



# For Lease

**402 - 106 West 1<sup>st</sup> Street**

North Vancouver

651 sq.ft. 4th floor office space

**BABYCH** GROUP  
COMMERCIAL

402 - 106 West 1<sup>st</sup> Street  
North Vancouver

Office Space | For Lease

## Opportunity

This building is located just off Lonsdale Avenue. Lower Lonsdale is in close proximity to the Shipyards district and Seabus Terminal. Amenities nearby include excellent access to public transportation, many different bank branches, and an abundance of excellent restaurants and other food options along Lonsdale and in the Shipyards District.

## Property Details

**Size:**  
651 sq.ft.

**Zoning:**  
LL-2

**Basic Rent:**  
\$19.50 per sq.ft.

**Additional Rent:**  
\$10.97 per sq.ft.

**Parking:**  
Ample Street Parking

## Unit Features

- 4<sup>th</sup> floor walk up
- Prime location in Lower Lonsdale
- Air conditioning
- Ready to move in
- Reception area
- Kitchenette
- Abundance of natural light



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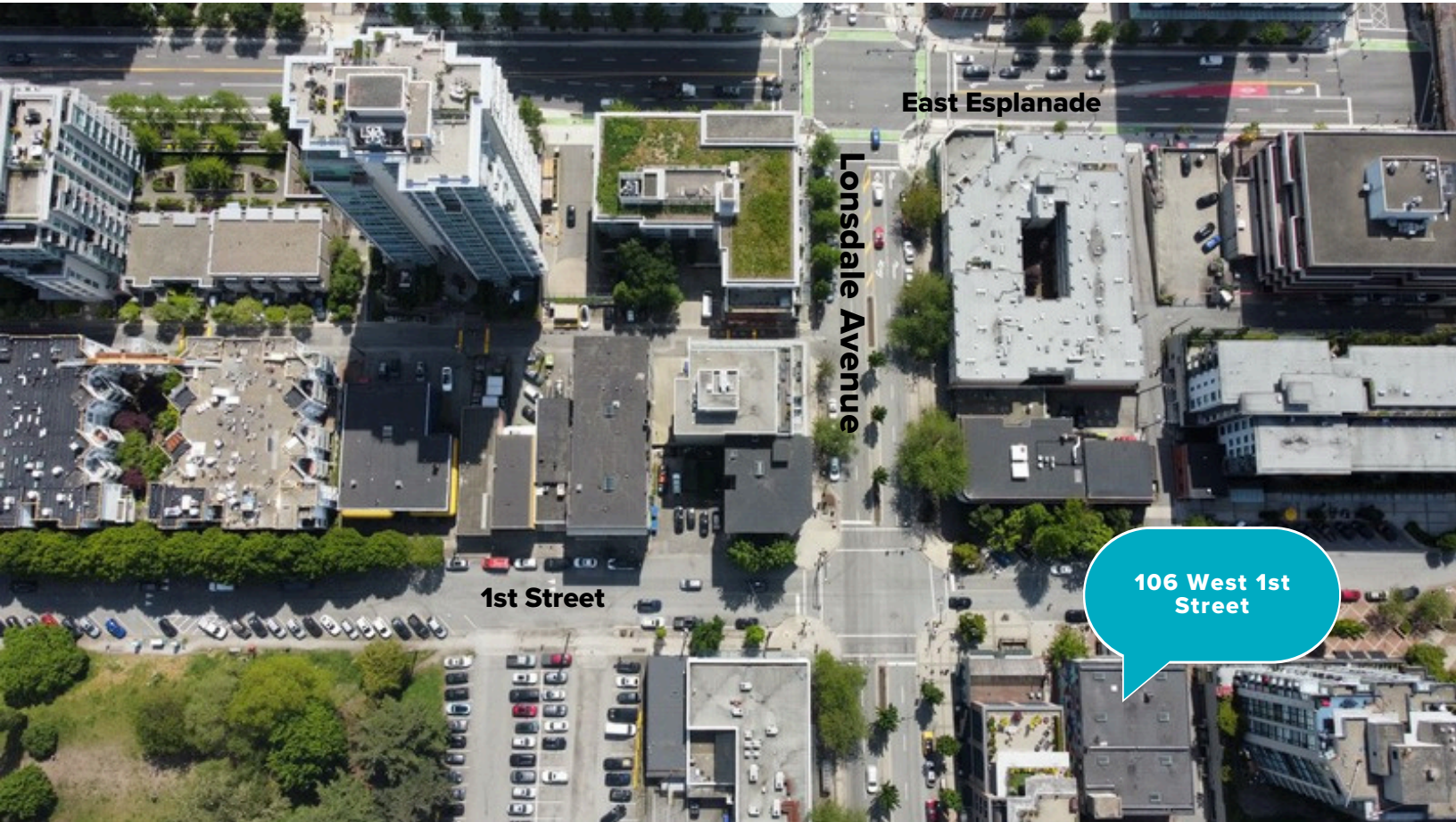
Retail Space | For Lease

## Nearby Amenities

- Waterfont Park
- Lonsdale Quay
- The Shipyards
- Seabus Terminal
- Brewery District
- Tap & Barrel
- Joey's Shipyards
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Scotiabank



## Location



## Contact Agents

### Ross Forman

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