

**AVISON
YOUNG**

For Lease

**1277 Lynn Valley Road
North Vancouver, BC**



Ground floor retail opportunity

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

PROPERTY SUMMARY

AVAILABLE AREA

Unit 193: 1,460 sf

LEASE RATE

Please contact listing agents

ADDITIONAL RENT (2026 ESTIMATE)

\$24.05 per square foot per annum

AVAILABILITY

November 1, 2026

Location

Lynn Valley Village is located at the intersection of Lynn Valley Road and Mountain Highway. The Village is the focal point of this vibrant Lynn Valley community and caters to the growing residential, professional and recreational market requirements.

- Home to the architecturally stunning Lynn Valley Public Library
- Vibrant community plaza hosting concerts, events and seasonal displays
- Prime exposure along Lynn Valley Road, with average daily traffic volumes exceeding 22,250 vehicles
- Adjacent to Lynn Valley Mall
- Only 16 minutes to Downtown Vancouver and well served by public transportation
- Demographically appealing area
- Residents with active lifestyles

Building design

Constructed in 2007 and designed by award winning architects Henriquez & Partners, Lynn Valley Village incorporates concrete, cedar, copper, and ample glazing into an attractive and contemporary west coast design providing enviable curb appeal.

Lynn Valley Village features a diverse mix of 27 retail and office tenants, creating a vibrant and dynamic commercial environment.

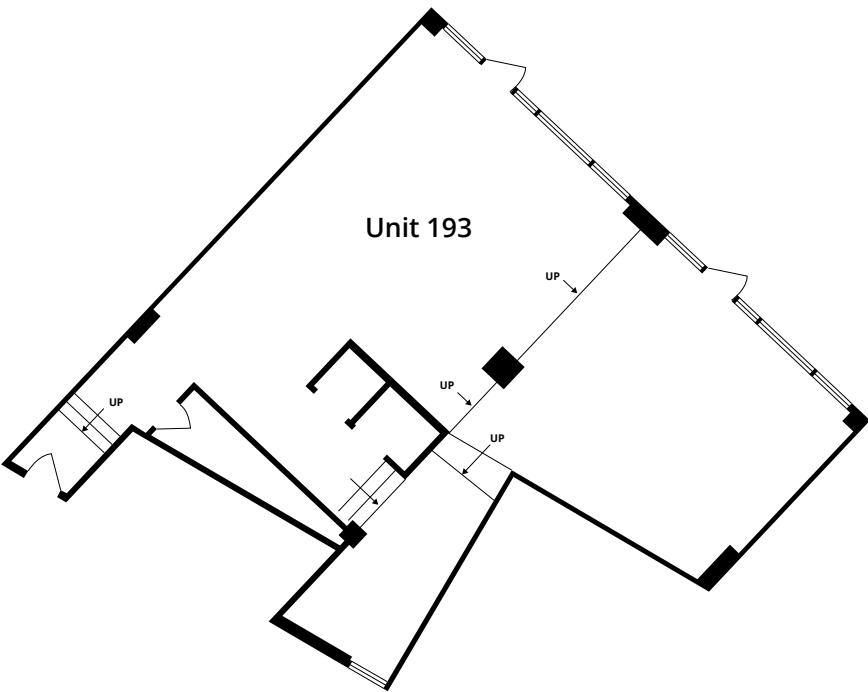
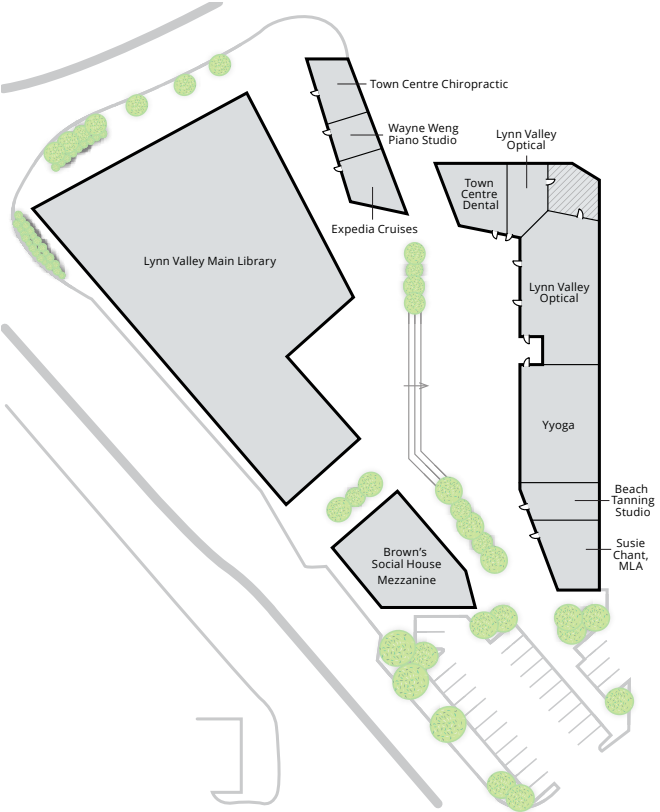
- Efficient unit layouts
- Flexible CD-42 zoning
- Ample underground parking
- Prominent signage opportunities
- Professionally managed
- Anchored by the Lynn Valley Library, Browns Socialhouse and YYoga

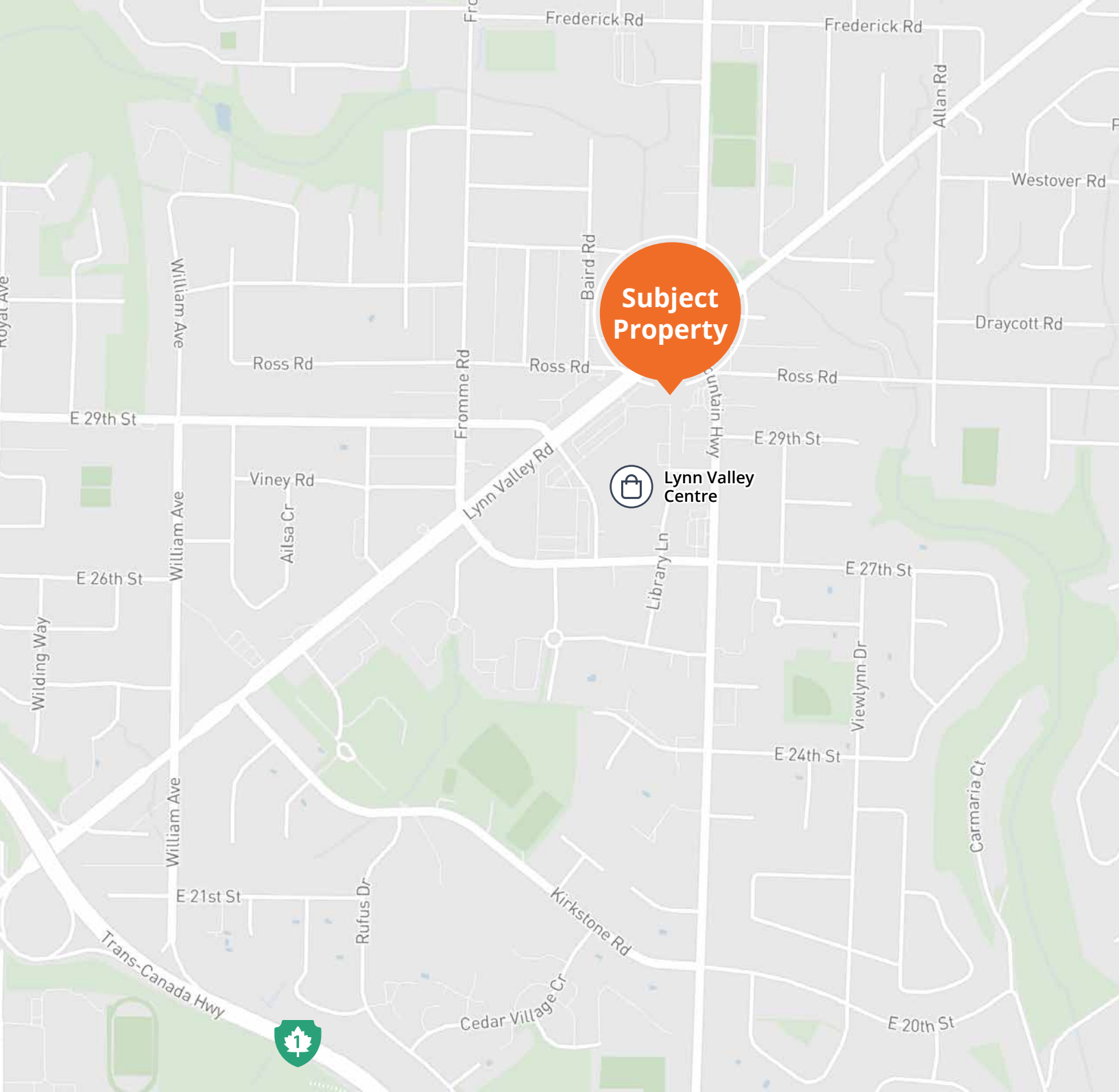
Site plan

FIRST FLOOR



SECOND FLOOR





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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