

**For Lease**

**2ND FLOOR #8**

**801 WEST 1ST STREET**

NORTH VANCOUVER, BC V7H 0A6



# THE OPPORTUNITY

Unique opportunity to lease this second floor office space in a highly sought-after location, combining modern functionality with proximity to the waterfront, transit, and local amenities. Perfect for businesses looking to elevate their presence in a dynamic and growing commercial hub.

## LOCATION

Located at 801 West 1st Street, this second floor office space offers exceptional access to the vibrant Lower Lonsdale district, major transit routes, and the North Shore waterfront. A prime location for companies seeking visibility, convenience, and connection in a thriving business community.

## PROPERTY HIGHLIGHTS



ATTRACTIVELY LANDSCAPED BUILDING



CONCRETE TILT-UP CONSTRUCTION



EFFICIENT FLOOR PLAN



AMPLE NATURAL LIGHT



VISITOR PARKING

AVAILABLE AREA

986 SF

ZONING

M-5

ASKING BASIC RENT

\$22.00 PSF

ADDITIONAL RENT (2025)

\$9.38 PSF

PARKING

2 Reserved  
Parking Stalls

AVAILABILITY

Immediate







For more information, please contact:

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