



FOR LEASE

3,510 sf Industrial/Office Unit

101, 1305 Welch Street, North Vancouver

BABYCH GROUP
REALTY

formanpilkington.com

Industrial/Office Unit For Lease

101, 1305 Welch Street
North Vancouver

Area

Second Floor Office	1,531 sf
Main Floor	1,979 sf
Total	3,510 sf

Basic Rent

\$23.50 per sf

Additional Rent

\$10.55 per sf

Zoning

EZ-LI (Light Industrial)

Parking

3 reserved parking stalls
at no additional cost

Loading

Grade level loading

Ceiling Height

TBD

Availability

Immediately

Opportunity

An exceptional opportunity to lease 3,510 sq.ft. of nicely finished industrial/office space in North Vancouver's Norgate Business Park, featuring high-end custom fixtures, well suited for a variety of office and industrial uses.

Location

Positioned in North Vancouver's Norgate Business Park between Welch Street and West 1st Street, with high exposure along Welch Street and quick access to the Lions Gate Bridge, providing excellent connectivity to Vancouver and the wider Lower Mainland.

Property Highlights

- Reception with custom desk
- Boardroom
- 4 private offices
- Kitchenette
- Shower facilities
- 2 washrooms
- High exposure along Welch Street







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