

FOR LEASE | INDUSTRIAL/OFFICE  
1560 RICHMOND STREET  
NORTH VANCOUVER, BC

**ONLY \$15.00 PSF**  
YEAR 1 INTRODUCTORY RATE



## ► 2,935 SF Freestanding Industrial/Office Building in North Vancouver

### Location

Located on the north side of Richmond Street in the Lynnmour Industrial Area of North Vancouver, the subject unit is just two blocks south of Main Street, two blocks west of the entrance to Highway 1, and the Second Narrows Bridge. The property offers exceptional accessibility to businesses looking for quick access on and off the North Shore, as well as a prime location in one of the most stable industrial markets, consistently reporting one of the lowest vacancy rates in Metro Vancouver.

### Highlights

- Fenced and landscaped secure outside area
- Four parking stalls with security gate
- Concrete block construction
- Recent renovations

#### Ryan Barichello

D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

#### Arash Rezai

Personal Real Estate Corporation  
D 604.630.3406 C 604.356.2356  
arash.rezai@lee-associates.com



# FOR LEASE | INDUSTRIAL/OFFICE 1560 RICHMOND STREET NORTH VANCOUVER, BC

## Features

- ▶ Grade level loading door
- ▶ New washroom on main floor
- ▶ 20' clear ceiling height
- ▶ 3 phase 200 amp power
- ▶ New carpet and interior paint

## Zoning

EZ-1 (Employment Zone Industrial)

## Available Space

Main Floor	1,725 SF
Mezzanine Office/Storage	1,210 SF
<b>Total</b>	<b>2,935 SF</b>

## Taxes & Operating Costs\*

\$9.16 PSF (2023) or  
\$2,240.38 per month plus GST

\*Gas is included

## Lease Rate

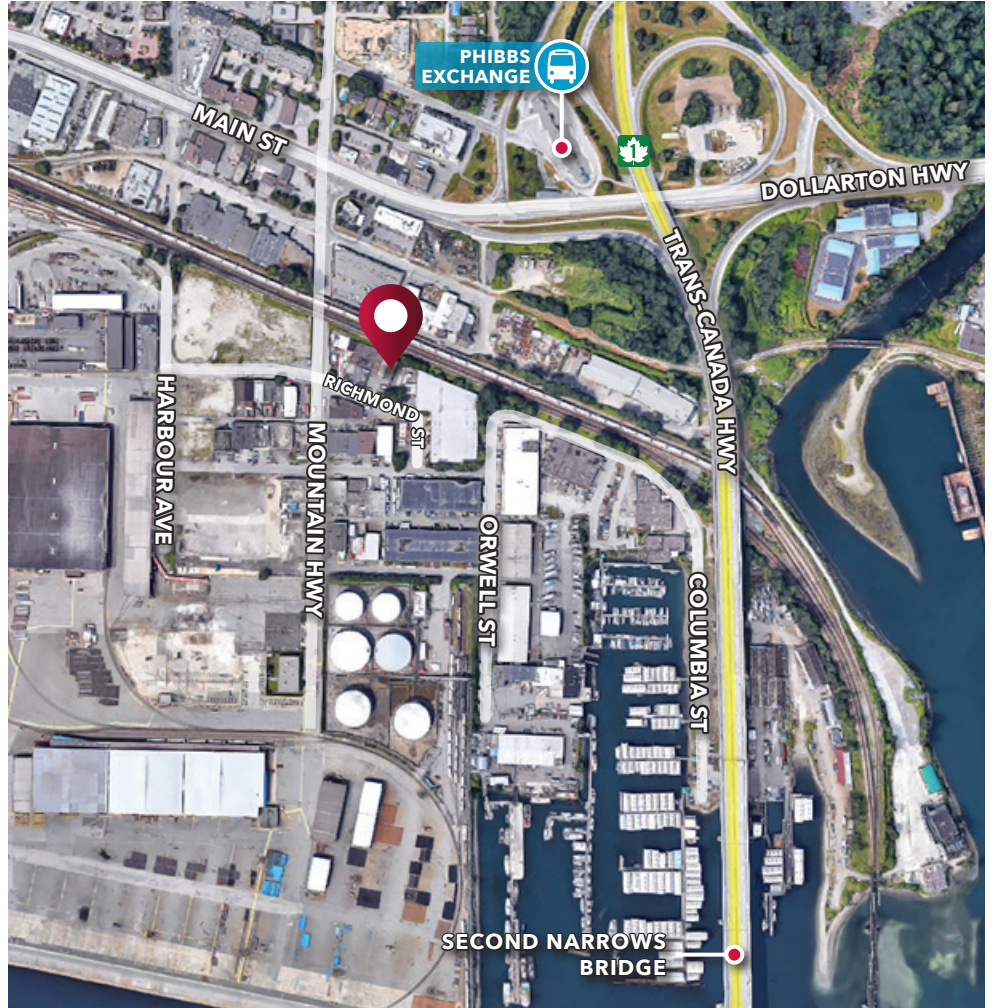
Year 1 – \$15.00 PSF or  
\$3,668.75 per month plus GST

## Total Monthly Rent

\$5,909.13 plus GST and Hydro

## Availability

Immediate



### Ryan Barichello

D 604.630.3371 C 604.889.4146  
ryan.barichello@lee-associates.com

### Arash Rezai

Personal Real Estate Corporation  
D 604.630.3406 C 604.356.2356  
arash.rezai@lee-associates.com