

239–241 East 1st Street | North Vancouver, BC

FOR LEASE | Up to 9,600 SF Commercial / Industrial Space

The building is located lower Lonsdale in the City of North Vancouver, on the south side of East 1st Street, between St. Andrews Avenue and St. Georges Avenue. The location is minutes from Lonsdale Quay, seabus and amenities. The Second Narrows Bridge and Highway 1 are easily accessible via the Low Level Road and Marine Drive.

239–241 East 1st Street

North Vancouver, BC



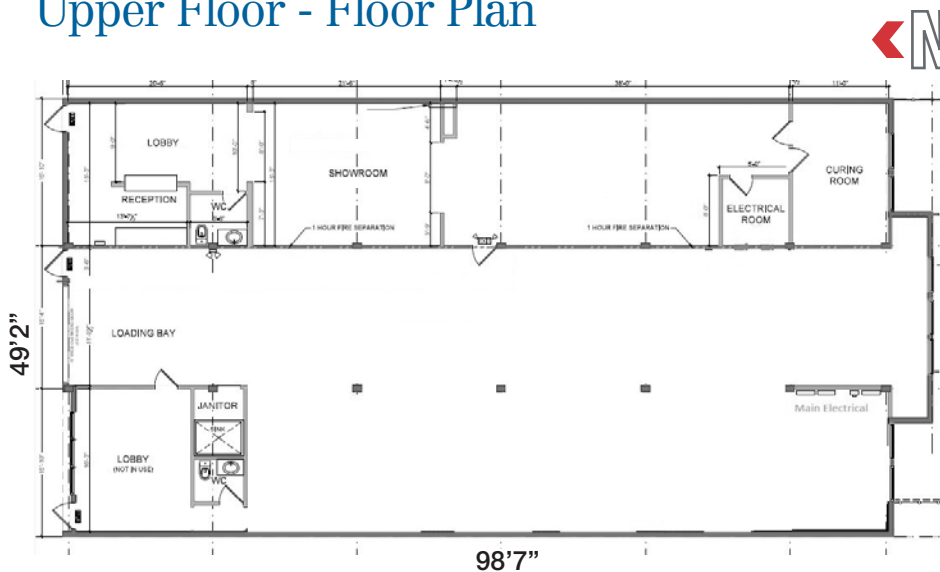
Upper Floor Features

- ▶ 12' clear ceiling height
- ▶ 2 washrooms
- ▶ Store front entrance
- ▶ Views of Burrard Inlet and Downtown Vancouver
- ▶ 1 grade loading doors

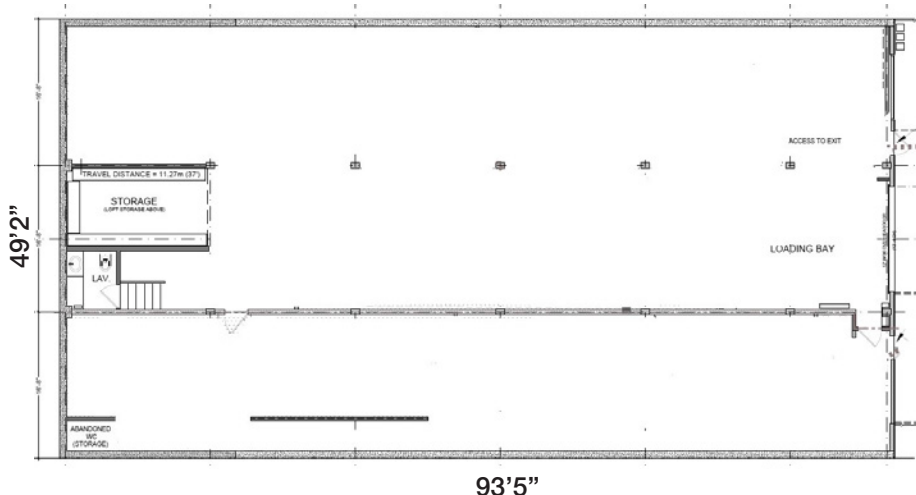
Lower Floor Features

- ▶ 13.5' clear ceiling height
- ▶ 1 grade loading door facing lane

Upper Floor - Floor Plan



Lower Floor - Floor Plan



Property Details

Size

Upper Floor	4,925 SF
Lower Floor	4,675 SF
Total	9,600 SF

Zoning

M-4 Industrial

Parking

6 fenced-in secure parking stalls at the rear + front parking in the front loading area

Lease Rate

\$19.00/SF per annum

Operating Costs & Property Taxes (2026)

\$7.90/SF per annum

Availability

Immediate

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 LONSDALE QUAY
SEABUS TERMINAL

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E 1ST ST

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