



FOR LEASE

2,437 sf High Exposure Retail Unit

103 & 104, 1171 Marine Drive, North Vancouver

BABYCH GROUP
REALTY

formanpilkington.com

High Exposure Retail Unit for Lease

103 & 104, 1171 Marine Drive
North Vancouver

Building Size

2,437 sf

Basic Rent

\$48.00 per sf

Additional Rent

\$14.21 per sf

Zoning

C9 (Commercial)

Parking

Parking at the rear

Availability

Available December 31st, 2026

Opportunity

An exceptional opportunity to lease a high-exposure 2,437 sf retail unit at The Drive One on Marine Drive in North Vancouver, an Onni development well suited for a variety of retail and service commercial uses.

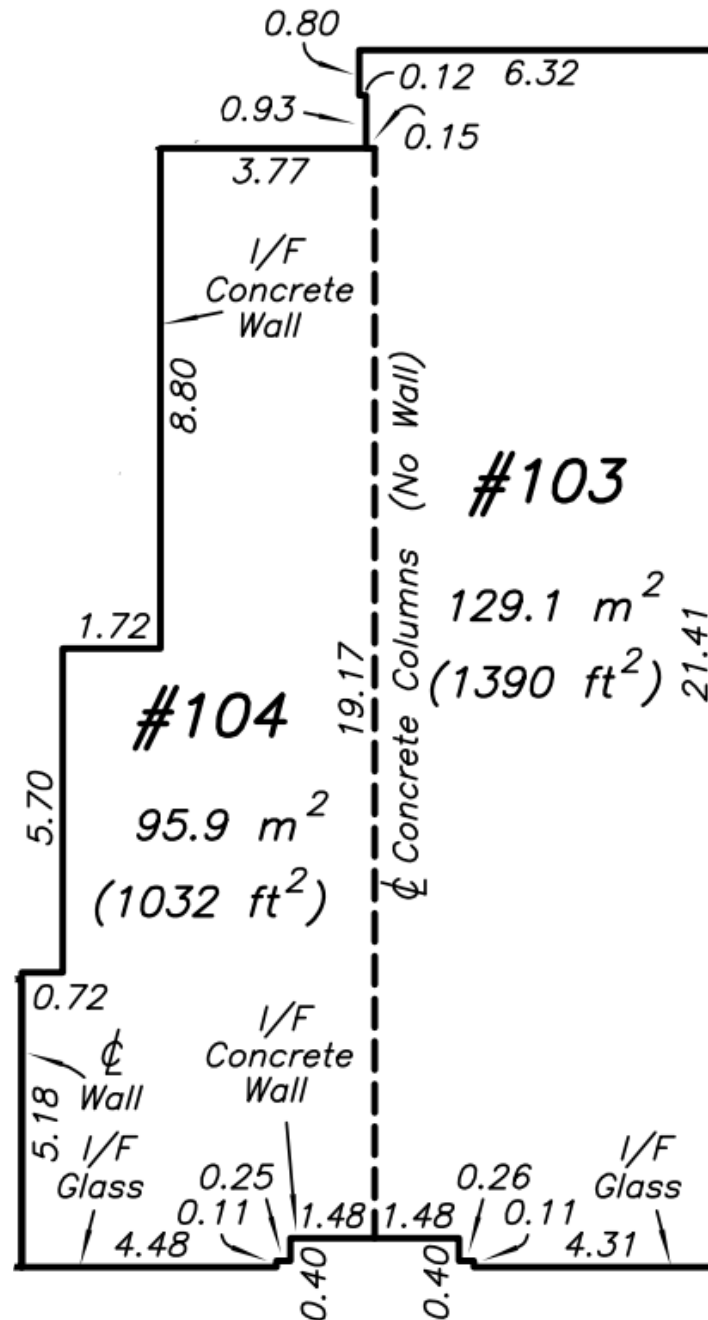
Location

Situated at The Drive One on Marine Drive between Pemberton Avenue and Loyd Avenue, east of the Lions Gate Bridge and central to North Vancouver, with close proximity to Pemberton Park, Pemberton Plaza, Capilano Mall, and Harbourside Business Park.

Property Highlights

- Reception area
- Washroom
- Storage room
- 5 tonne HVAC
- 200 amp power







Ross Forman

Partner | Advisor

604.837.7677

ross@formanpilkington.com

Jeff Pilkington*

Advisor

604.833.2670

jeff@formanpilkington.com



Babych Group Realty Vancouver Ltd.

201, 1 Lonsdale Avenue

North Vancouver, BC V7M 2E4

604.980.3003

formanpilkington.com

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