

HQ

Commercial

FOR LEASE

FLEXIBLE OFFICE SPACE

1086 W 3RD STREET
NORTH VANCOUVER



OPPORTUNITY

Positioned in a high-visibility location across from the North Vancouver Tennis Centre, this flexible-use facility benefits from excellent access to Marine Drive, public transit, and the broader North Shore network. Ideal for daycare, recreation, or other permitted uses under EZ-LI zoning, the space includes secure rear yard parking and ample street parking. Surrounded by parks and community amenities, the property offers strong appeal for service-based and community-oriented tenants.



SUMMARY

SIZE	3,500 SF
LOT	6,000 SF APPROX.
CEILING HEIGHT	18 FEET
ZONING	EZ-LI - LIGHT INDUSTRIAL
BASIC RENT	\$35.00 PSF
ADDITIONAL RENT	\$11.00 PSF

BUILDING HIGHLIGHTS

Central located with excellent street parking in the front

Close proximity to McKay Creek Park (approximately 100 feet) from the building.

10 parking stalls available in a gated and fenced yard behind the building

Front open plan office with adjacent Administrative office and room off warehouse

Two bathrooms

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