

**AVISON
YOUNG**

For Lease

Keith Business Centre

1225 East Keith Road, North Vancouver, BC



Flex office and warehouse space
available for lease

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**Ian Whitchelo Personal Real Estate Corporation*

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Property details

AVAILABLE AREA

Unit 2	17,283 sf
Unit 5A	2,073 sf
Unit 6	7,070 sf (potential to expand to 13,770 sf)
Unit 10	6,700 sf (potential to expand to 13,770 sf)

LEASE RATE

Please contact listing agents

ADDITIONAL RENT (2025 ESTIMATE)

\$9.38 psf / annum (includes utilities)

**Management fees not included*

ZONING

CD-168 - the zoning for Keith Business centre is flexible and can accommodate a variety of industrial and office, trade and business schools and recreation uses.

PARKING

1 stall per 1,000 sf leased

AVAILABILITY

Unit 2	Immediate
Unit 5A	December 1, 2025
Unit 6	January 1, 2026
Unit 10	Immediate

Opportunity

Ground floor flex office and industrial units offering a mix of privates offices and open work area available for lease at Keith Business Centre. Keith Business Centre is a 80,000 sf light industrial development on 4 acres of land and is comprised of a combination of flex warehouse, office units. This multi-tenant building has a strong mix of local and international businesses and offers many nearby amenities.

Location

Keith Business Centre benefits from the prime corner location of Keith Road and Brooksbank Avenue, allowing for convenient public transit, easy commuting and quick access to Highway 1. The location neighbours a wide variety of businesses, such as the North Shore Winter Club and Park and Tilford Shopping Centre. Keith Business Centre is also a short walking distance from local trails and playgrounds within the Bridgeman and Lynn Creek Parks.

Property highlights



Ground floor flex office space with a mix of private offices, and open work spaces



Unit 2	Dock level loading
Unit 5A	Grade level loading
Unit 6	Grade level loading
Unit 10	Grade level loading



Excellent exposure and signage opportunities



Unit 2	Up to 9' ceilings
Unit 5A	Up to 16' ceilings
Unit 6	Up to 23' ceilings
Unit 10	Up to 24' ceilings

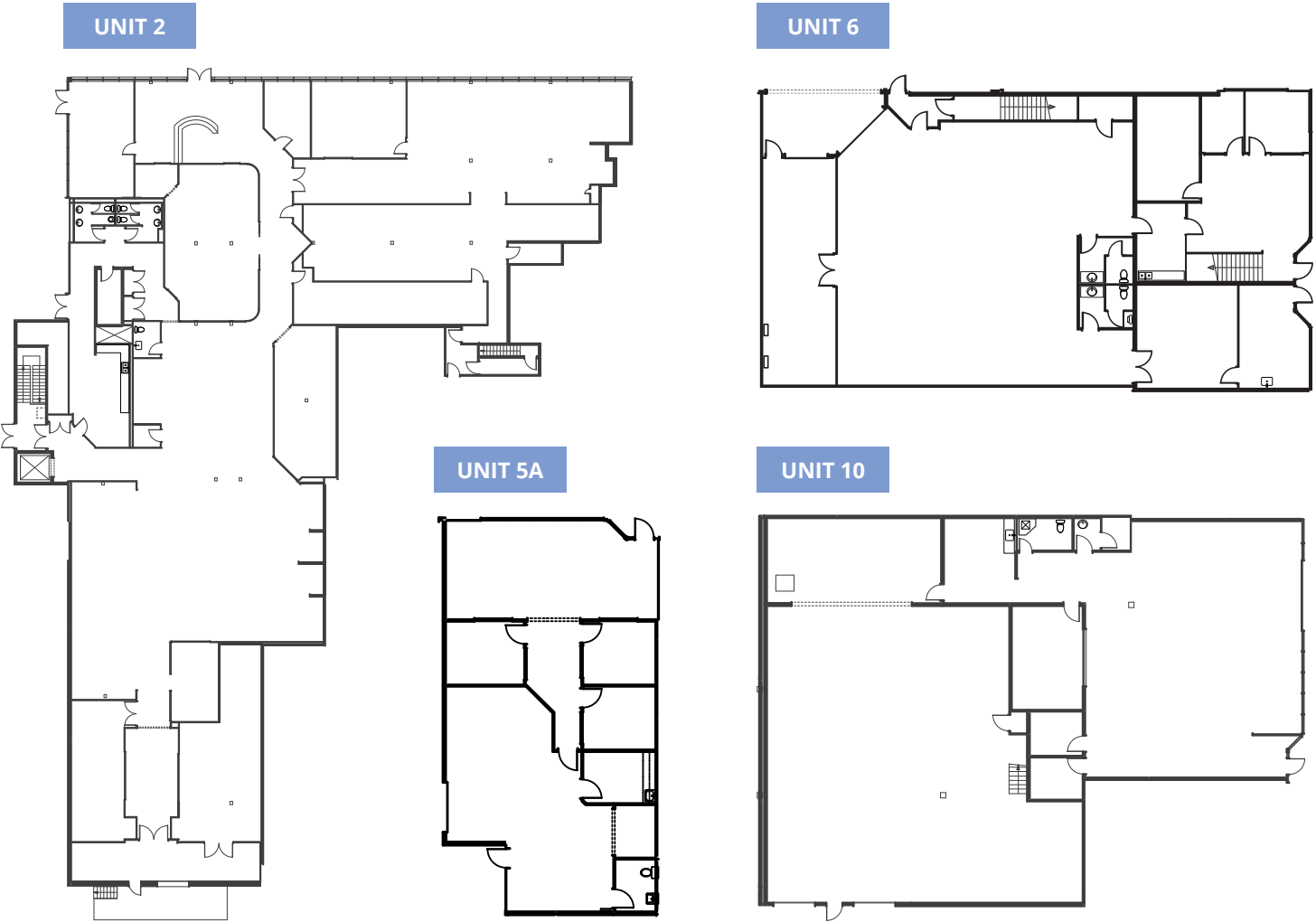


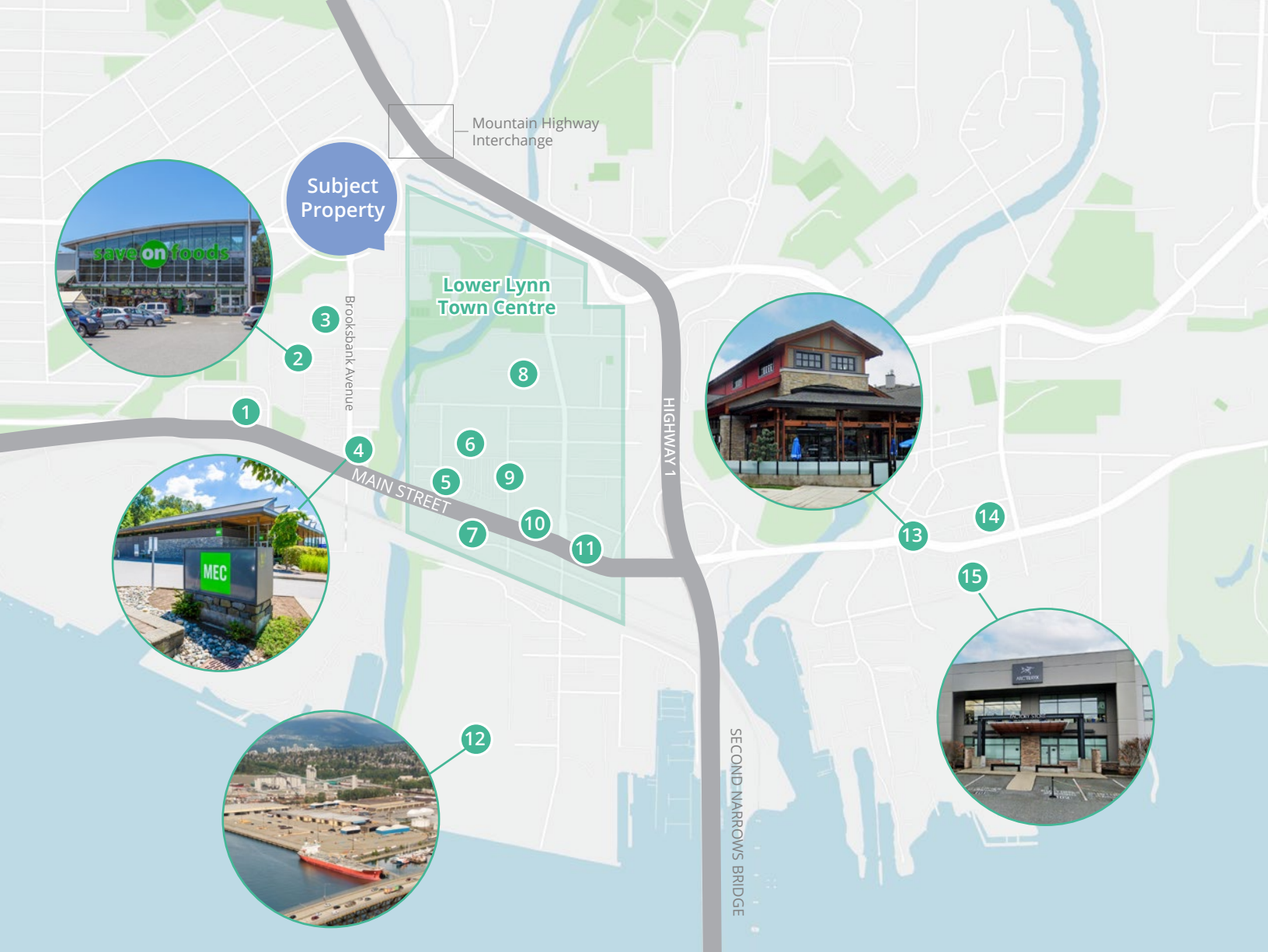
Adjacent to the North Shore Winter Club



Proximaty to the new Mountain Highway interchange at Highway 1

Floorplans





Nearby amenities

- | | | |
|------------------------|--------------------|--------------------------------------|
| 1. Rona | 6. Canadian Tire | 11. A&W Canada |
| 2. Save-On-Foods | 7. Wildeye Brewing | 12. Lynnterm |
| 3. North Shore Studios | 8. Bridge Brewery | 13. Good Co. Northwoods |
| 4. MEC | 9. Tim Hortons | 14. Stong's Market |
| 5. McDonalds | 10. Wendy's | 15. Arc'teryx North Vancouver Outlet |

Contact for more information

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