

**Lennard:**



For Lease: Office

1000 West 3rd Street

North Vancouver, BC

Three-Storey Corner Property Located in a Vibrant North Vancouver Commercial District

# 1000 West 3rd Street

This well-maintained property features efficient office floorplates that are fully air-conditioned with ample onsite parking. With prominent street frontage and flexible zoning, it's ideally suited for a wide range of different types of office users that has excellent connectivity to Marine Drive, transit routes, and downtown Vancouver.

## Property Information

### Highlights

- Flooded with natural light
- Air-conditioned offices
- Steps away from Lower MacKay Creek Park, Capilano Mall, and the Harbourside Waterfront
- Excellent proximity to Marine Drive, transit, and downtown Vancouver

### Amenities

- Storage lockers on ground floor
- Professionally managed and maintained
- Secured gated surface parking

### Space Features

- Efficient layout with a balance of open plan area and private offices
- Very bright natural light throughout all work areas
- Elevator serviced
- Secure building access



Available Space

Unit 201

1,815 SF

Unit 300

4,782 SF



Asking Rent

Contact Listing Agent

Additional Rent (2026 Estimate)

\$16.85 PSF



Zoning

CD9 - Comprehensive Development Zone 9



Parking

Available



Availability

Unit 201

Immediate

Unit 300

20 Days' Notice



# 1000 West 3rd Street



# Nearby Amenities

## Food & Restaurant

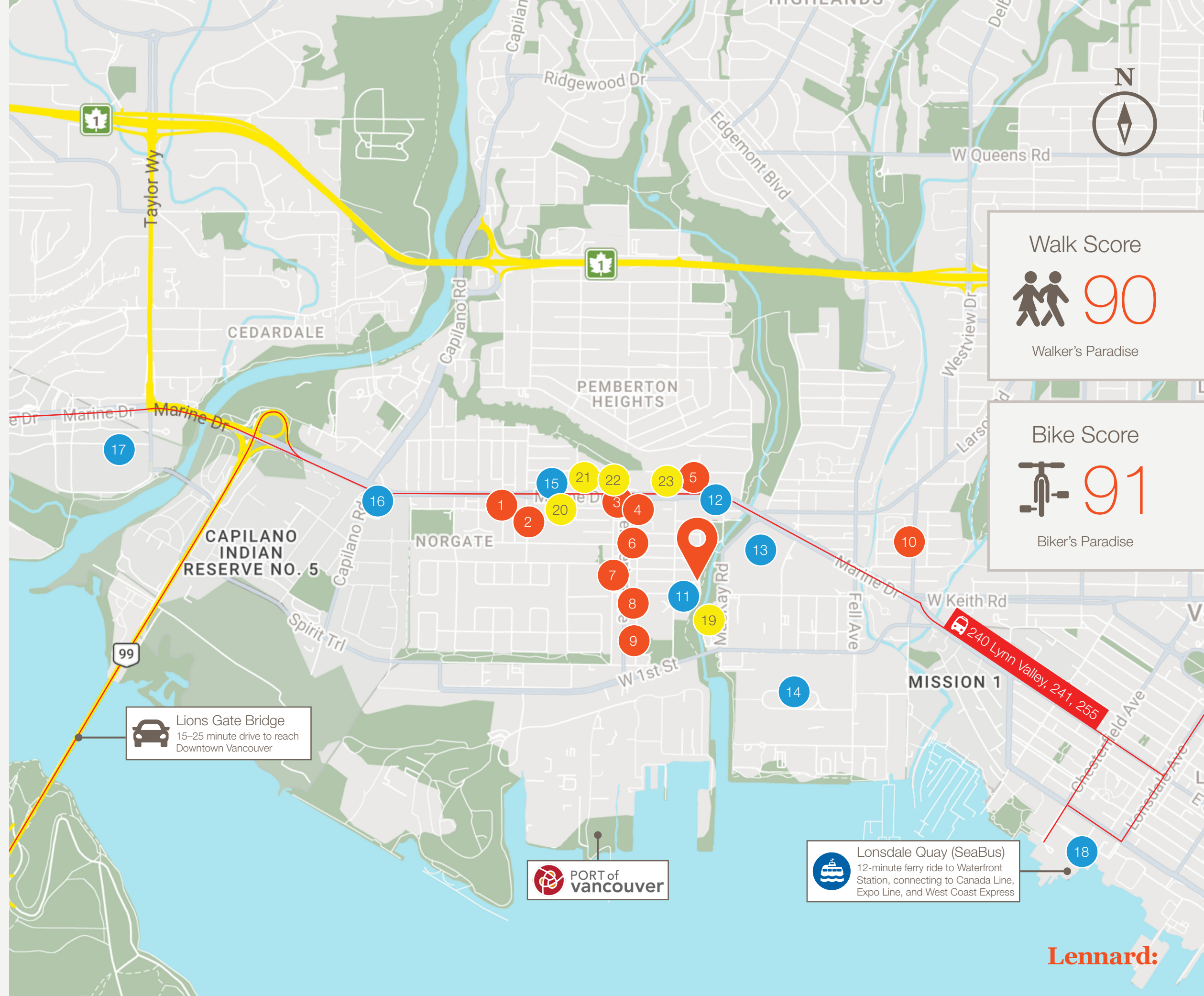
- 1 Parse Persian Restaurant
- 2 Tomahawk Restaurant
- 3 McDonald's
- 4 Cactus Club Cafe
- 5 Chelo Kitchen + Eatery
- 6 Diyar Persian Restaurant
- 7 Cornelia Fine Tacos
- 8 Gilaneh GrillHouse Restaurant
- 9 Lunch Bucket Deli
- 10 NOMAD Cafe & Bakery

## Shopping & Recreation

- 11 North Vancouver Tennis Centre
- 12 Planet Fitness
- 13 Capilano Mall
- 14 Northshore Auto Mall
- 15 Dollarama
- 16 Staples
- 17 Park Royal Shopping Centre
- 18 Lonsdale Quay Market

## Convenience

- 19 Advanced Self Storage
- 20 ICBC
- 21 Vancity
- 22 TD
- 23 BMO



# 1000 West 3rd Street

Unit 201



Unit 300



*A bright future  
for your business  
is right here.*

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