

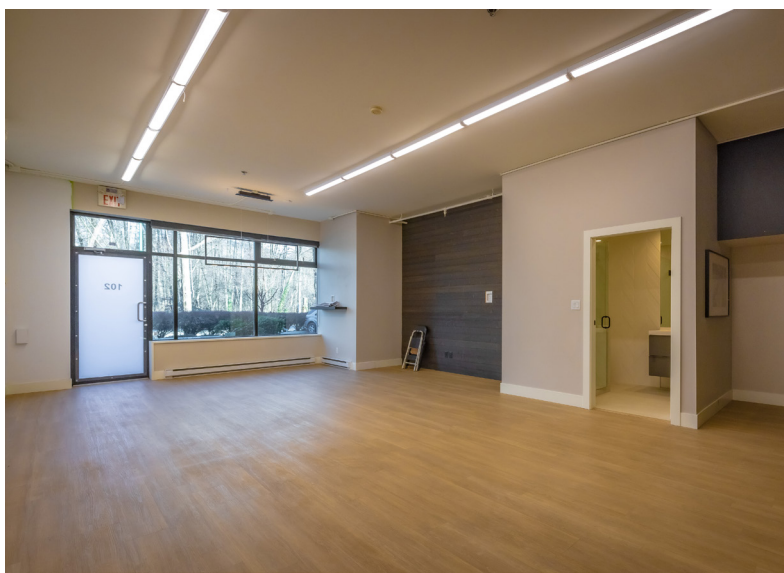


FOR LEASE

UNIT 102

1075 WEST 1<sup>ST</sup> STREET

NORTH VANCOUVER, BC



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# FOR LEASE

## UNIT 102

# 1075 WEST 1<sup>ST</sup> STREET

NORTH VANCOUVER, BC

### LOCATION

Centrally located on West 1st Street, just east of Pemberton Avenue, the property is easily accessible from all points on the North Shore.

### AVAILABLE AREA

Office	670 SF
Warehouse	680 SF
<b>Total</b>	<b>1,350 SF</b>

### ZONING

Comprehensive Development Zone 40 (CD40)

### PARKING

3 designated parking stalls

- Attractively landscaped
- Concrete tilt-up construction
- Fully sprinklered
- $\pm$  10' ceilings
- Grade level loading door

### ASKING BASE RENT

\$27 PSF

### ADDITIONAL RENT

\$12.50 PSF

### AVAILABILITY

IMMEDIATE



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