



FOR LEASE

2,593 sf Office/Industrial Unit

1, 1485 Welch Street, North Vancouver

BABYCH GROUP
REALTY

formanpilkington.com

Office/Industrial Unit For Lease

1, 1485 Welch Street
North Vancouver

Area

2,593 sf

Basic Rent

\$16.00 per sf

Additional Rent

\$10.72 per sf

Zoning

EZ-LI (Light Industrial)

Parking

2 Reserved stalls at no additional cost

Availability

Immediately

Opportunity

An exceptional opportunity to lease a 2,593 sf office/industrial unit in North Vancouver's Norgate Business Park, featuring a high-ceiling warehouse, showroom, and grade-level loading, well suited for a variety of industrial and owner-user uses.

Location

Situated in Norgate Business Park between Welch Street and West 1st Street in North Vancouver, with high exposure along West 1st Street and quick access to the Lions Gate Bridge, offering seamless connectivity to Vancouver and the broader Lower Mainland.

Property Highlights

- Reception area
- Multiple offices
- Boardroom
- Kitchenette
- Grade Level Loading
- High Ceiling Warehouse





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