



# For Lease

## 101 - 1305 Welch Street

North Vancouver

3,510 sq.ft. of Industrial / Office Space

**BABYCH** GROUP  
COMMERCIAL

101 - 1305 Welch Street  
North Vancouver

Industrial / Office Space | For Lease

## Opportunity

Norgate Business Park is located in between Welch Street and West 1st Street in North Vancouver. This unit has been nicely finished by a custom homebuilder with high end fixtures. Unit 101 has great exposure along Welch Street and close proximity to Lions Gate Bridge. Amenities nearby include Pemberton Park, many restaurants, Capilano Mall and Harbourside Business Park.

### Property Details

#### Available Unit:

Second Floor Office: 1,531 sq.ft.  
Main Floor: 1,979 sq.ft.  
Total: 3,510 sq.ft.

#### Zoning:

EZLI

#### Basic Rent:

\$23.50 per sq.ft.

#### Additional Rent:

\$10.55 per sq.ft.

#### Parking:

3 Reserved stalls

### Unit Features

- Reception with custom desk
- Boardroom
- 4 Private offices
- High exposure along Welch Street
- Kitchenette
- 2 Washrooms
- Shower
- Warehouse area
- Grade level loading
- Visitor parking on site



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## Nearby Amenities

- Rona
- North Shore Auto Mall
- Capilano Mall
- Walmart
- Pemberton Plaza
- Harbourside Business Park
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Vancity



## Location



## Contact Agents

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