

**AVISON
YOUNG**

For Lease

Eagle Park
North Vancouver, BC



Office space for lease at Eagle Park
in North Vancouver

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Opportunity

Rarely available second floor office and ground floor industrial space for lease at Eagle Park in North Vancouver.

Location

Eagle Park is conveniently located behind Capilano Square on West 3rd Street in North Vancouver. This central location is highly sought after by service commercial and industrial “flex-type” businesses because of the walking distance to many amenities and the easy access to and from the property. Public transit services the area one block away via bus routes on Marine Drive.

Property highlights

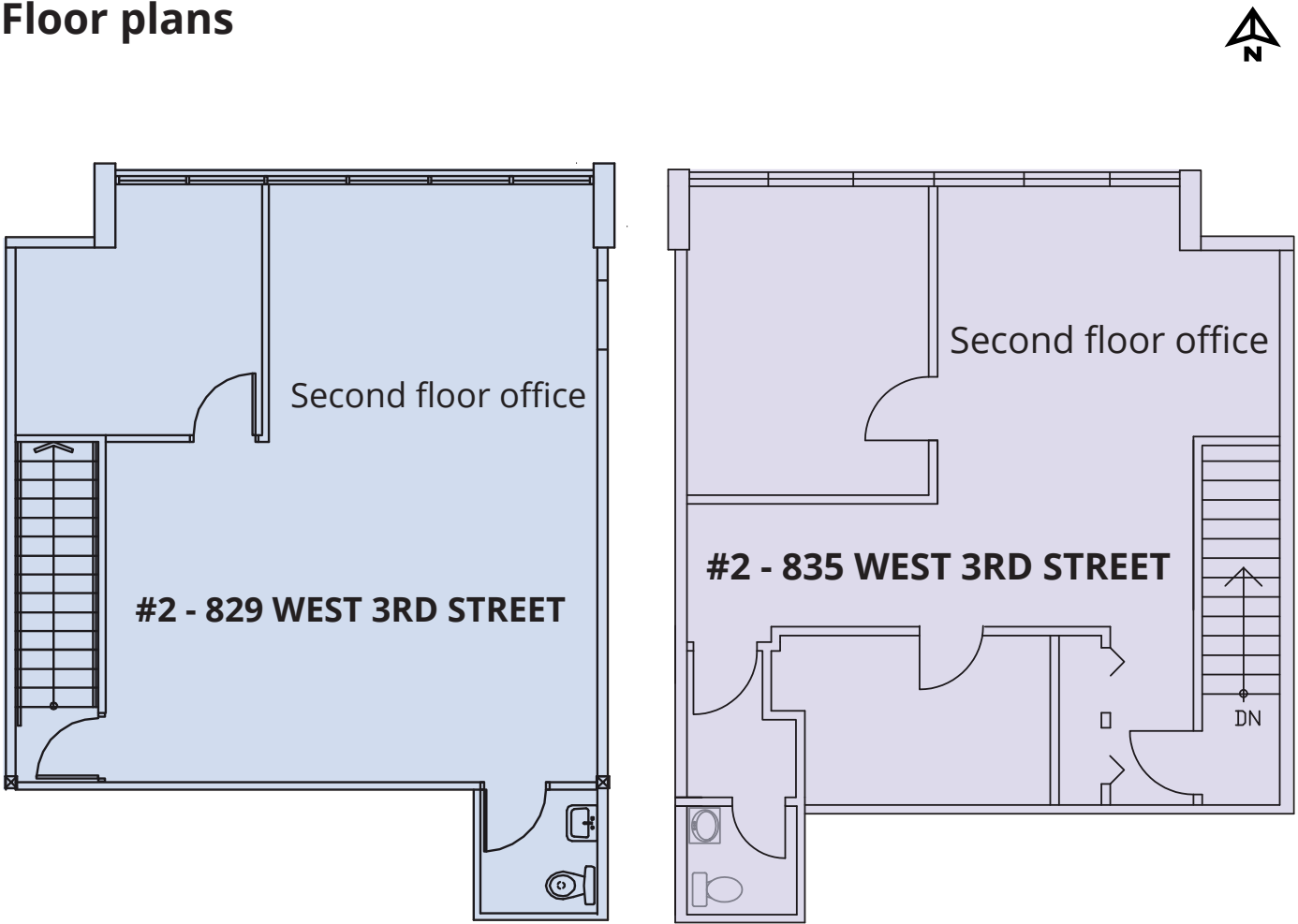
- Second floor offices with abundant natural light
- Air conditioned office areas
- Reserved parking available
- Three phase power supply
- Zoning: CD-431 permitting various industrial, office and service commercial uses.
**Please contact listing agents for a full copy of the zoning bylaw*

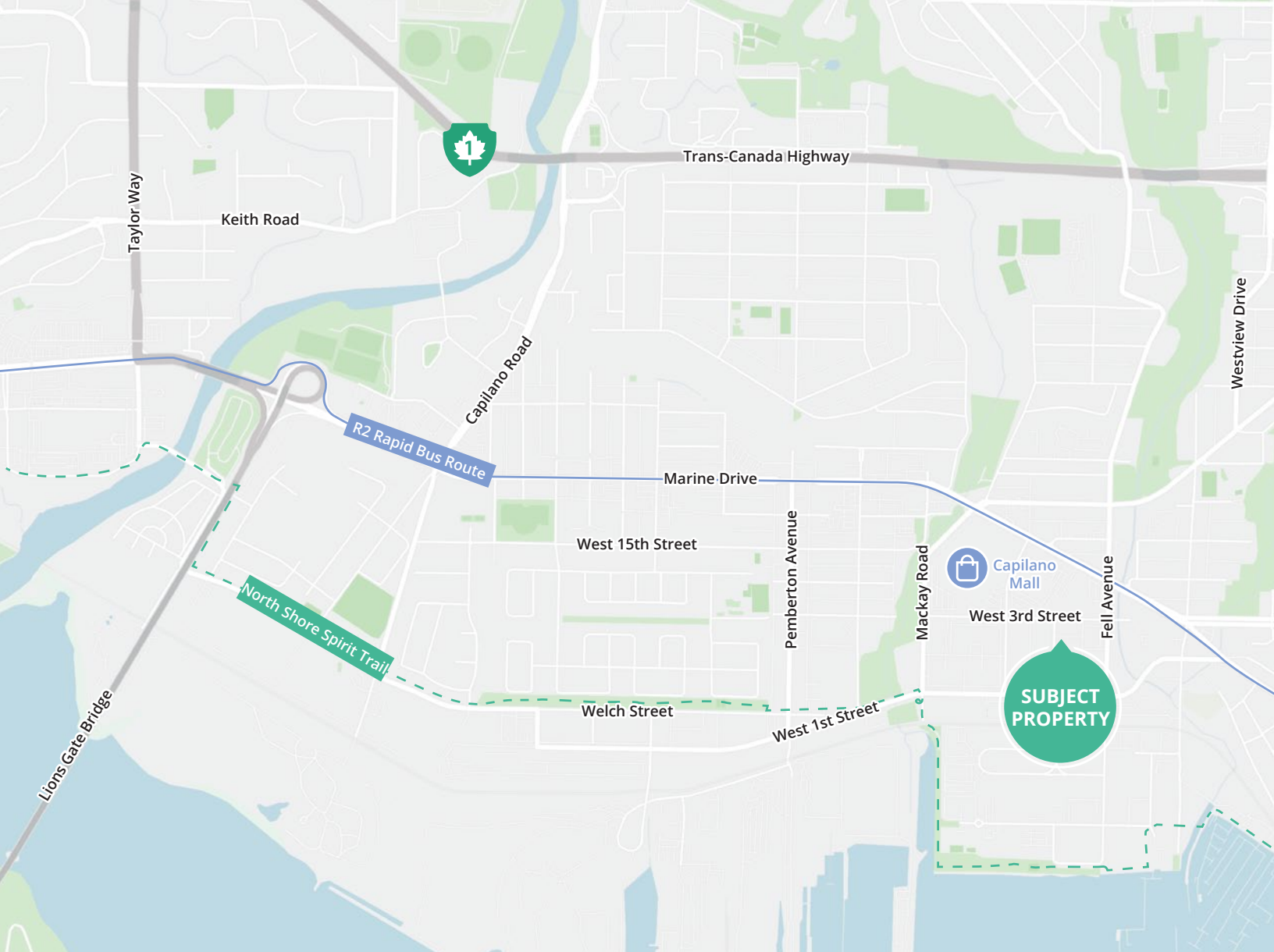
Area highlights

- Well serviced by public transit
- Abundant street parking in immediate area
- Walking trails nearby
- Amenity rich area

UNIT	UNIT SIZE	LEASE RATE	ADDITIONAL RENT (2025 ESTIMATE)	AVAILABILITY
#2 - 829 WEST 3RD STREET	Second floor office: 860 sf	\$15.00 psf per annum	\$11.39 psf per annum	Immediate
#2 - 835 WEST 3RD STREET	Second floor office: 858 sf	\$15.00 psf per annum	\$11.39 psf per annum	Immediate

Floor plans





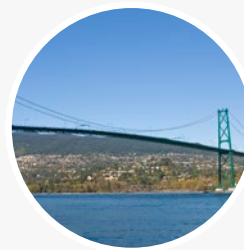
15 MINUTE DRIVE
to Downtown Vancouver



5 MINUTE DRIVE
to Highway 1



7 MINUTE DRIVE
to Lonsdale Quay



7 MINUTE DRIVE
to Lions Gate Bridge

Contact for more information

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