

Unit 105 • For Sublease

980 West 1<sup>st</sup> Street North Vancouver, BC

**Lennard:**

520-800 West Pender Street, Vancouver  
604.636.2620 • [lennard.com](http://lennard.com)

# Unit 105 – 980 West 1<sup>st</sup> Street

North Vancouver, BC

## Property Highlights



Private Office Space



Turnkey Commissary Kitchen



21' Ceilings in Warehouse



Professionally Managed Building



Grade Level Loading



Equipment Available for Sale



## Property Details



Unit 105  
**1,473 SF**



Availability  
**October 1, 2026**



Asking Rent  
**\$21.75 PSF**  
Additional Rent (2026 Estimate)  
**\$11.24 PSF**

Sublease Term  
**September 30, 2031**

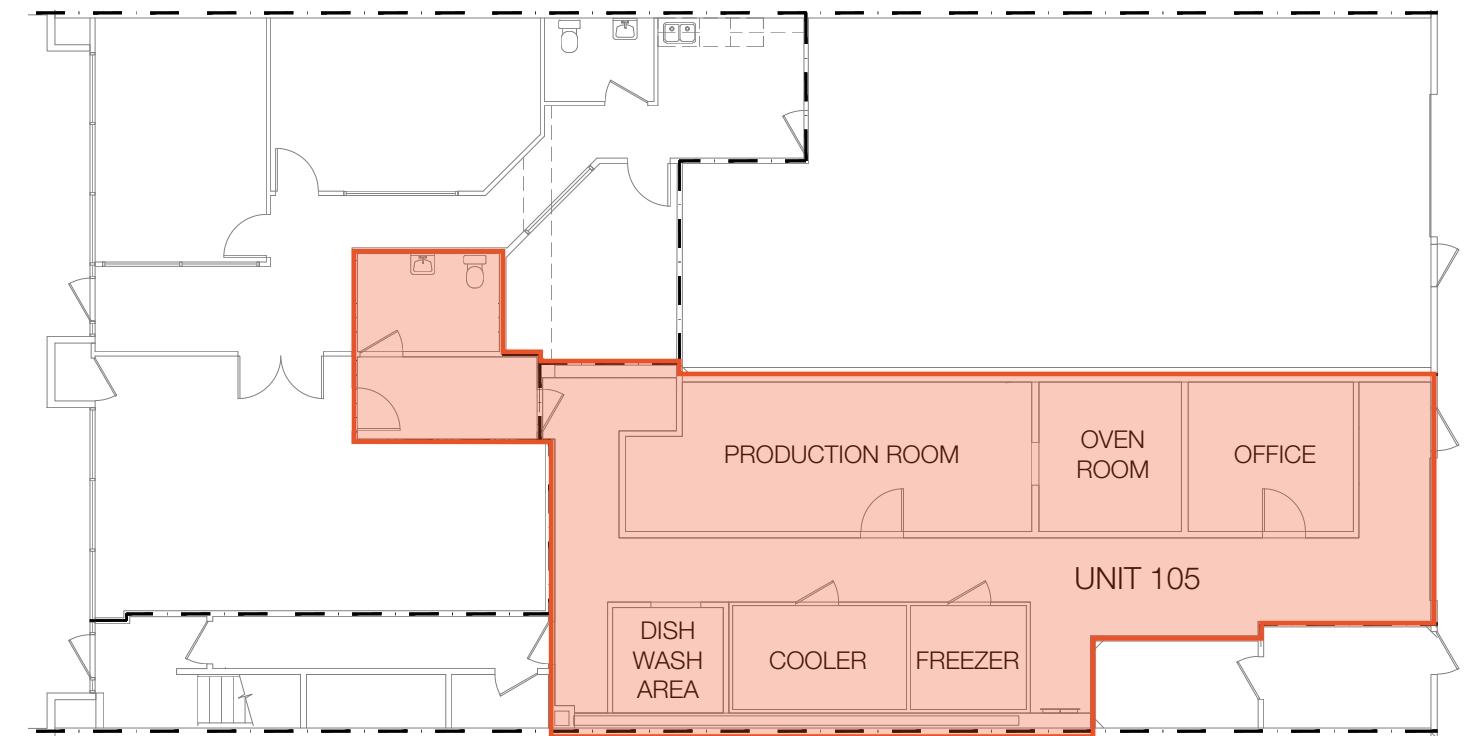


Zoning  
**CD-418 (Comprehensive Development)**

## Opportunity

Lennard Commercial Realty is pleased to present a rare opportunity to sublease a turnkey commissary kitchen in one of the North Shore's premier business parks. The fully built-out warehouse unit is move-in ready, allowing operators to launch or expand without the time and capital typically required for kitchen build-outs. The property is professionally managed by BentallGreenOak.

## Floor Plan



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## Location

Ideally situated in Capilano Business Park, the property occupies one of the North Shore's most established and sought-after commercial nodes. The park offers exceptional connectivity, with immediate access to Marine Drive, the Trans-Canada Highway, and the Lions Gate and Second Narrows bridges—placing tenants within minutes of Downtown Vancouver, the Port of Vancouver, and the broader Lower Mainland. Surrounded by a strong mix of industrial, retail, and service businesses, and just a short drive from Park Royal and the Lower Lonsdale waterfront.



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