

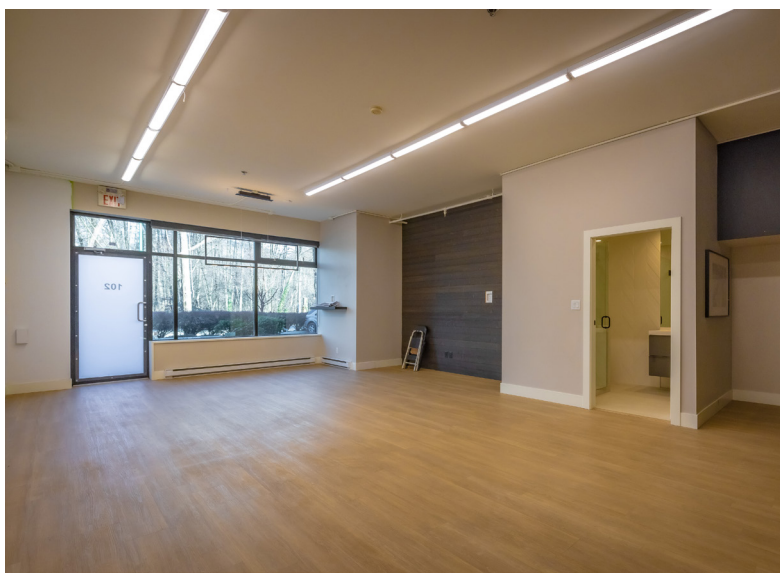


FOR SUBLEASE

UNIT 102

1075 WEST 1ST STREET

NORTH VANCOUVER, BC



Brandon Buziol

Senior Associate
Commercial Sales and Leasing
+1 604 640 5883
brandon.buziol@cushwake.com

700 West Georgia Street
Suite 1200 Vancouver, BC V7Y 1A1
+1 604 683 3111
cushmanwakefield.com

LOCATION

The Creekside Corporation Centre offers a strategic west-side Lower Lonsdale location just one block east of Pemberton Avenue - central to the North Shore's key traffic flows and minutes from Lonsdale Quay's SeaBus terminal. Positioned on the south side of West 1st Street, this flex strata unit benefits from high exposure, excellent accessibility, and proximity to a mix of tenants in the corridor.

BUILDING FEATURES

- Attractively landscaped
- Concrete tilt-up construction
- Fully sprinklered
- $\pm 10'$ ceilings
- Grade level loading door
- Two 3-piece washrooms
- Kitchenette with modern appliances

AVAILABLE AREA

Office	675 SF
Warehouse	680 SF
Total	1,355 SF

ZONING

Comprehensive Development Zone 40 (CD40)

PARKING

3 designated parking stalls

ASKING BASE RENT

\$27.00 PSF

ADDITIONAL RENT

\$13.88 PSF

SUBLEASE EXPIRY

August 31st, 2026*

**Landlord would consider new Head Lease*

AVAILABILITY

Immediate



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