

1,963 SF Second Floor Walk Up Office Space for Lease

1355 Main Street, North Vancouver



Gordon Kleaman

Personal Real Estate Corporation
REALTOR®
604.779.6644
gkleaman@gmail.com

Shaun Sangha

REALTOR®
RESI:COMM Real Estate Group
604.803.5000
shaun.resicomm@gmail.com

Ingrid Bakke

REALTOR®
RESI:COMM Real Estate Group
604.729.5731
ingridbakke.realestate@gmail.com



FOR LEASE

1355 Main Street, North Vancouver

PROPERTY DETAILS

PID	LEGAL DESCRIPTION	SPACE FOR LEASE	ADDITIONAL RENT	ZONING
008-424-373	LOT 6, BLOCK G, PLAN VAP12580, DISTRICT LOT 204, GROUP 1, NEW WESTMINSTER LAND DISTRICT	Total (Top Floor): 1,963 SF AVAILABILITY Immediate	\$10.39 PSF (2026 est.) ASKING RENT \$18.00 PSF	I3 (Light Industrial Zoning)



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An opportunity to lease 1,963 SF of professionally improved office space in the heart of Lower Lonsdale. Situated on the second floor, the premises offer an efficient blend of open workspace, private offices, meeting areas, and staff amenities, making it an ideal solution for a wide range of professional, administrative, medical, technology, creative, and service-based businesses.

Designed to support modern office operations, the space features a flexible floor plan with three private offices, expansive open work areas, abundant natural light, updated LED lighting, a kitchenette, and dedicated washroom facilities. The efficient layout can easily accommodate collaborative workspaces, executive offices, meeting rooms, or client-facing operations, allowing tenants to tailor the premises to their specific business needs.

Ideally positioned along Main Street in the vibrant Lower Lonsdale district, the property benefits from excellent visibility, convenient accessibility, and close proximity to public transit, the SeaBus, Highway 1, and Downtown Vancouver. Surrounded by an established mix of professional offices, retailers, restaurants, breweries, and everyday amenities, the location provides an outstanding business environment for employees and clients alike.

This is an excellent opportunity to establish your business in one of North Vancouver's most sought-after commercial districts, offering a functional office environment in a highly connected and rapidly evolving neighbourhood.

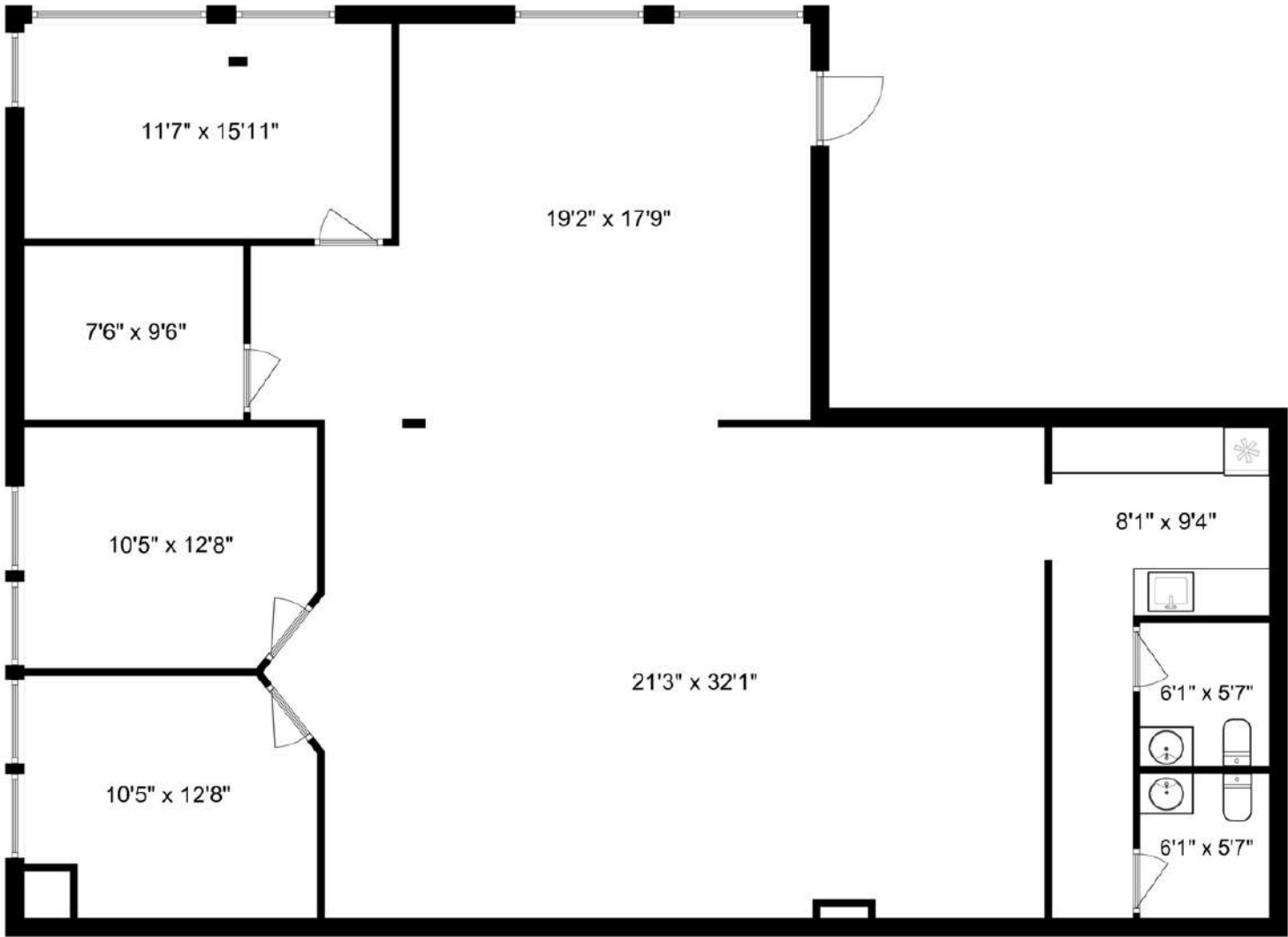


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FLOORPLAN



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LOCATION

Positioned in the heart of North Vancouver's vibrant commercial core, 1355 Main Street offers an exceptional opportunity to establish a business in one of the North Shore's busiest and most desirable retail corridors. Located along Main Street, just steps from East Keith Road and minutes from Highway 1, the property enjoys outstanding visibility, convenient accessibility, and a strong mix of local and destination traffic throughout the day.

The surrounding area is home to a dynamic blend of retail, professional offices, medical services, restaurants, cafés, fitness studios, and neighbourhood-serving businesses. Supported by a dense residential population, nearby employment centres, and continued mixed-use residential development, the area generates consistent foot traffic and a loyal local customer base. This established commercial district has become a destination for both residents and visitors seeking shopping, dining, and professional services on the North Shore.

Strategically located just minutes from Lonsdale Avenue, Park & Tilford, and the Second Narrows Bridge, the property offers excellent connectivity to Downtown Vancouver, West Vancouver, Burnaby, and the broader Lower Mainland. Frequent public transit along Main Street and nearby arterial routes provide convenient access for employees and customers alike.

As North Vancouver continues to experience sustained residential growth and commercial investment, demand for well-located commercial space remains exceptionally strong. Combining a central location, excellent exposure, and outstanding regional accessibility, 1355 Main Street presents an ideal opportunity for businesses seeking to establish themselves within one of Metro Vancouver's most desirable commercial markets.



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SURROUNDING AMENITIES

Dining & Cafés

- Starbucks
- Tim Hortons
- JJ Bean Coffee Roasters
- Sushi Town
- Numerous independent cafés and restaurants along Main Street and Lonsdale Avenue

Retail & Services

- Park & Tilford Shops & Garden
- Save-On-Foods
- Shoppers Drug Mart
- Canadian Tire
- Dollarama
- RBC Royal Bank
- TD Canada Trust
- BMO Bank of Montreal

Medical & Professional Services

- North Shore Medical Group
- Multiple dental, physiotherapy, and chiropractic clinics
- LifeLabs
- Pharmacy services
- Legal, accounting, and financial offices nearby

Community & Recreation

- Park & Tilford Gardens
- Bridgman Park
- Moodyville Park
- Ron Andrews Community Recreation Centre
- Maplewood Farm
- Seymour Golf & Country Club

Transit & Connectivity

- Frequent bus service along Main Street
- Minutes to Highway 1 and the Second Narrows Bridge
- Quick access to Lonsdale Avenue and Lower Lonsdale
- Convenient connections to Downtown Vancouver, Burnaby, and West Vancouver
- Well-connected cycling routes throughout the North Shore

