



FOR SUBLEASE

878 sf up to 1,078 sf Office Unit

406, 145 Chadwick Court, North Vancouver

BABYCH GROUP
REALTY

formanpilkington.com

Office Unit For Sublease

406, 145 Chadwick Court
North Vancouver

Area

878 sf up to 1,078 sf

Basic Rent

\$30.00 per sf

Additional Rent

\$26.55 per sf

Zoning

CD-029 (Comprehensive Development)

Parking

1 Stall at \$168.00 per month + GST

Sublease

Expires September 30, 2028

Opportunity

An exceptional opportunity to lease a fourth-floor office unit at 145 Chadwick Court, a premier Grade A office building in the heart of Lower Lonsdale, North Vancouver, well suited for a variety of professional uses. The unit features faux-birch flooring, wall-to-wall windows, and unobstructed harbour views, with the option to add 200 sf from the adjacent office unit.

Location

Situated at 145 Chadwick Court in Lower Lonsdale, North Vancouver, steps from the Lonsdale Quay Market, Seabus terminal, and waterfront, with excellent access to transit and seamless connectivity to Vancouver and the broader Lower Mainland.

Property Highlights

- Spectacular views of Vancouver Harbour and city skyline
- Reception service
- 24-hour access
- Pet friendly building
- Can be partially furnished
- Can be combined with an adjacent unit for 1,078 sf



Office Unit For Sublease

406, 145 Chadwick Court
North Vancouver





Ross Forman

Partner | Advisor

604.837.7677

ross@formanpilkington.com

Jeff Pilkington*

Advisor

604.833.2670

jeff@formanpilkington.com

**FORMAN
PILKINGTON**
TEAM



Babych Group Realty Vancouver Ltd.

201, 1 Lonsdale Avenue

North Vancouver, BC V7M 2E4

604.980.3003

formanpilkington.com

*The information contained in this document is prepared by Babych Group Realty for general advertising purposes only. While believed to be accurate, no representations or warranties are made of any kind. All interested parties are encouraged to conduct their own due diligence. Babych Group Realty assumes no liability for any inaccuracies, omissions, or damages arising from the use of this information. All building areas are approximate. Babych Group Realty Vancouver Ltd. All rights reserved. Not intended to solicit parties currently under a listing agreement. *Personal Real Estate Corporation*