

**HQ**

Commercial

**FOR LEASE****Retail / Office Space****CRU #1 - 113 West 2nd Street  
North Vancouver, BC****LOCATION**

Situated at the corner of West 2nd Street and Lonsdale Avenue, this street-level unit offers excellent exposure combined with proximity to Lonsdale Quay and the Seabus. Adjacent to the new Browns Social House restaurant, the space is also walking distance to numerous amenities including Waves Coffee, Lift Breakfast Bakery, Craft Beer Market, BMO and the Royal Bank. Bus transit down Lonsdale with a terminus at the Seabus Station offering excellent access to green transit.

Exclusive listing agent

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# CRU #1 - 113 West 2nd Street, North Vancouver, BC

## BUILDING FEATURES

- New development with heritage design
- Urban style landscaping
- Located directly on public transit route
- Common bike locker with shower facility

## ZONING

The development is zoned CD647, allowing for a wide variety of retail, office and professional office, health, medical, research, wholesale, and service commercial uses.

## UNIT FEATURES

- 2 parking stalls\* as well as street parking
- 200 amp 120/240v power service
- HVAC distributed to unit
- Plumbing in floor
- Two street level main door entrances
- 12' clear height ceiling

*\*User pays on a monthly basis*

## OTHER TENANTS IN BUILDING

**BROWNS** **SOCIALHOUSE**  
restaurant . bar . socialize

**GLORY**  
JUICE CO.



## SIZE

1,235 SF

## RATE

\$40.00 / SF. per annum\*

*\*Tenant improvement allowance available for long-term tenants*

## OPERATING COSTS

\$15.00 / SF (2016 estimated)



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