



For Lease: Retail, Office

905 West 16th Street

North Vancouver, BC

Ground Floor Commercial Space Steps Away from Marine Drive

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com

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Opportunity

Lennard Commercial is pleased to offer prime ground floor commercial space steps away from Marine Drive, one of North Vancouver’s prime retail corridors. This convenient location offers excellent accessibility and visibility, making it ideal for a range of businesses. The premises is currently improved with private offices, a washroom, reception area and open area with high ceilings, making it well suited for medical, health and wellness, service, office, and retail uses. Positioned in a thriving commercial hub with strong vehicle traffic and convenient access to major transit routes, this space is perfect for businesses looking to establish or expand their presence in a dynamic and growing market.

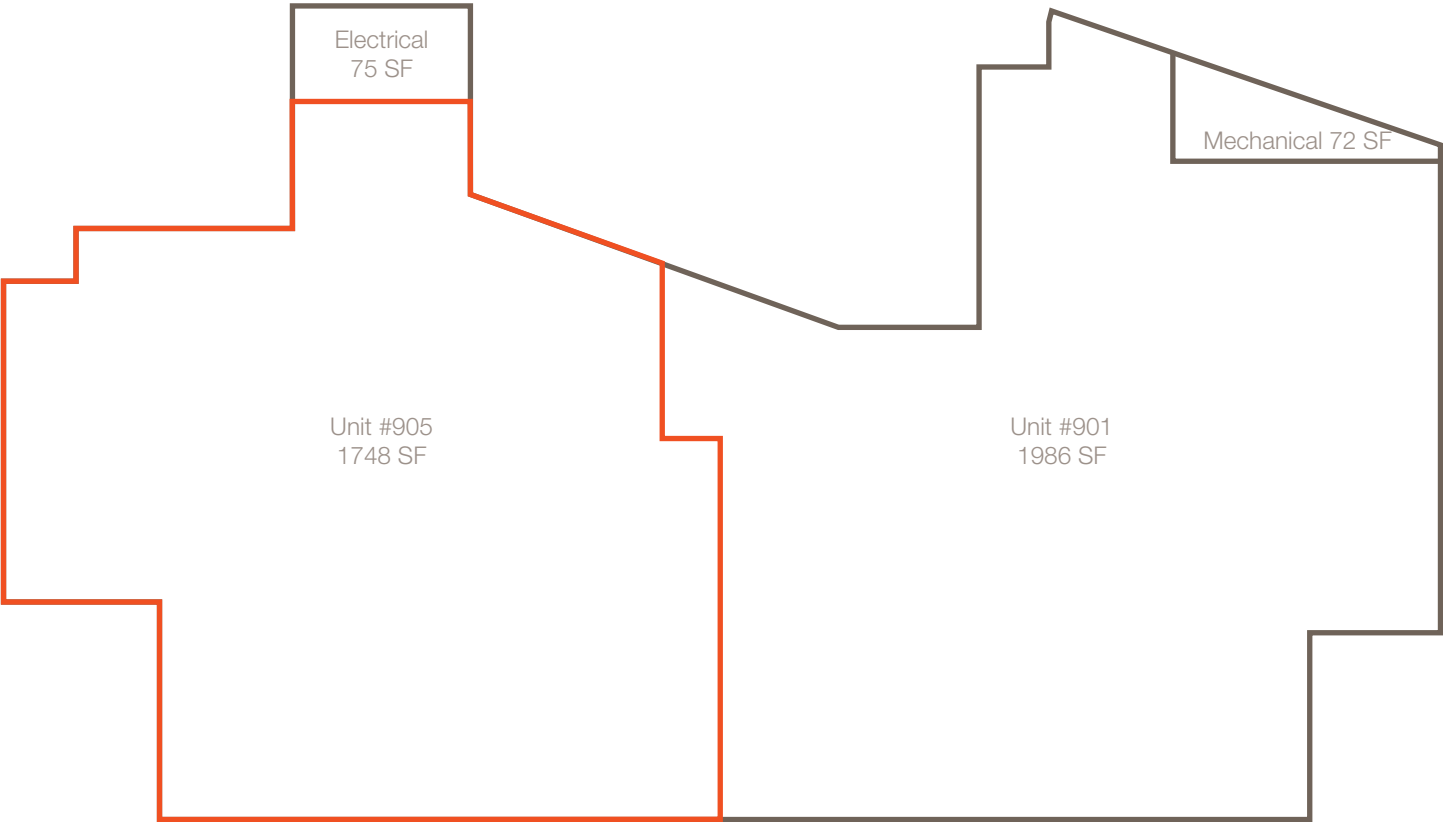
Property Details

- Available Area
1,748 SF
- Basic Rent
\$28.00 PSF
Additional Rent (2026 estimate)
\$11.71 PSF
- Availability
Immediately
- Zoning
CD-58 - Comprehensive Development



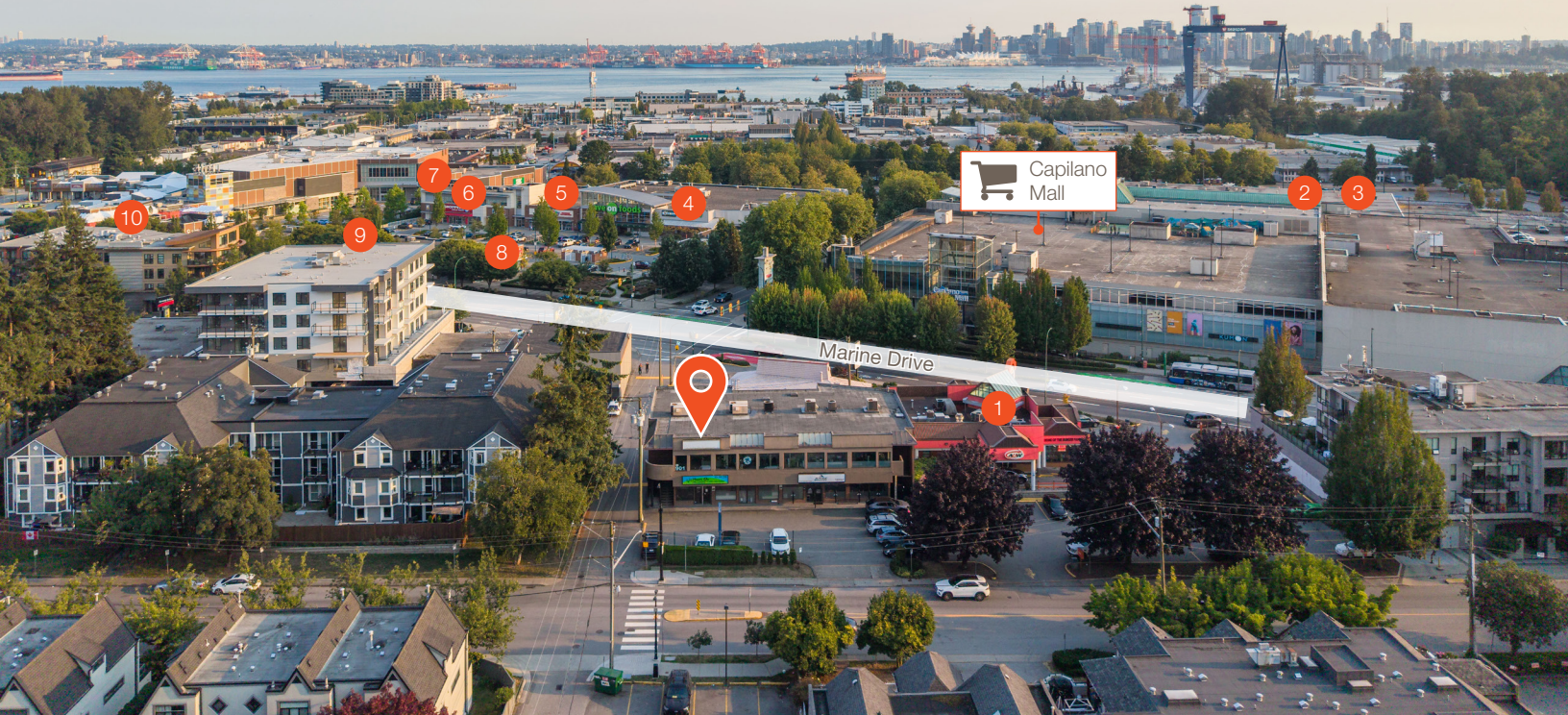
Property Highlights

- Well-located ground floor commercial space
- Existing reception, private offices and open area
- High ceilings and functional floorplan
- Four (4) dedicated parking stalls
- Prominent signage opportunities
- Well-suited for medical, health and wellness, service, office, and retail uses
- Proximity to Marine Drive, public transit, and amenities



Amenities

- | | |
|-----------------|---|
| 1 A&W | 6 Shoppers Drug Mart |
| 2 Walmart | 7 Golf City |
| 3 McDonald's | 8 CIBC |
| 4 Save on Foods | 9 RBC |
| 5 Party City | 10 LifeLabs Medical Laboratory Services |



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