

**AVISON
YOUNG**

For Lease

Unit 101 - 1127 14th Street West
North Vancouver, BC



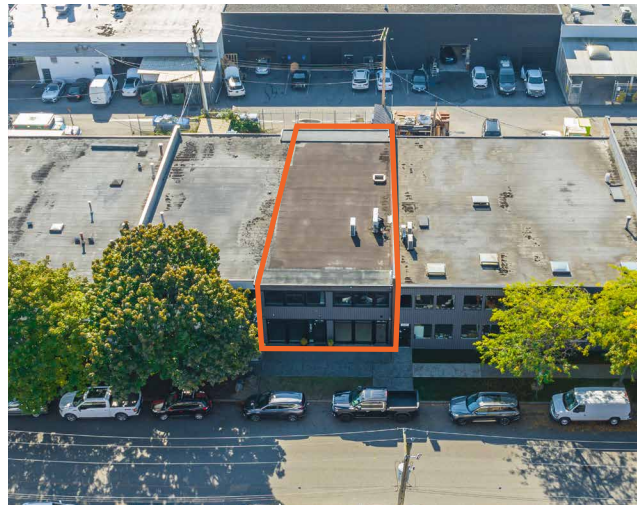
Meticulously upgraded 2,704 sf industrial strata unit with excellent street exposure in North Vancouver, ideal for industrial, office, and retail users

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For Lease

1127 14th Street West
North Vancouver BC



Property details

MUNICIPAL ADDRESS

101-1127 14th Street West, North Vancouver

LOT SIZE

4,148 sf (approximately)

LOT DIMENSIONS

34 ft x 122 ft (approximately)

UNIT SIZE

Ground Floor (Industrial Warehouse)	1,272 sf
Second Floor (Office)	1,432 sf

Total **2,704 sf**

YARD AREA

1,200 sf approx.

LEASE RATE

\$25.00 psf

ADDITIONAL RENT

\$8.12 psf

YEAR BUILT

1976 with significant upgrades in 2015

POWER

3 phase 120/208 volt

ZONING

EZ-LI Employment Zone Light Industrial

LAND USE PLAN






LIC - Light Industrial Commercial

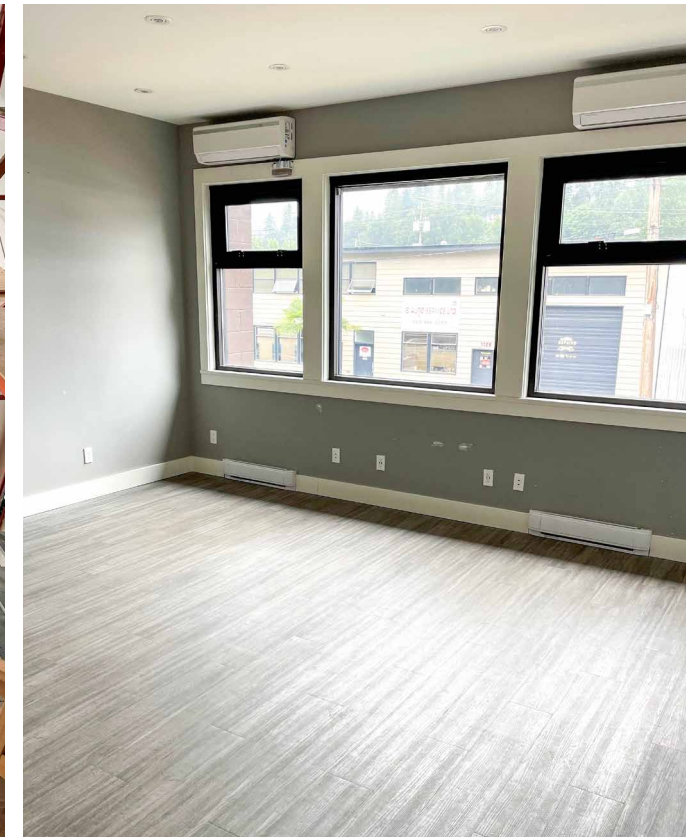
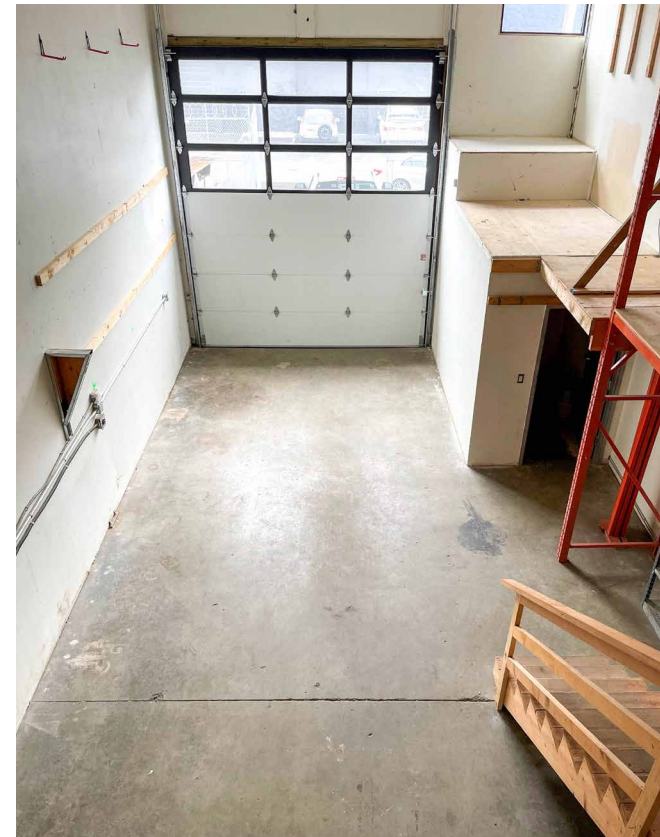
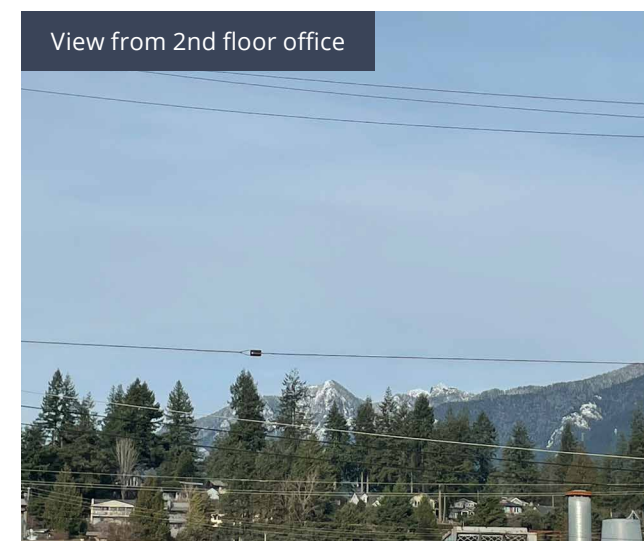
Opportunity

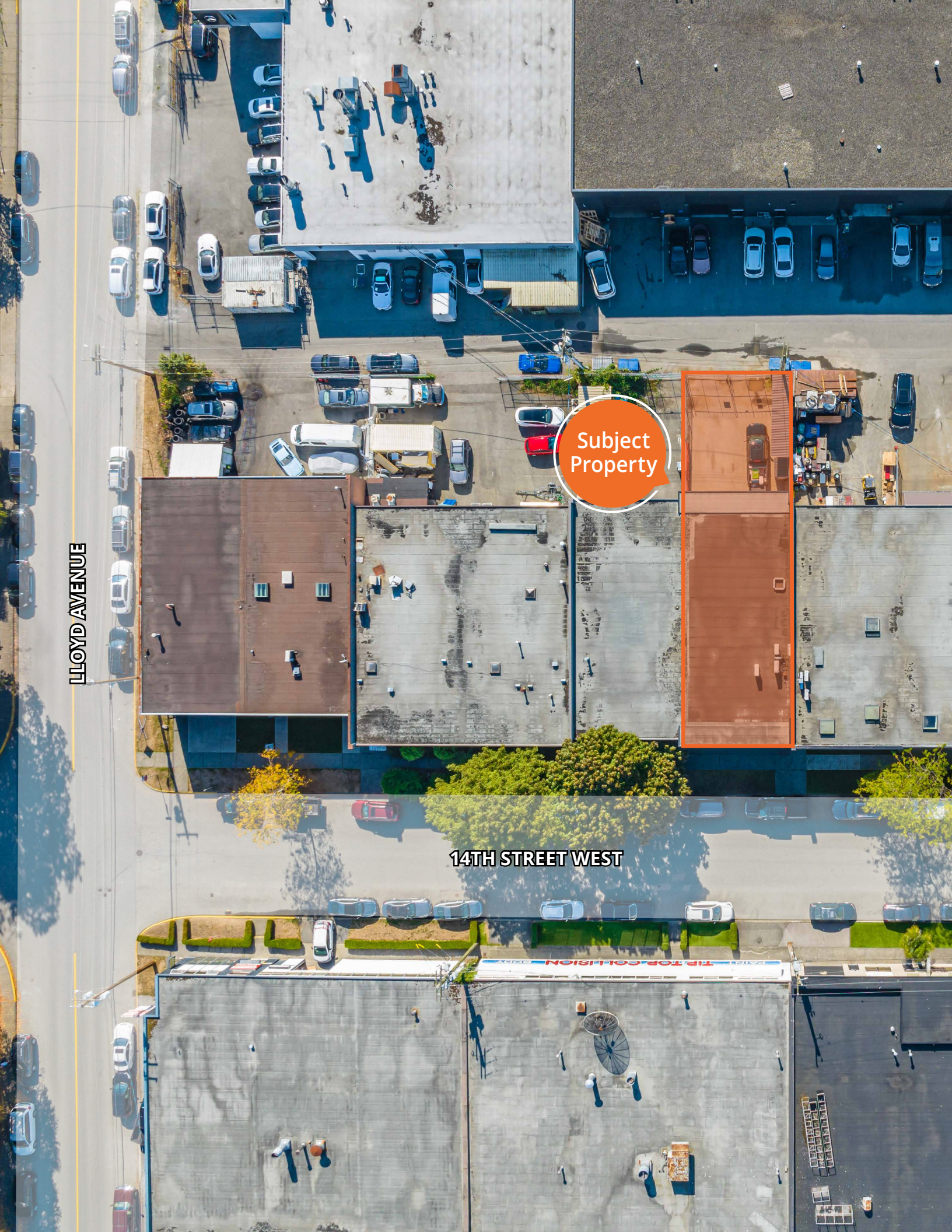
Avison Young is excited to offer the leasing opportunity for a meticulously maintained and operated industrial strata unit spanning 2,704 square feet. This unit boasts multiple building upgrades and enjoys excellent street exposure on West 14th Street in the District of North Vancouver. Positioned just off Pemberton Avenue near Marine Drive, the property's strategic location provides convenient and superior access to the North Shore.

This versatile space is suitable for a variety of users, including those in the industrial, office, and retail sectors. The unit features a rectangular shape and spans two stories. Access is facilitated by one main entrance door from West 14th Street and one grade loading door at the rear.

Unit highlights

-  Extensive building upgrades completed
-  One (1) grade loading door 12' W x 14' H
-  One (1) separate street-front entrance
-  Ceiling Height: 18' clear
-  End of trip facilities





Location

The Subject Property is located in the heart of the Norgate/Pemberton neighbourhood within the District of North Vancouver. Within walking distance is a variety of shops and services, including microbreweries, Cactus Club Café, Saman Bakery, Cloverdale Paint, Capliano Volkswagen, Shaw Cable, Country Furniture, National Car Rental, Kirmac Collision, McDonald's, White Spot and Starbucks.

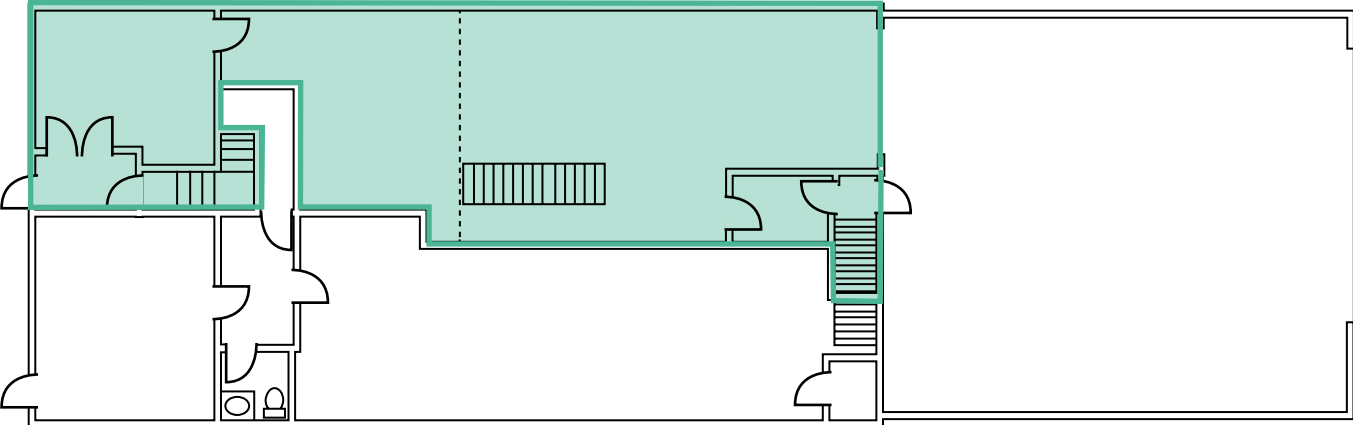
The Property sits three blocks south of Marine Drive, a major east-west connector route from West Vancouver to North Vancouver. Vancouver International Airport is a 40-minute drive, Downtown Vancouver is a 15-minute drive via Lions Gate Bridge or a 20-minute Seabus ferry service from Lonsdale Quay. The immediate area surrounding the property and along Marine Drive is seeing significant mid rise developments along with excellent retail and industrial service uses activity along Pemberton Avenue.

Property upgrades

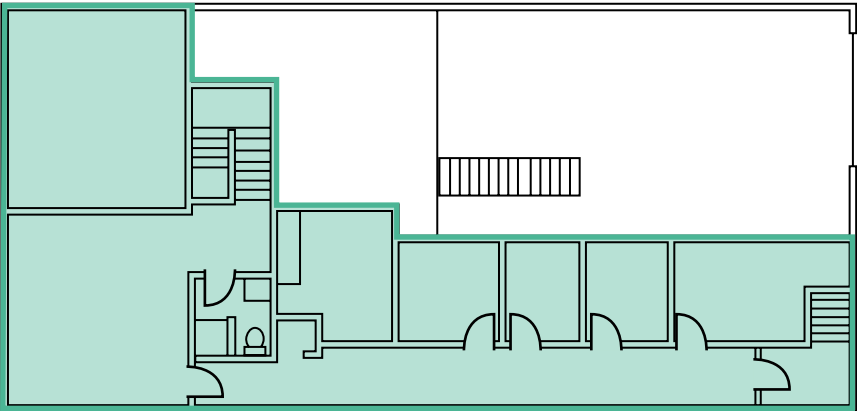
- Recent 2013-2015 Upgrades:
- Completely rewired in 2013
 - Power: 3-Phase 300amp in total
 - New baseboard heat, plugs, switches and potlights
 - 16 Camera and alarm system w/ audio speakers and conference room wiring
 - 2 Heat pumps feeding 5 head heat/AC units and 4 head heat/AC units
 - Exterior walls insulated and ceilings spray foamed in front office/kitchen
 - Exterior cladding with storefront glazing completed.
 - Rear loading door insulated with roofing overhang w/ front and rear lighting
 - Vinyl plank flooring
 - Partitioned rear offices
 - Every office and room has AC and baseboard heat throughout

Floor plans

GROUND FLOOR



SECOND FLOOR



Ground Floor (Industrial Warehouse)	1,272 sf
Second Floor (Office)	1,432 sf
Total	2,704 sf



Amenities

RESTAURANTS

- 1. Farsi Food
- 2. C-Lovers Fish & Chips
- 3. Capilano Sushi
- 4. Bean Around The World Coffees - Pemberton
- 5. Douce Diner
- 6. McDonald's
- 7. Cactus Club Cafe North Vancouver
- 8. The Workshop Vegetarian Café
- 9. Rene Rey Swiss Chocolates LTD
- 10. Domino's Pizza
- 11. Safari Pizza & Breakfast
- 12. Starbucks
- 13. Bridge Brewing Company
- 14. BEVA Brewing
- 15. Cornelia Fine Tacos

GROCERY

- 1. Afra Bakery
- 2. Save-On-Foods

BANKS

- 1. TD Canada Trust Branch and ATM
- 2. BMO Bank of Montreal

SCHOOL

- 1. Norgate Elementary Community School

EVERY DAY AMENITIES

- 1. Planet Fitness
- 2. Northshore Medical Clinic
- 3. Shell

Drive times

Trans-Canada Hwy	5 minutes
Lions Gate Bridge	6 minutes
Downtown Vancouver	15 minutes
YVR Airport	42 minutes

 **94**

VERY BIKEABLE
Daily errands can be accomplished on a bike

 **74**

VERY WALKABLE
Most errands can be accomplished on foot





Contact us for more information

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**CANADA BEST
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