

For Lease

1233 & 1277 Lynn Valley Road

North Vancouver, BC

New retail opportunities at Lynn Valley Village



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**AVISON
YOUNG**



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Property details

AVAILABLE OPPORTUNITIES

Unit	Size	Available
151/155	2,472 sf	July 1, 2023
143	2,250 sf	Immediately

ADDITIONAL RENT (2022 ESTIMATE)

151/155	\$18.61 psf per annum
143	\$19.41 psf per annum

ASKING LEASE RATE

Please contact listing agents

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 40,000 sf Lynn Valley Public Library
- 12,000 sf central community plaza for public events and 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 incorporates sustainable development practices, befitting the range of a complementary mix of lifestyle-oriented tenants. Additional benefits include:

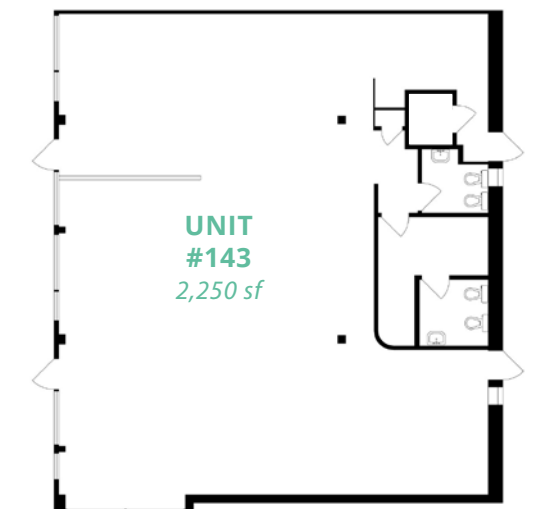
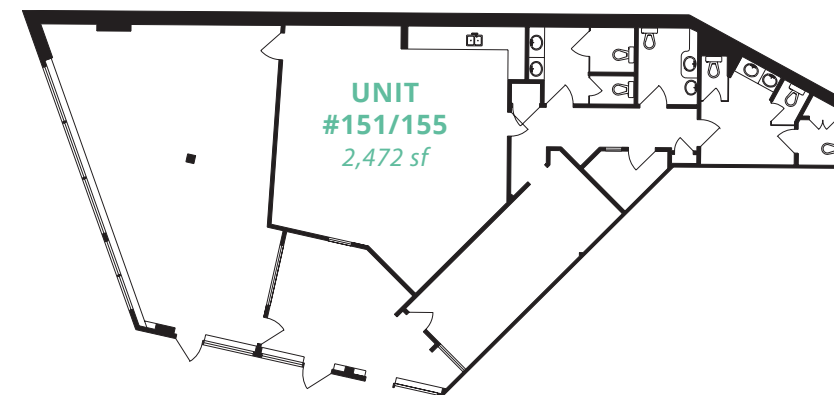
- Efficient unit layouts
- Flexible CD-42 zoning
- Ample underground parking
- Prominent signage opportunities
- Professionally managed
- Anchored by the Lynn Valley Library, Browns Socialhouse, YYoga and Vancity

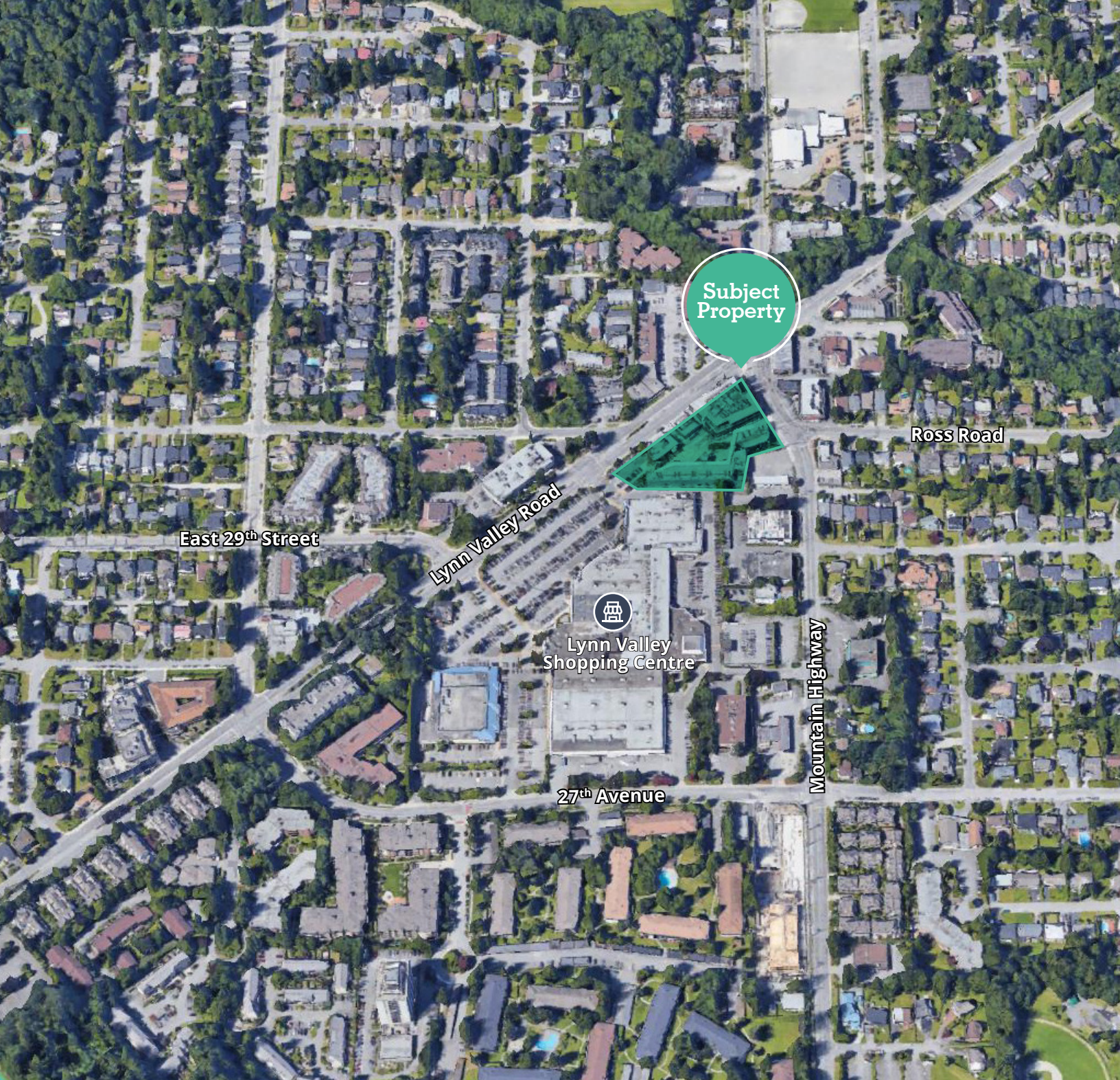
Site and floor plans

SECOND FLOOR



FIRST FLOOR





Contact us for more information

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