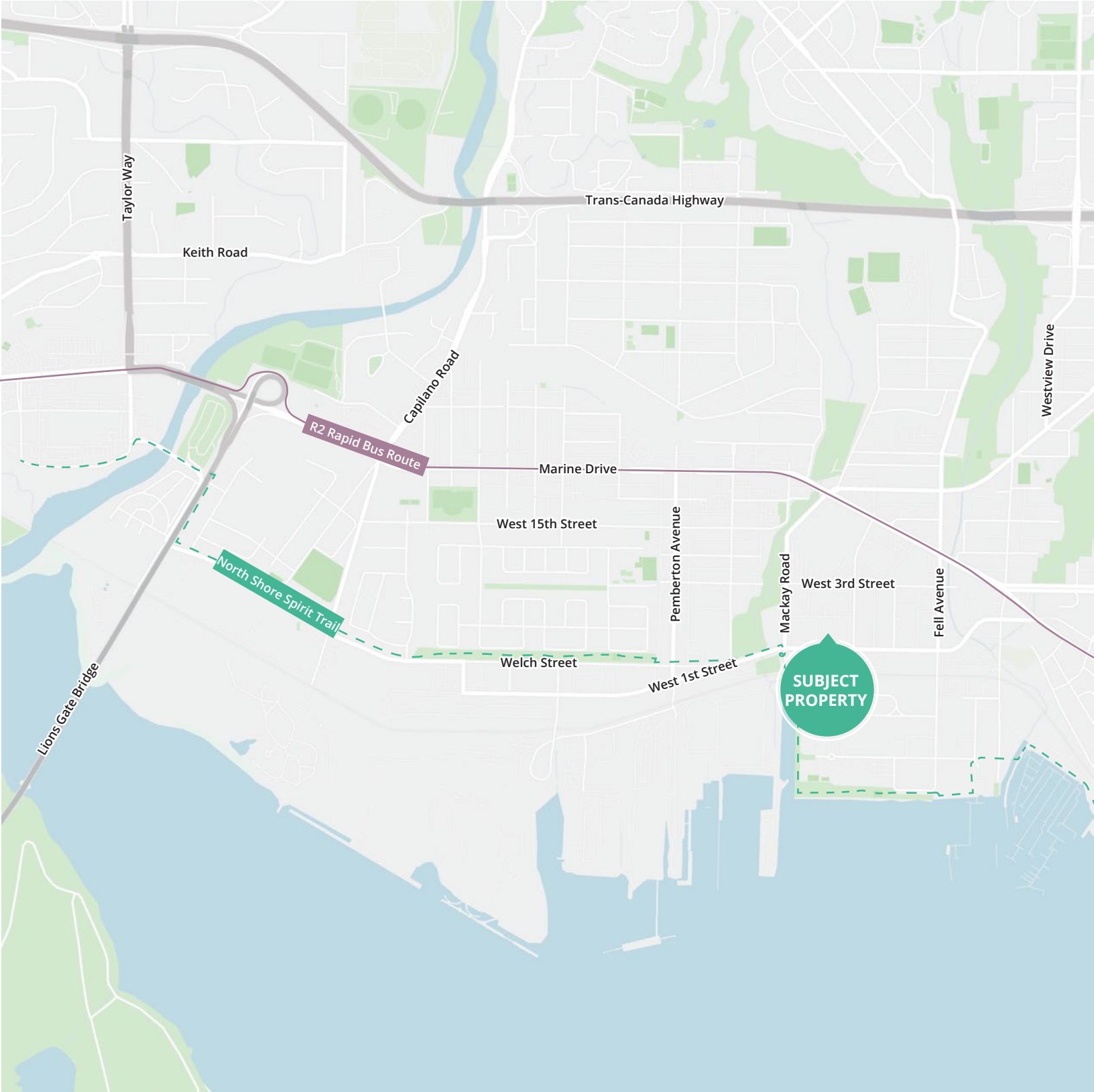
SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2025 EST.)	AVAILABILITY
202 (Office)	4,003 sf	\$19.00 psf	\$11.97 psf	Immediate
209 (Office)	2,224 sf	\$19.00 psf	\$11.97 psf	Immediate
211 (Office)	2,135 sf	\$19.00 psf	\$11.97 psf	Immediate
221 (Office)	2,758 sf	\$19.00 psf	\$11.97 psf	Under contract
223 (Office)	2,011 sf	\$19.00 psf	\$11.97 psf	May 1, 2025

### 980 WEST 1ST STREET

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2025 EST.)	AVAILABILITY
207 (Office)	1,331 sf	\$19.00 psf	\$11.16 psf	Immediate

### 949 WEST 3RD STREET

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2025 EST.)	AVAILABILITY
113 (Warehouse)	2,917 sf	\$21.00 psf	\$10.89 psf	Immediate
209 (Office)	3,553 sf	\$19.00 psf	\$10.89 psf	Immediate
218 (Office)	2,370 sf	\$19.00 psf	\$10.89 psf	Immediate



## Contact for more information

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