The Greater Vancouver office market recently experienced a 7.2% vacancy rate pushing businesses to suburban markets. The North Vancouver office market vacancy rate has increased to 7.1% this quarter due to space coming back to the market in the form of subleases. The amount of vacant sublease space nearly doubled in the past quarter. Adding to North Shore’s office inventory is the first new significant building since third quarter 2003, consisting of almost 14,000 square feet of vacant space at the North Shore Corporate Centre. Retail sales declined and consumer confidence dropped significantly which as prompted many tenants to re-evaluate their space requirements in an attempt to reduce overhead costs. In suburban areas, big box retail outlets and discount stores are performing well as consumers reduce spending on high priced items in favour of low cost discount items. For industrial property, space demand will generally remain high within Vancouver’s central industrial areas due to the City’s geographical limitations and access to port facilities. The lack of new supply and space will limit the degree to which the central market could weaken in the coming quarters. On the North Shore, it was recently announced that more the $225 million will be invested into five infrastructure improvement projects as part of Canada’s Asia-Pacific Gateway & Corridor Initiative.
100-115, 18 Gostick Place
- Office/warehouse
- 1,982 sq.ft to 4,175 sq.ft.
- High ceilings
- Also available for lease

210, 1000 Roosevelt Crescent
- Strata Office
- 800 sq.ft.
- Fully furnished private offices
- Open area reception

220-255, 18 Gostick Place
- Office/warehouse
- 1,700 to 4,500 sq.ft.
- Industrial zoned
- Also available for lease

1326-1336 Main Street
- High street front exposure
- 23,305 sq.ft. lot size
- 15,288 sq.ft. building size
- I-3 Industrial zoned

1520-1522 Richmond Street
- Office/warehouse
- 6,102 sq.ft.
- 20’ ceiling height
- Open plan showroom

1116 East 3rd Street
- Office/warehouse
- 3,493 sq.ft.
- Front office area
- High ceilings

225, 1000 Roosevelt Crescent
- Strata Office
- 1,259 sq.ft.
- Open concept with folding walls
- Funky office space

108 East 2nd Street
(the ‘212’)
- Retail frontage with work area
- 1,900 sq.ft.
- Excellent exposure

3093-3095 Lonsdale Avenue
& 107 West Kings Road
- Office
- 640 sq. ft to 3,540 sq.ft.
- Prime main floor office/retail space
FOR LEASE

2155 Dollarton Highway
(Northwoods Business Park)
- Office
- 5,000 to 22,910 sq.ft.
- Finished office space with warehouse

FOR LEASE

260 West Esplanade & 255 West 1st St
(Esplanade Centre)
- Office
- 1,658 sq.ft.
- Some units with private balconies

FOR LEASE

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

FOR LEASE

267 West Esplanade
(West Quay Centre)
- Office
- 961 sq.ft. to 5,547 sq.ft.
- Great views

FOR LEASE

18 Gostick Place
- Office/warehouse
- 1,982 sq.ft. to 4,500 sq.ft.
- Funky office space
- Includes loft office/boardroom space

FOR LEASE

1200 Lonsdale Avenue
(Lonsdale Place)
- Professional & Medical office
- 1,076 sq.ft.
- High pedestrian traffic

FOR LEASE

2609 Westview Drive
(Westview Professional Centre)
- Professional & Medical office
- 1,216 sq.ft. and 1,492 sq.ft.
- Excellent parking

FOR LEASE

1277 Lynn Valley Road
(Lynn Valley Library & Town Center)
- Brand new office
- 1,878 sq.ft. and 2,123 sq.ft.
- Open community plaza

FOR LEASE

252 East 1st Street
(East Harbour Manor)
- Heritage office space
- 831 sq.ft.
- Bright 2nd floor office
FOR LEASE

1448B Crown Street
- Finished office space
- 400 sq.ft.
- Bright 2nd floor office
- 1 parking stall

FOR LEASE

1433 Rupert Street
- Office
- 411 sq.ft.
- Bright north facing
- Storage area included

FOR LEASE

277 Mountain Highway
- Finished office space
- 966 sq.ft. to 1,960 sq.ft.
- Main and 2nd floor office
- On bus route

FOR LEASE

1328 Main Street
- Office/warehouse
- 1,550 sq.ft.
- I-3 industrial zoned
- 2 levels

FOR LEASE

1405 Hunter Street
- Office
- 500 sq.ft.
- Bright 2nd floor office
- Great parking

FOR LEASE

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

FOR LEASE

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

FOR LEASE

229 Lonsdale
- Office
- 150 sq.ft.
- 2nd floor walk up
- Clean character building

FOR LEASE

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

TEL: 604.980.3003
info@formanpilkington.com
FOR LEASE

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

1861 Welch Street
(Welch Street Business Park)
- Office
- 973 sq.ft. to 2,839 sq.ft.
- Small office & warehouse bays

134 East 14th Street
- Office
- 793 sq.ft.
- High pedestrian traffic
- Central location

145 East 15th Street
- 2nd floor office
- Up to 2,700 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

145 West 15th Street
(Plaza 15)
- Strata office units
- 519 sq.ft. to 5,000 sq.ft.
- Units recently improved

3, 137 West 17th Street
- High exposure retail
- 1,100 sq.ft.
- Lots of natural light
- Current set up as a hair salon

175 East 3rd Street
(Twin Towers)
- Retail
- 1,257 sq.ft.
- Great street exposure

3183 Edgemont Boulevard
(Edgemont Village)
- Prime retail space
- 700 sq.ft.
- Rare opportunity
FOR LEASE

2601 Westview Drive
(Westview Shopping Centre)
- Prime retail space
- 1,277 to 2,677 sq.ft.
- Busy retail shopping centre

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

1345 Marine Drive
- Retail
- 3,000 to 11,733 sq.ft.
- Great street exposure
- Sign pylon

FOR LEASE

145 Chadwick Court
(Chadwick Court)
- Retail located at Seabus
- 671 sq.ft.
- High pedestrian traffic

108 East 2nd Street
(the ‘212’)
- Retail plus work area
- 1,900 sq.ft.
- Excellent exposure

63 Lonsdale Avenue
- Lonsdale retail
- 760 sq.ft.
- Great street front exposure
- Currently used as clothing store

FOR LEASE

904 West 16th Avenue
- Retail with high exposure
- 900 to 2,000 sq.ft.
- 4 designated parking stalls
- Near transit

1433 Marine Drive
(Nargate Plaza)
- Retail
- 1,491 sq.ft.
- Lots of common parking

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

FOR LEASE

FOR LEASE

FOR LEASE

FOR LEASE

FOR LEASE
1574 Bay Street & 1545 Columbia Street
- Industrial
- 2,560 sq.ft. & 6,666 sq.ft.
- High ceiling warehouse
- 2 parking stalls

2323 Old Dollarton Highway
- Office/warehouse/yard
- 2,950 sq.ft. can be combined with 5,960 sq.ft. outside storage
- Grade level loading

1520-1522 Richmond Street
- Office/warehouse
- 6,102 sq.ft.
- 20’ ceiling height
- Open plan showroom

1651 Welch Street & 121 Bowser Avenue (Lions Gate Business Park)
- Office/warehouse
- 2,299 sq.ft. & 3,794 sq.ft.
- Improved office with high ceilings

1305 Welch Street
- Industrial warehouse bays
- 2,779 sq.ft. to 4,157 sq.ft.
- Clean well kept units
- Excellent exposure along 1st Street

1075 Churchill Crescent
- Industrial
- 5,000 sq.ft. total
- 1,760 sq.ft. office space on 2 levels
- Grade level loading

311 West 1st Street
- Industrial
- 2,200 sq.ft. and 3,000 sq.ft.
- Finished office space with warehouse
- May be combined

1181 West 16th Street
- Office/warehouse
- 700 sq.ft. and 4,136 sq.ft.
- Zoned I-3, light industrial zone
- May be combined

949-987 West 1st Street
- Industrial
- 2,292 sq.ft.
- High exposure along West 1st Street
- Shared dock loading
<table>
<thead>
<tr>
<th>Address</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>1455 Crown Street</td>
<td>Industrial&lt;br&gt;2,415 sq.ft.&lt;br&gt;Finished office space with warehouse&lt;br&gt;1 grade level overhead door</td>
</tr>
<tr>
<td>2411 Dollarton Hwy</td>
<td>Industrial strata unit&lt;br&gt;1,836 sq.ft.&lt;br&gt;2nd flr office space with warehouse</td>
</tr>
<tr>
<td>1168 West 16th Street</td>
<td>Industrial warehouse bay&lt;br&gt;3,170 sq.ft.&lt;br&gt;Finished showroom&lt;br&gt;Great for automotive use</td>
</tr>
<tr>
<td>328 Harbour Avenue</td>
<td>Industrial strata unit&lt;br&gt;1,900 sq.ft. office and warehouse&lt;br&gt;Grade level overhead door&lt;br&gt;High ceilings in warehouse portion</td>
</tr>
<tr>
<td>328 East Esplanade</td>
<td>Industrial bay&lt;br&gt;1,608 sq.ft.&lt;br&gt;Bonus mezzanine &amp; storage&lt;br&gt;Office in front</td>
</tr>
<tr>
<td>2155 Dollarton Highway</td>
<td>Office/warehouse&lt;br&gt;5,000 to 22,910 sq.ft.&lt;br&gt;Finished office space with warehouse</td>
</tr>
<tr>
<td>1168 West 16th Street</td>
<td>Industrial warehouse bay&lt;br&gt;3,170 sq.ft.&lt;br&gt;Finished showroom&lt;br&gt;Great for automotive use</td>
</tr>
</tbody>
</table>

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.