

**1518
Leased!**
*One Unit
Remaining*



For Lease: Industrial

1516-1518 Columbia Street

North Vancouver, BC

Flexible industrial leasing opportunity near the Second Narrows Bridge in Lynnmour

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com

The Opportunity

Flexible industrial leasing opportunity in North Vancouver's Lynnmour industrial area. 1516 Columbia Street has 3,282 SF of space available. The unit offers a functional mix of open warehouse, ground floor showroom and office, and second floor office. Warehouse features include 18' clear ceiling height, 3-phase power, and one large grade loading door per unit. Located at the base of the Second Narrows Bridge, the property provides efficient access to the North Shore, Burnaby, and Vancouver, with Phibbs Exchange approximately a 10-minute walk away.



Here is where your business will grow.

1516-1518 Columbia Street

North Vancouver, BC

Available Area
Unit 1516 3,282 SF
Unit 1518 Leased!

Net Rent
\$21.00 PSF/annum
Additional Rent (2025 Estimate)
\$9.50 PSF/annum

Zoning
EZ-1

Loading
One (1) large grade loading door per unit

Clear Height
18' clear

Power
3-phase

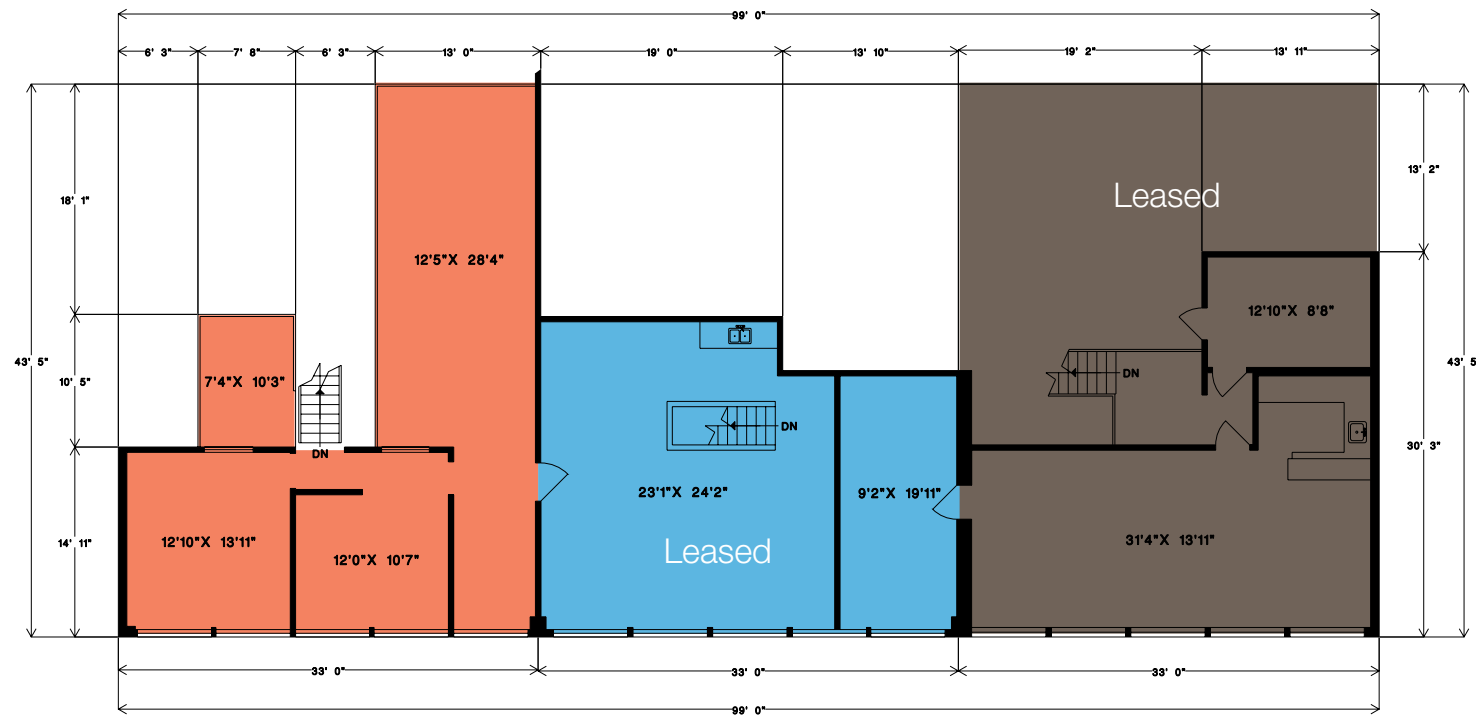
Parking
Four (4) stalls per unit



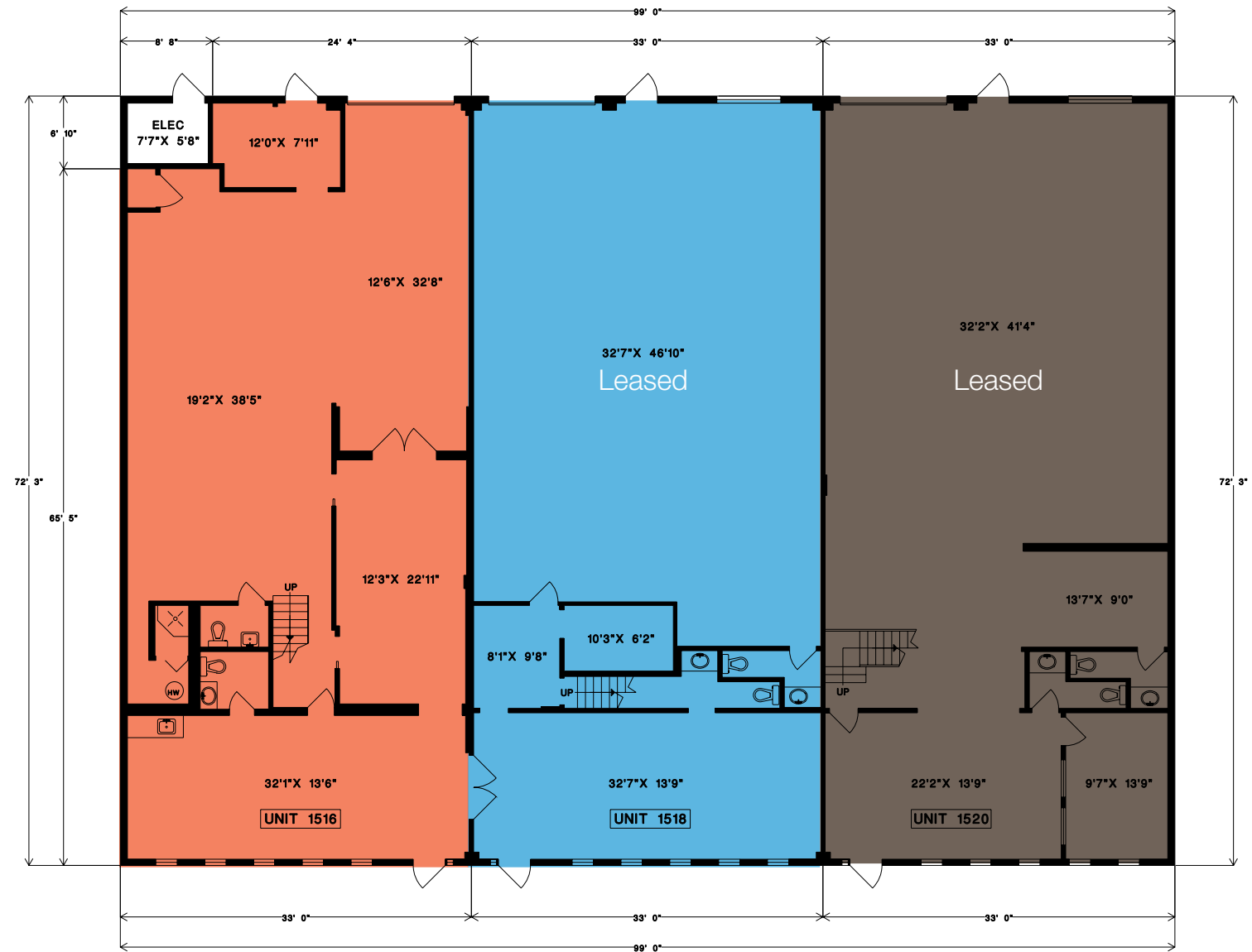
Floor Plan

1516-1518 Columbia Street

2nd Floor



Ground Floor



Unit 1516

Warehouse	1,441 SF
Showroom	884 SF
2 nd Floor Office	957 SF
Total	3,282 SF

Leased!

Unit 1518


Warehouse	1,624 SF
Showroom	760 SF
2 nd Floor Office	773 SF
Total	3,157 SF

Amenity Map

1516-1518 Columbia Street



Amenities

- 1 Park & Tilford Shopping Mall
The Gull Liquor Store
 - 2 MEC
 - 3 Lynn Creek Community
Recreation Centre
Seylynn Park
 - 4 Bridge Brewing Company
Cafe Overflow
 - 5 Coast Outdoors
Canadian Tire
Michaels
Moja Coffee
Tim Hortons
 - 6 Dollarama
Mark's
PokeLani
PetSmart
 - 7 Harbourview Park
 - 8 Wildeye Brewing
 - 9 Wendy's
Chevron
Kenaize Cafe
 - 10 Saboo Restaurant
RBC
Super Stop Express
 - 11 A&W
Peach Blossom Child Care Centre
Stuffies Pastries Cafe
 - 12 Tality Wellness Secret
Bean Around The World Coffees
 - 13 Coast Mountain CrossFit
 - 14 Good Co.
Starbucks
Buddha Full
CIBC
Barcelos Flame Grilled Chicken
-  Phibbs Exchange



Lennard:

Matt Thomas Personal Real Estate Corporation

Senior Vice President

D. 604.636.2624

C. 604.230.2324

mthomas@lennard.com

Matt Upson

Associate

D. 604.636.2627

C. 604.817.7199

mupson@lennard.com

Brandon Buziol

Associate Vice President

D. 604.416.2495

C. 604.417.5244

bbuziol@lennard.com

520-800 West Pender Street, Vancouver

604.636.2620

lennard.com

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.