



FOR LEASE

1000 3RD STREET WEST

NORTH VANCOUVER

2,148 SF - 7,526 SF



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1000 3RD STREET WEST

NORTH VANCOUVER, BC

BUILDING OVERVIEW

The subject property is strategically located just off Pemberton Avenue in one of North Vancouver's vibrant commercial districts. This well-maintained, three-storey corner property features very efficient office floorplates that are fully air-conditioned with ample onsite parking. With prominent street frontage and flexible zoning, the building is ideally suited for a wide range of different types of office users that has excellent connectivity to Marine Drive, transit routes, and downtown Vancouver.

FULL **3RD FLOOR**
5,378 SF

2ND **FLOOR**
2,148 SF

ZONING

CD9 - Comprehensive Development Zone 9

ASKING RENT

Please Contact Agent

ADDITIONAL RENT

\$21.06 PSF/PA (2025 Estimate)

PARKING

Available

AVAILABILITY

Full Third Floor: 20 Days' Notice

Second Floor: Immediate



BUILDING HIGHLIGHTS

- Flooded with natural light
- Air-conditioned offices
- Steps away from Lower MacKay Creek Park, Capilano Mall, and the Harbourside Waterfront
- Excellent proximity to Marine Drive, transit, and downtown Vancouver

BUILDING AMENITIES

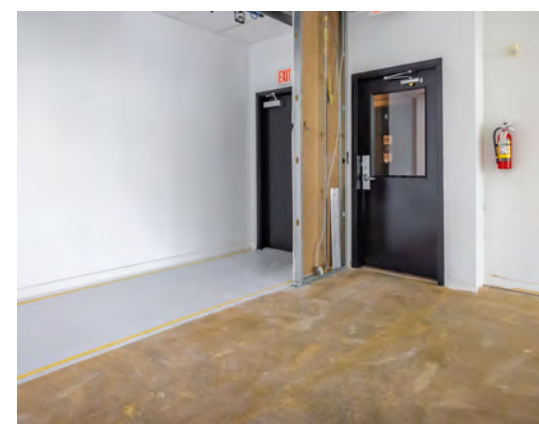
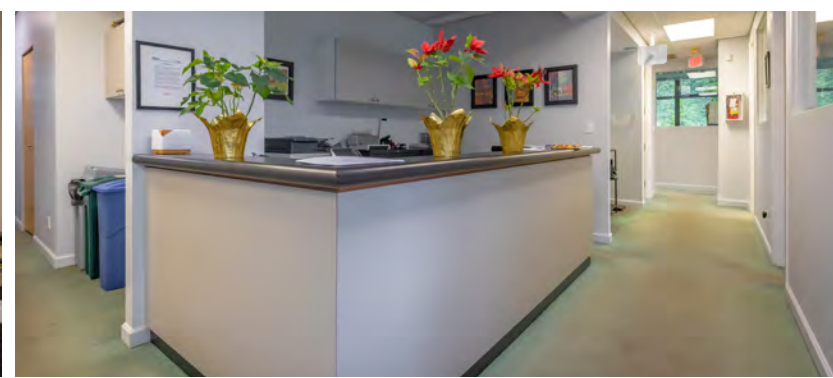
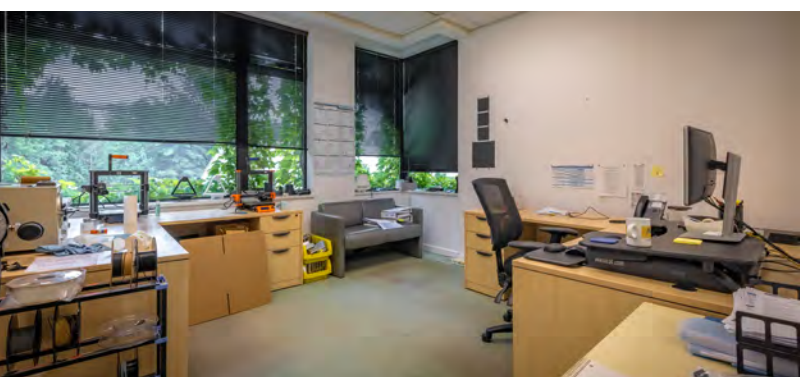
- Storage lockers on ground floor
- Professionally managed and maintained
- Secured gated surface parking
- Walking distance to Capilano Mall and Harbourside Business Park

SPACE FEATURES

- Efficient layout with a balance of open plan area and private offices
- Very bright natural light throughout all work areas
- Elevator serviced
- Secure building access



1000 3RD STREET WEST
NORTH VANCOUVER, BC



THIRD FLOOR

SECOND FLOOR



**DOWNTOWN
VANCOUVER**

**PORT OF
VANCOUVER**

VANCOUVER HARBOUR

SEABUS

Lonsdale
Quay Market

Northshore
Auto Mall

Harbourside
Business Park

Capilano
Business Park

Advanced Self Storage
North Vancouver

Capilano Mall

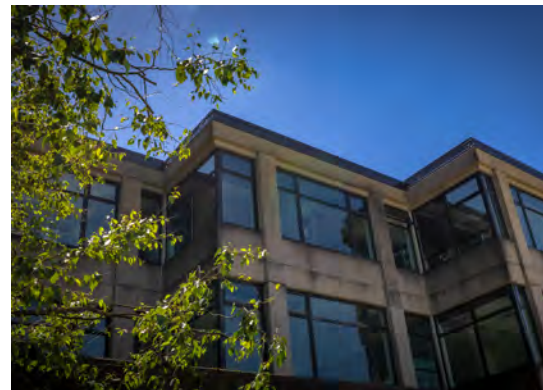
North Vancouver
Tennis Centre

**LOWER MACKAY
CREEK PARK**

LLOYD AVE.

FOR LEASE

1000 3RD STREET WEST



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