

# FOR LEASE

FORMAN  
PILKINGTON .COM

INDUSTRIAL

604.980.3003

FOR LEASE

1601-1723 WELCH STREET, NORTH VANCOUVER  
LIONS GATE BUSINESS PARK



## INDUSTRIAL UNIT AVAILABLE FOR LEASE

For Further Information:

ROSS FORMAN, PREC\* or JEFF PILKINGTON

604-980-3003

info@formanpilkington.com

\* Personal Real Estate Corporation



RE/MAX Crest Realty

[WWW.FORMANPILKINGTON.COM](http://WWW.FORMANPILKINGTON.COM)

## 1601-1723 WELCH STREET, NORTH VANCOUVER LIONS GATE BUSINESS PARK

### LOCATION

Well located in North Vancouver between Lower Capilano Road and Pemberton Avenue with immediate access to King's Mill Walk, North Vancouver's scenic oceanfront park. Lions Gate Business Park is just minutes away from Downtown Vancouver and West Vancouver within close proximity to Upper Levels Highway, Lions Gate Bridge and public transportation.

### FEATURES

- Open area showroom/office space
- Secure, high ceiling warehouse space
- Well maintained complex
- Grade level loading with rolling garage-style doors
- Versatile storefront
- Excellent street exposure on Garden
- Secure parking with security gate and cameras
- Tilt-up concrete construction

### NET ASKING RATE

\$15.50 per square foot, per annum.

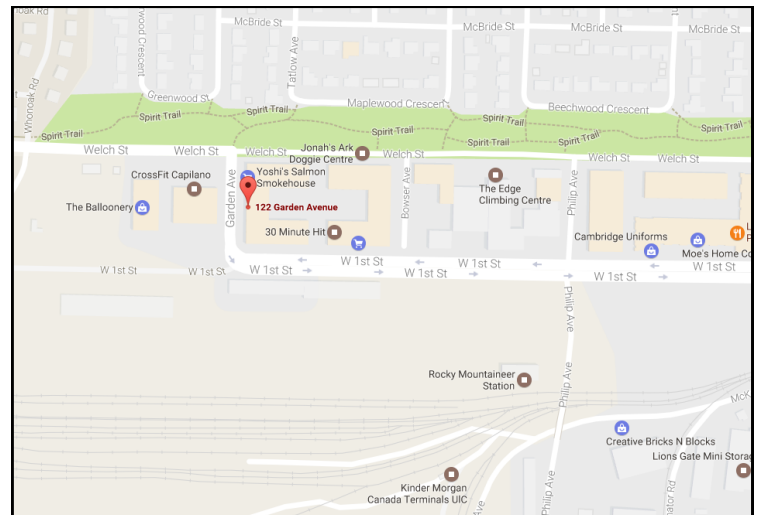
### OPERATING COSTS AND TAXES

\$8.32 per square foot, per annum.  
Estimated for 2017.

### SIZE

122 Garden Avenue - 1,836 square feet.  
125 Bowser Avenue - 1,663 square feet.

Visit [www.formanpilkington.com](http://www.formanpilkington.com) for updated information.



This document has been prepared by RE/MAX Crest Realty for advertising purposes and general information only and RE/MAX Crest Realty does not guarantee, warrant or represent that the information contained within is correct. We have no reason to doubt its accuracy but we regret we cannot guarantee it. All properties subject to change or withdrawal without notice. This communication is not intended to cause or induce breach of an existing listing agreement.

For Further Information:

ROSS FORMAN, PREC\*    JEFF PILKINGTON  
604-980-3003  
info@formanpilkington.com

Presentation Centre:

201, 1460 Main Street  
North Vancouver, BC V7J 1C8  
Tel: 604-980-3003  
Fax: 604-484-2203