

**AVISON
YOUNG**

For Lease

**254 East 1st Street
North Vancouver, BC**



Ground floor commercial/industrial space
in Lower Lonsdale's Brewery District

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FOR LEASE

254 East 1st Street
North Vancouver, BC



Location

The Subject Property is centrally located on the north side of East 1st Street, between St. Georges and St. Andrews Avenue in North Vancouver's thriving Lower Lonsdale neighbourhood. 254 East 1st Street is within walking distance from the Lonsdale Quay Market and Shipyards District, which offer an array of restaurants, services, shopping and more. The location also benefits from various transportation options including many bus stops in the area and its walkable proximity to the Lonsdale Quay SeaBus Terminal which connects North Vancouver to downtown Vancouver and Waterfront Station (SkyTrain routes) in just 12 minutes.

Property summary

AVAILABLE AREA

1,382 sf

BASIC RENT

Contact listing agents

OPERATING COSTS & TAXES

\$13.00 psf/annum (2025 estimate)

ZONING

M-4 (Industrial Commercial)

AVAILABILITY

Immediate

Property highlights



Primarily open area



Private washroom and kitchenette



Frontage along East 1st Street

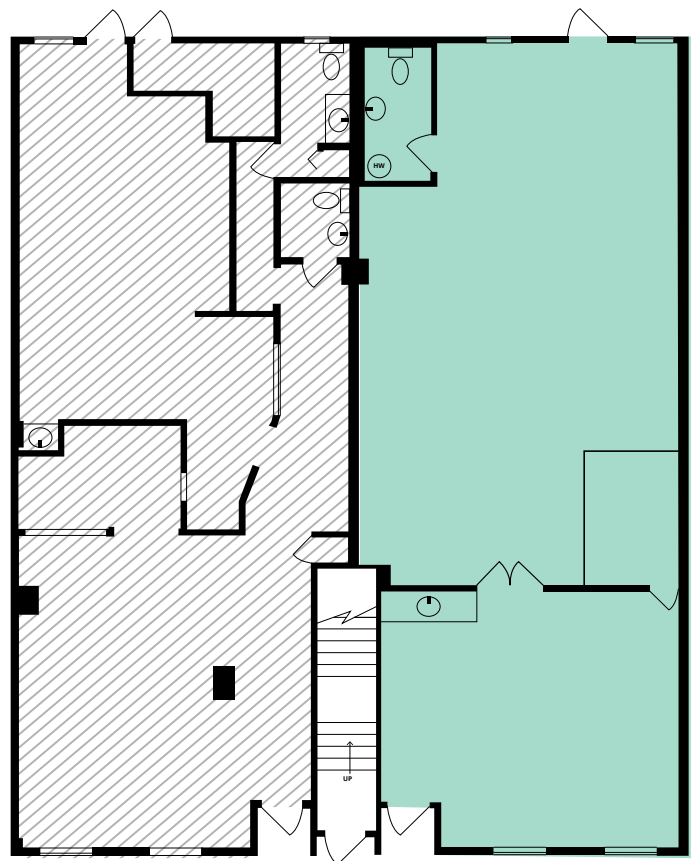


Proximity to Lonsdale Avenue



Flexible zoning permits a variety of industrial, office, recreation, fitness, and accessory retail uses

Floorplan



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

avisonyoung.ca

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