

**AVISON
YOUNG**

 **BGO**

For Lease

Capilano Business Park

930 West 1st Street, 980 West 1st Street,
& 949 West 3rd Street
North Vancouver, BC



Office and light industrial units for lease in
the North Shore's premium business park

Ian Whitchelo*, Principal

604 647 5095

ian.whitchelo@avisonyoung.com

*Ian Whitchelo Personal Real Estate Corporation

Rory Thies, Associate

604 243 9591

rory.thies@avisonyoung.com



Opportunity

Opportunity to lease office, showroom and light industrial units in one of the North Shore's premier business parks. Professionally managed by BentallGreenOak.

Location

Capilano Business Park is strategically located directly south of the popular shopping destination, Capilano Mall, and immediately north of the North Shore Auto Mall. This three-phase flex development is one of North Vancouver's premier business parks, providing almost 300,000 sf of office, showroom and warehouse space for businesses of the North Shore.

This destination creates a unique opportunity for businesses to be located in a business park setting, while still being within walking distance of numerous shops, services, and amenities.

Zoning

CD418: This Comprehensive Development Zone is based on the M-3 Zoning bylaw and will accommodate a wide range of mixed employment type uses, such as Industrial Business Park uses, Service Commercial uses and some Accessory Retail Services.

Property highlights

- Approximately 8' 6" ceilings in office/showroom areas
- 21' ceilings in warehouse areas
- One parking stall per 670 sf
- HVAC in the office areas
- Professionally managed
- Grade level loading

Area highlights

- Close to Capilano Mall Shopping Centre
- Walking trails nearby
- Well serviced by public transit
- Business Park setting
- Amenity rich area

Available units

980 WEST 1ST STREET (PHASE I)

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2026 EST.)	AVAILABILITY
207 (Office)	1,331 sf	\$19.00 psf	\$11.24 psf	Immediate
208A (Office)	1,420 sf	\$19.00 psf	\$11.24 psf	Immediate

**Units 207 & 208A can be combined for a total of 2,751 sf*

930 WEST 1ST STREET (PHASE II)

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2026 EST.)	AVAILABILITY
202 (Office)	2,131 sf	\$19.00 psf	\$12.07 psf	Immediate
223 (Office)	2,011 sf	\$19.00 psf	\$12.07 psf	Immediate

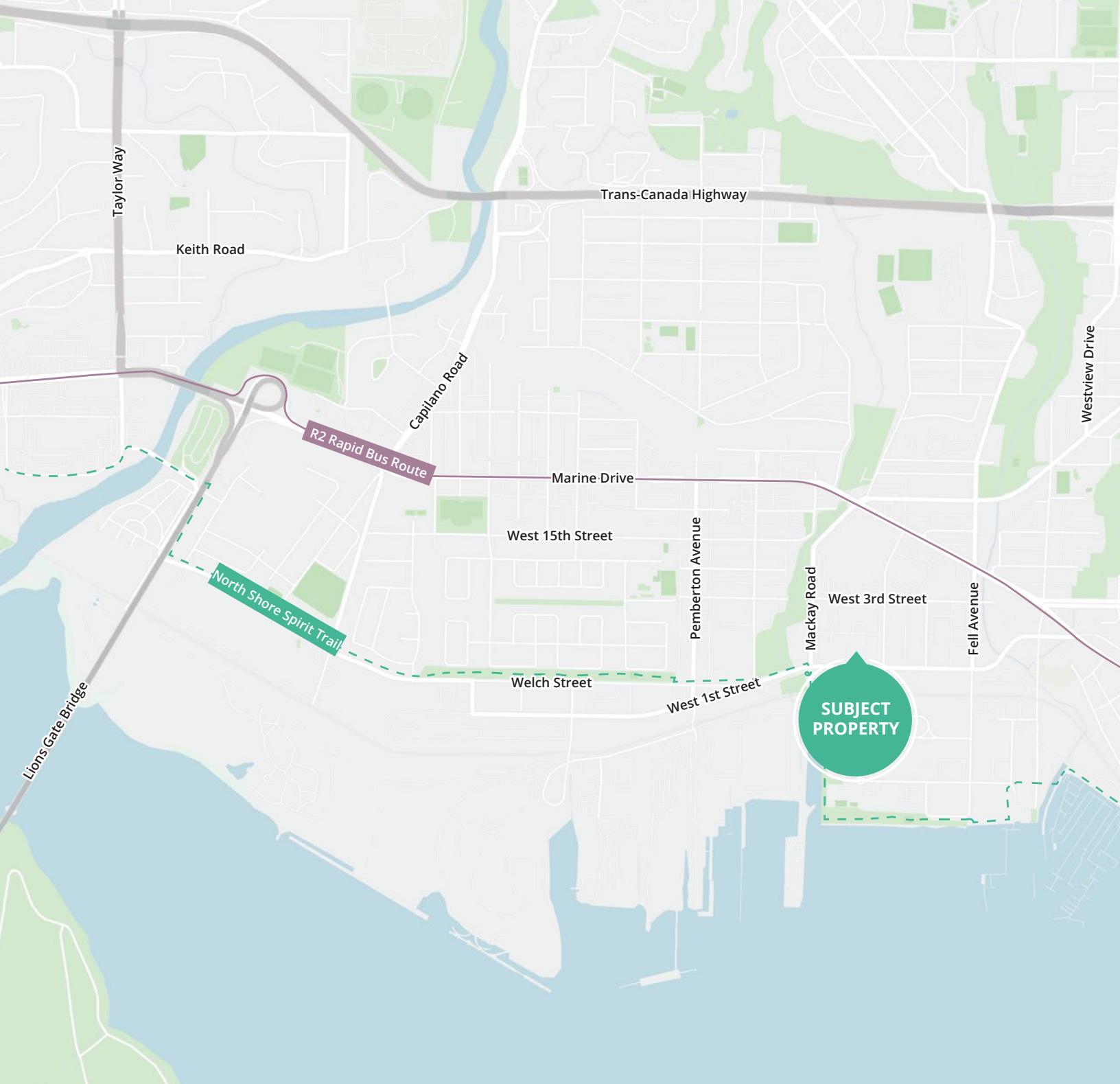
949 WEST 3RD STREET (PHASE III)

SUITE	UNIT SIZE	LEASE RATE	OPERATING COSTS AND TAXES (2026 EST.)	AVAILABILITY
113 (Industrial)	2,512 sf	\$22.00 psf	\$10.98 psf	Immediate
218 (Office)	2,370 sf	\$19.00 psf	\$10.98 psf	Immediate

Virtual tours

SUITE 218 949 WEST 3RD STREET

SUITE 207 980 WEST 1ST STREET



Contact for more information

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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