



1601-1723 WELCH STREET

NORTH VANCOUVER, BC

FOR LEASE

INDUSTRIAL - 2,335 to 2,369 square feet warehouse units with showroom/office.



Suite 201, 1460 Main Street
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*Personal Real Estate Corporation

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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
- Bonus Mezzanine where applicable

NET ASKING RATE

\$18.00 per square foot, per annum

OPERATING COSTS AND TAXES

\$10.67 per square foot. (Estimated for 2018)

SIZE

1641 Welch Street - 2,335 square feet

1709 Welch Street - 2,369 square feet



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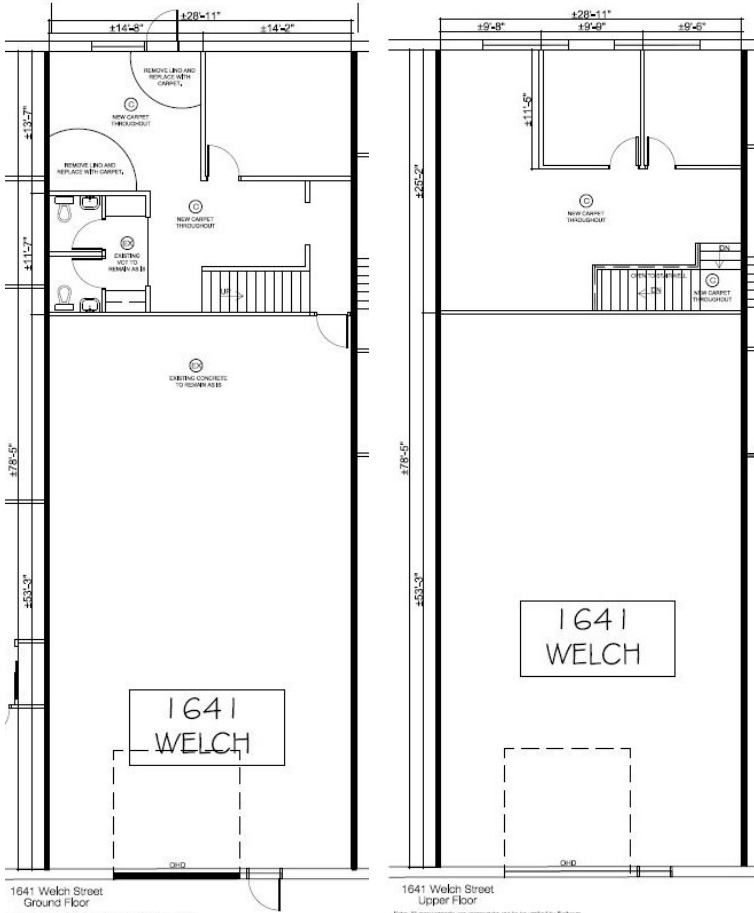
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1641 Welch Street

2,335 square feet

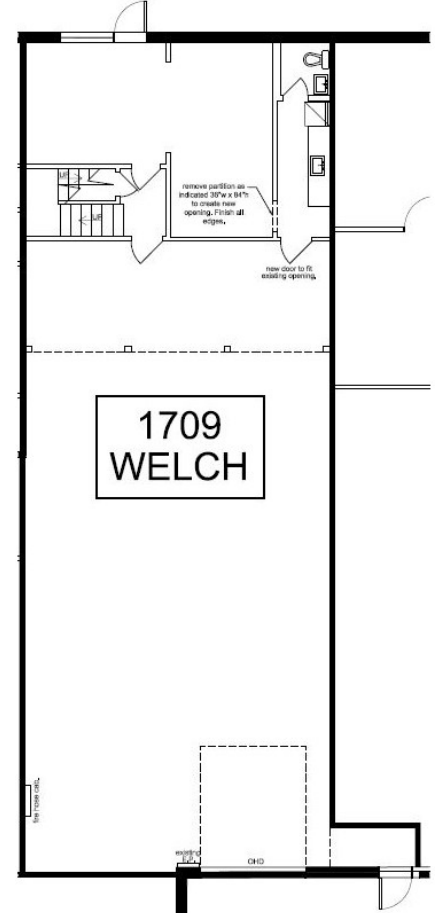


Ground Floor

Second Floor

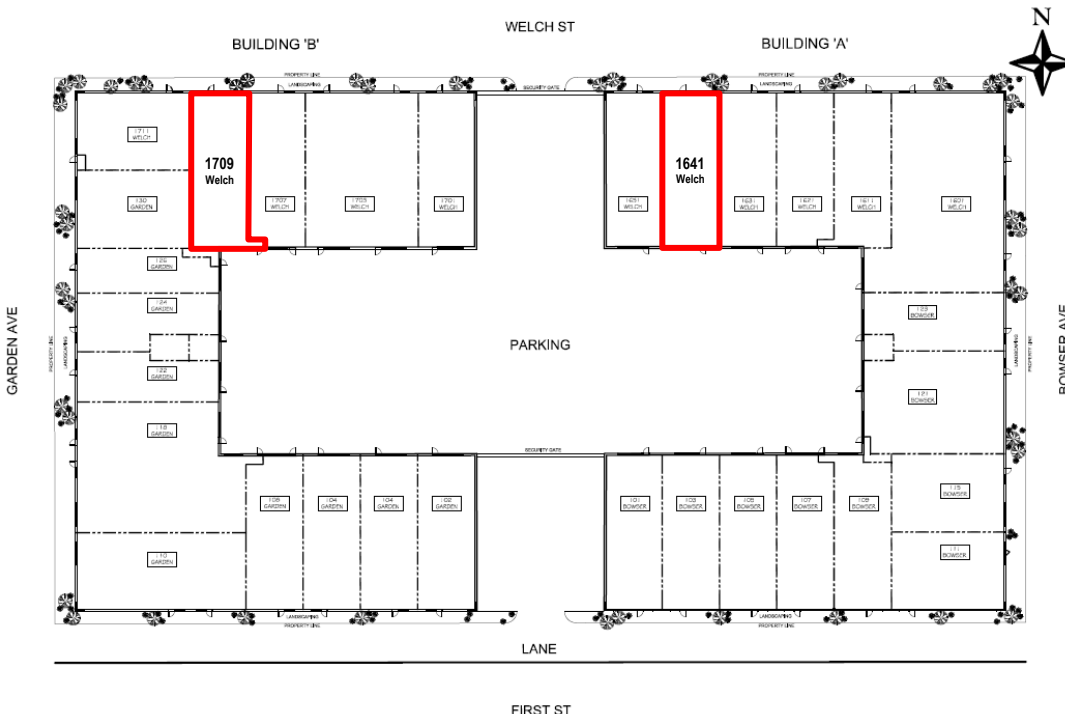
1709 Welch Street

2,369 square feet



Ground Floor
+ BONUS second floor office

1601-1723 Welch Street



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