



# FOR LEASE

MIXED-USE SPACE

1200 LYNN VALLEY ROAD  
NORTH VANCOUVER, BC



## Property Highlights

### PRIME LOCATION IN NORTH VANCOUVER

Located in the center of the Lynn Valley neighbourhood, the building is in close proximity to many main transportation routes and amenities.

Highway 1 is a two-minute drive away and the location is well-served by public transportation that connects to Lower Lonsdale and the Seabus to Downtown Vancouver. Nearby are several care and retirement homes and the neighbourhood is generally comprised of families. The area is rich with natural growth and outdoor walking trails and Lynn Canyon is a short distance away.

## AVAILABLE SPACE

Suite	Area	Type	Availability
210	4,491 SF	Office	May 1, 2026

## LEASING RATES

### Basic Rent

Contact Listing Agent

### Operating Cost & Taxes (2026 Est.)

Additional Rent: \$23.43 psf

### Parking Rate

Ratio: 1:1000 SF

Random: \$50/month + applicable taxes

Reserved: \$75/month + applicable taxes

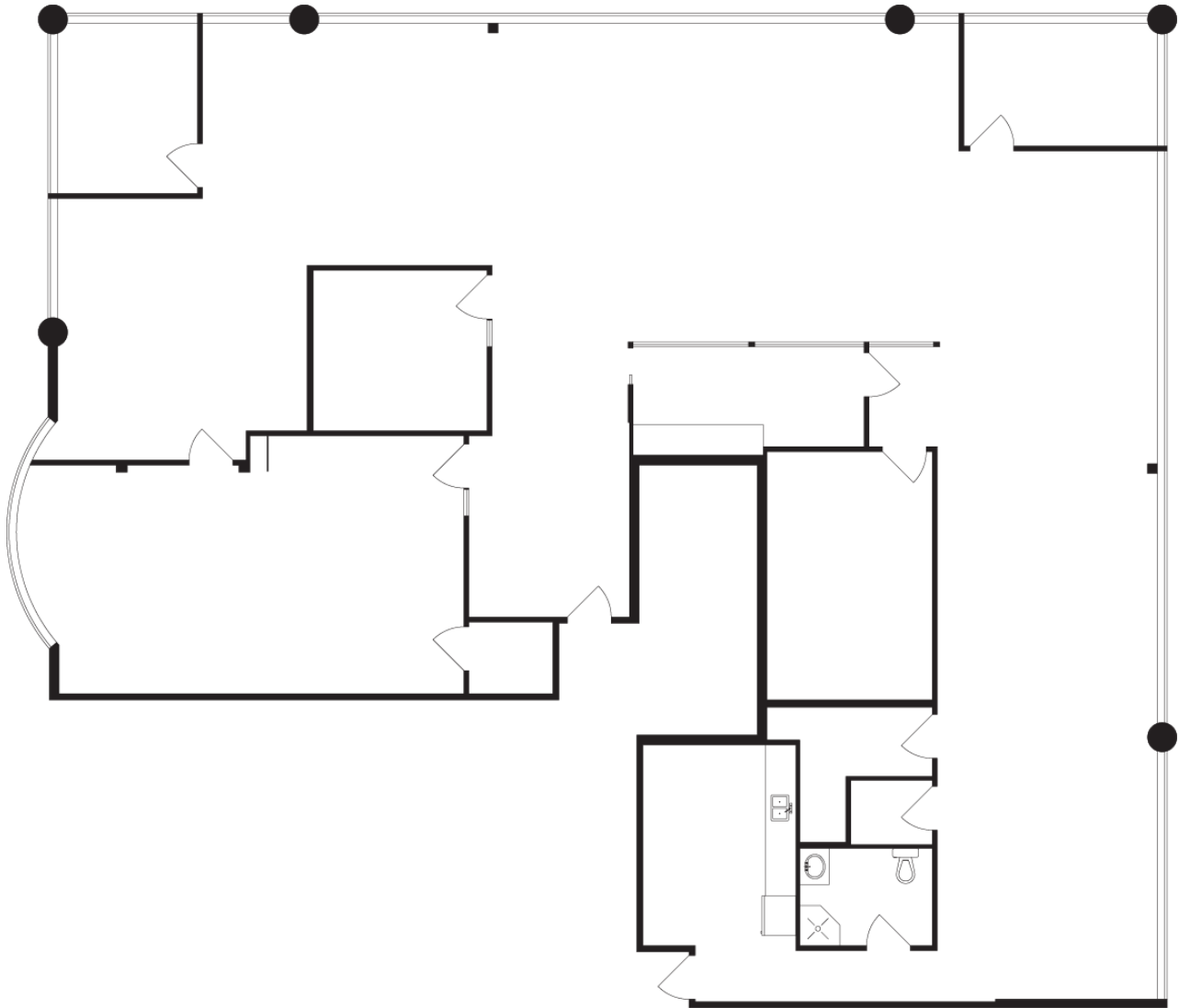


# | Unit 210

Rentable Area: 4,491 SF

Availability: May 1, 2026

Built out office premises. Space can be demised to suite sizes 1,000 sf and greater.



LINDSAY KNOWLES  
SENIOR LEASING MANAGER

778.875.2946

lknowles@warringtonpci.com

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



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**WARRINGTON PCI MANAGEMENT**

#300 - 1030 W Georgia St, Vancouver, BC V6E 2Y3

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