

**AVISON  
YOUNG**

# For Lease

**Cypress Business Centre**

1801 - 1861 Welch Street, North Vancouver, BC



**SUBJECT  
PROPERTY**

Conveniently located second floor office units  
for lease in North Vancouver

**Ian Whitchelo\***, Principal

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*\*Ian Whitchelo Personal Real Estate Corporation*









**Rory Thies**, Associate

604 243 9591

[rory.thies@avisonyoung.com](mailto:rory.thies@avisonyoung.com)



### Property highlights

-  Flex light industrial building with a variety of unit types and sizes
-  Concrete block design
-  Central North Shore location – quick access to Trans-Canada Hwy and downtown Vancouver
-  Dock and grade loading (1801 Welch) and grade loading (1861 Welch)
-  Recently renovated including new roof
-  Excellent street exposure and access
-  Ample surface parking – 124 parking stalls for complex
-  Flexible CD-13 Zoning (based on the I-3 zone)

### Opportunity

A prime flex light industrial building, offering a variety of unit types and sizes to accommodate diverse business needs. The building includes dock and grade loading along with ample surface parking with 124 stalls.

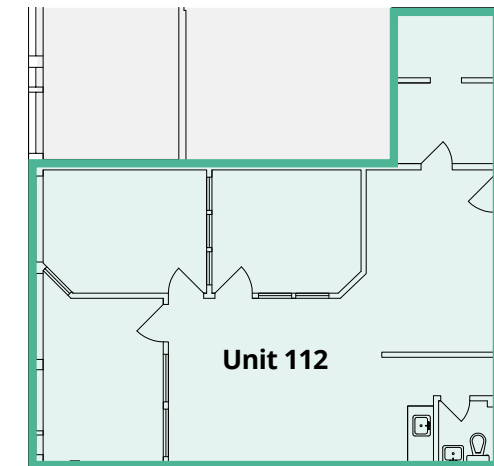
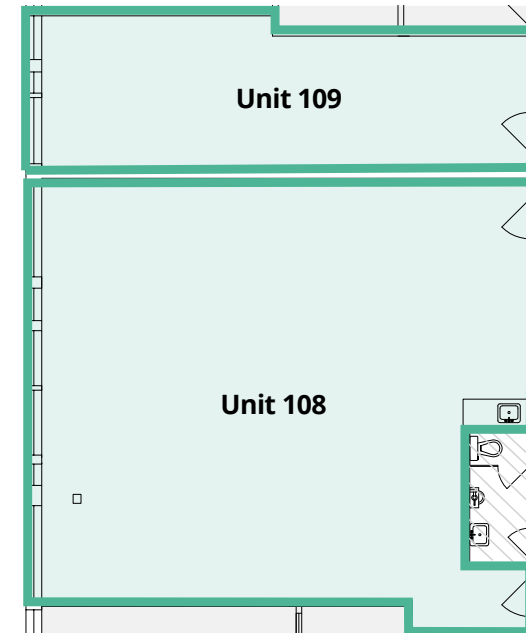
### Location

Cypress Business Centre is located just off the Lions Gate Bridge in North Vancouver between Lower Capilano Road and Pemberton Avenue, directly south of the Norgate neighbourhood. This property enjoys rapid transfer along the low roads of North Vancouver with quick access to Marine Drive, Harbourside Business Park, Fell Avenue and downtown Vancouver via the Lions Gate Bridge.

### Available units

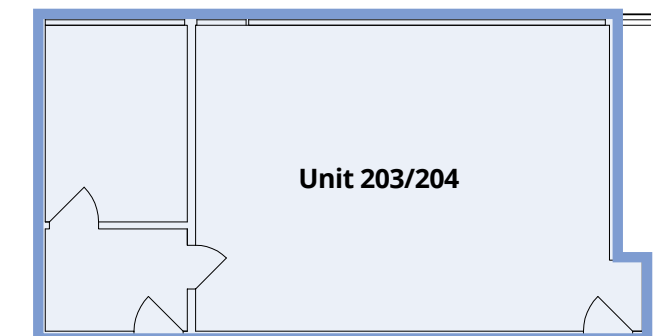
1861 Welch Street			
SUITE	Unit 108	Unit 109	Unit 112
SIZE	1,200 sf	500 sf	1,055 sf
TYPE	2nd floor office	2nd floor office	2nd floor office
LEASE RATE	\$18.00 psf	\$18.00 psf	\$18.00 psf
OP. COSTS & TAXES (2026 ESTIMATE)	\$18.45 psf	\$18.45 psf	\$18.45 psf
AVAILABILITY	Immediate	Immediate	Immediate

1861 Welch Street  
Second floor



1801 Welch Street	
SUITE	Unit 203/204
SIZE	672 sf
TYPE	2nd floor office
LEASE RATE	\$18.00 psf
OP. COSTS & TAXES (2026 ESTIMATE)	\$18.45 psf
AVAILABILITY	Immediate

1801 Welch Street  
Second floor





## Contact for more information

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