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North Shore Commercial Real Estate
Winter 2010 Market Update



145 West 15th Street
(Plaza 15)

- Office
- 519 sq.ft. to 5,000 sq.ft.
- Units recently improved
- Secured underground parking
- Roof top decks
- City & mountain views available
- Close to major banks and transit routes
- Lots of amenities close by



1305 Welch Street
(Norgate Business Park)

- Warehouse/office
- 1,466 sq.ft. to 5,000 sq.ft.
- Ample parking
- Front office area
- Lots of natural light
- Grade level loading
- High ceilings
- Excellent exposure



233 West 1st Street

- Prime office space
- 1,203 sq.ft. and 1,287 sq.ft. units
- Professional & medical tenants
- Some units with great views
- Secured underground parking
- Building recently renovated
- Close proximity to Seabus and transit route

NORTH VANCOUVER MARKET OVERVIEW

- Significant amount of lease product on the market due to qualified tenants purchasing strata units.
- North Vancouver's office market experienced decrease vacancy at 5% in Q409.
- Year end 2009 North Shore's retail vacancy rate posted lowest at 1.2% .
- District of North Vancouver plans to drop the municipal tax rate for light industry by 8% in 2009 and is anticipated to continue dropping for the next 4-5 years.
- Industrial vacancy rate in North Vancouver increased in Q4 to 4.4%.



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**FOR
SALE**

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**RE/MAX
COMMERCIAL**

**SALES
LEASING
INVESTMENT**



**1433 Lonsdale Avenue
(Lonsdale Court)**

- Prime ground floor executive office
- 1,396 sq.ft.
- 7 offices & large reception area



**1488 Main Street
(Mountain View Village)**

- Office Strata, 2nd floor
- 3,560 sq.ft.
- Also available for lease



SOLD

407 Mountain Highway

- Warehouse
- 9,475 sq.ft.
- Excellent exposure
- I3 Zoning



145 West 17th Street

- Strata Office
- 560 sq.ft. and 2,062 sq.ft.
- Ample natural light
- Spectacular views



SOLD

133, 1305 Welch Street

- Office/warehouse
- 2,594 sq.ft.
- Front office area
- Grade level loading doors



3721 Delbrook Avenue

- Strata Office
- 3,411 sq.ft.
- Nicely built out office space
- May be demised



SOLD

814 West 15th Street

- Office/retail
- 950 sq. ft.
- Excellent visual exposure
- Transit nearby



324 Harbour Avenue

- Warehouse/office
- 2,750 sq.ft.
- 2 levels
- 20' loading bay at grade



2030 Marine Drive

- Office
- 1,400 sq.ft. to 1,900 sq.ft.
- Common boardroom
- Located close to Lions Gate Bridge



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FOR LEASE

SALES LEASING INVESTMENT



1124 Lonsdale Avenue (Hume Block)

- Office/retail
- 670 sq.ft. main floor office or retail
- 1,650 sq.ft. 3rd floor
- Central location
- Located along transit line
- High pedestrian traffic
- 2nd level parking



38 Fell Avenue

- Finished office space
- 2,523 sq.ft.
- Modern workout facilities onsite
- Exposure to Fell Avenue



267 West Esplanade (West Quay Centre)

- Prime office
- 1,112 sq.ft. to 11,193 sq.ft.
- Great views



18 Gostick Place

- Office/warehouse
- 985 sq.ft.
- Funky vaulted ceiling office space
- City and water views



123 Carrie Cates (Lonsdale Quay Market)

- View office space
- 555 sq.ft. to 1,400 sq.ft.
- 2nd floor office



2609 Westview Drive (Westview Professional Centre)

- Professional & Medical office
- 1,492 sq.ft. 4th floor office
- Excellent parking



711 West 15th Street

- 2nd floor Office
- 1,000 sq.ft.
- Open office concept
- Bright north facing with skylights



2155 Dollarton Highway (Northwoods Business Park)

- Office/warehouse
- 5,000 to 22,910 sq.ft.
- Finished office space with warehouse



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SALES LEASING INVESTMENT



- 998 Harbourside Drive**
(Harbourside Business Park)
- 1,257 sq.ft. and 1,500 sq.ft.
 - Nicely finished offices
 - Open area showroom



- 137 West 17th Street**
- Office/retail
 - 980 sq.ft.
 - Lots of natural light
 - Ready to move in condition



- 305 Mansfield Place**
- Office
 - 545 sq.ft.
 - 2nd floor space
 - Bright corner unit



- 1330 Main Street**
- Office/showroom
 - 2,315 sq.ft.
 - I-3 industrial zoned
 - 2 levels



- 1000 West 14th Street**
- Office
 - 1,400 sq.ft. to 2,870 sq.ft.
 - Ample natural light
 - 2 level high tech office



- 164 Pemberton Avenue**
- 2nd floor office
 - 300 sq.ft. to 800 sq.ft.
 - 3 offices available
 - Bright west facing offices



- 2030 Marine Drive**
- Office
 - 120 sq.ft. to 1,000 sq.ft.
 - Single shared offices
 - Nicely improved



- 92 Lonsdale Avenue**
- Office
 - 614 sq.ft.
 - 3rd floor office
 - Includes hydro & common room



- 1651 Welch Street**
(Lions Gate Business Park)
- Office/warehouse
 - 2,299 sq.ft.
 - 1 grade loading door at rear



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SALES LEASING INVESTMENT



- 1801 Welch Street**
(Welch Street Business Centre)
- 2nd floor & Ground floor office
 - 555 sq.ft. to 960 sq.ft.
 - Ample natural light



- 1861 Welch Street**
(Welch Street Business Park)
- Office
 - 973 sq.ft. to 3,812 sq.ft.
 - Small office & warehouse bays



- 788 Harbourside Drive**
- Office
 - 15,258 sq.ft.
 - Water and city views
 - Great parking



- 145 East 15th Street**
- 2nd floor office
 - 1,000 sq.ft. to 2,575 sq.ft.
 - Common areas recently updated
 - Great transit access



- 1055 West 14th Street**
- Nicely finished office
 - 2,340 sq.ft.
 - North facing with ample natural light
 - Open area



- 1455 Crown Street**
- Office
 - 500 sq.ft.
 - Main floor
 - Parking at front



- 1755 Capilano Road**
- 2nd floor office
 - 270 sq.ft. to 822 sq.ft.
 - Can be combined
 - High exposure along Capilano Road



- 1405 Hunter Street**
- Bright 2nd floor office
 - 500 sq.ft.
 - Great parking
 - View of Lynn Creek Park



- 1501 Lonsdale Avenue**
- Office
 - 869 sq.ft.
 - Above BMO
 - Open floor plan



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FOR LEASE

SALES LEASING INVESTMENT



- 123 Carrie Cates**
(Lonsdale Quay Market)
- Retail: Market & 2nd Level
 - 306 sq.ft. to 506 sq.ft.
 - High pedestrian traffic



- 1829 Capilano Road**
- Prime retail
 - 1,409 sq.ft.
 - High exposure along Capilano Road
 - Lots of vehicular traffic



- 3063 Losndale Avenue**
- Retail
 - 899 sq.ft. to 2,822 sq.ft.
 - Excellent street exposure
 - Along transit route



- 908 West 16th Street**
- Retail For Lease or For Sale
 - 1,300 sq.ft.
 - Great exposure
 - Near transit



- 1126 Lonsdale Avenue**
(Hume Block)
- Retail
 - 670 sq.ft. ground floor
 - High pedestrian traffic



- 125 West 2nd Street**
- Retail/office
 - 976.5 sq.ft.
 - Great street exposure
 - Lonsdale business district



- 137 West 17th Street**
- Retail/office
 - 980 sq.ft.
 - Lots of natural light
 - Ready to move in condition



- 229 Lonsdale Avenue**
- Retail
 - 2,091 sq.ft.
 - Parking at rear
 - Located along transit route



- 928-942 West 16th Street**
- Retail
 - 1,491 sq.ft.
 - Prime exposure strip mall
 - High traffic location



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FOR LEASE

SALES LEASING INVESTMENT



1574 Bay Street

- Industrial
- 2,560 sq.ft.
- High ceiling warehouse
- 2 parking stalls



194 Pemberton Avenue

- Warehouse/office
- 2,400 sq.ft.
- High ceilings
- Overhead loading doors



360B-362 B East Esplanade

- Industrial
- 1,800 sq.ft. and 2,000 sq.ft. units
- Great level loading
- Alley access



1651 Welch Street

(Lions Gate Business Park)

- Office/warehouse
- 2,299 sq.ft.
- Improved office with high ceilings



262 East Esplanade

- Industrial
- 1,600 sq.ft.
- 2 levels
- Entrance from rear



1170 West 14th Street

- Warehouse
- 3,170 sq.ft.
- High ceilings
- Overhead loading doors



311 West 1st Street

- Industrial
- 2,200 sq.ft. and 3,000 sq.ft.
- Finished office space with warehouse
- May be combined



239/241A East 1st Street

- Industrial
- 4,750 sq.ft.
- Parking & truck access
- 3 phase power



949-987 West 1st Street

- Industrial
- 2,292 sq.ft.
- High exposure along West 1st Street
- Shared dock loading



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1471 Hunter Street

- Industrial
- 2,000 sq.ft.
- Small office
- High ceiling warehouse



1861 Welch Street

- Industrial units
- 800 sq.ft. to 1,042 sq.ft.
- Overhead doors
- Lots of parking



1326-1336 Main Street

- Industrial office space
- 2,315 sq.ft., 2 levels
- High traffic street front exposure
- I-3 Industrial zoned



246 East 1st Street

- Industrial bay
- 4,200 sq.ft.
- Rear parking
- High ceiling warehouse



328 East Esplanade

- Industrial bay
- 1,608 sq.ft.
- Office and warehouse
- Excellent exposure



2155 Dollarton Highway

(Northwoods Business Park)

- Office/warehouse
- 5,000 sq.ft. to 22,910 sq.ft.
- Finished office space with warehouse

**Many other OFFICE, WAREHOUSE
& RETAIL**

**units available for SALE & LEASE
from 400-20,000 square feet.**

**Strata Office and Warehouse For Sale
from 1,000 square feet.**

**Land available
for Sale or Lease.**



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