

NORTH SHORE INVESTMENT OPPORTUNITY

LIONS GATE BUSINESS PARK

102-140 GARDEN AVENUE, 1601-1723 WELCH STREET
& 101-139 BOWSER AVENUE, NORTH VANCOUVER, BC



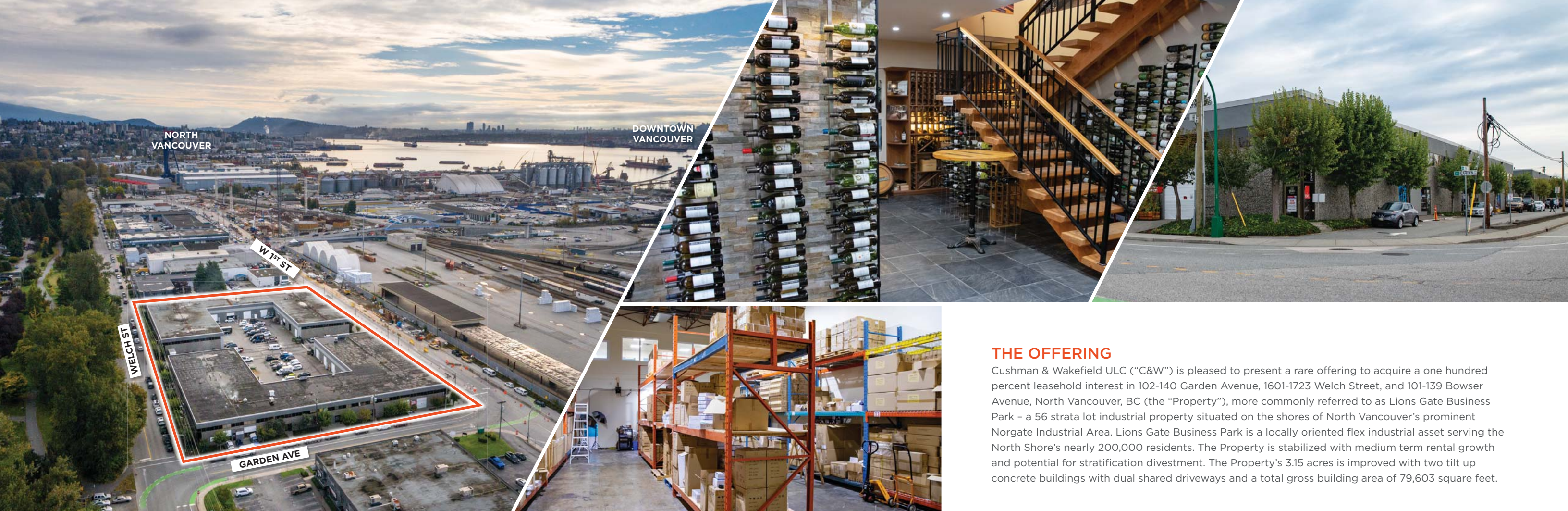
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INVESTMENT HIGHLIGHTS

STABLE INCOME

- 96 percent leased flex industrial asset with a diversified and staggered expiry profile situated in the perennially tight North Shore marketplace.

INCOME GROWTH OPPORTUNITY

- Below market rents provide investors with coveted value-add potential and subsequent revenue upside.

LACK OF COMPETITIVE INVENTORY

- Ideal small bay unit sizes for the North Shore Market with no new competing inventory incoming.

LOCATION

- Highly sought after North Shore location in a clearly defined business node benefiting from centrality, exposure and complimentary surrounding uses.

UNIQUE DIVESTMENT STRATEGY

- Significant upside and potential to reposition the buildings through a subdivision or strata lot sales program.



THE OFFERING

Cushman & Wakefield ULC (“C&W”) is pleased to present a rare offering to acquire a one hundred percent leasehold interest in 102-140 Garden Avenue, 1601-1723 Welch Street, and 101-139 Bowser Avenue, North Vancouver, BC (the “Property”), more commonly referred to as Lions Gate Business Park – a 56 strata lot industrial property situated on the shores of North Vancouver’s prominent Norgate Industrial Area. Lions Gate Business Park is a locally oriented flex industrial asset serving the North Shore’s nearly 200,000 residents. The Property is stabilized with medium term rental growth and potential for stratification divestment. The Property’s 3.15 acres is improved with two tilt up concrete buildings with dual shared driveways and a total gross building area of 79,603 square feet.

TENANCY PROFILE

Lions Gate Business Park is currently occupied by 31 diversified tenants including product fabrication, catering, pet daycare and fitness facilities. The Property’s service oriented tenant profile benefits from ample customer parking with adjacent perimeter street parking. Additionally, the Property has benefitted from strong tenant retention and rental rate accretion through attentive maintenance, diligent management, and timely capital expenditures.

SALIENT DETAILS

ADDRESS	102-140 Garden Avenue, 1601-1723 Welch Street & 101-139 Bowser Avenue, North Vancouver, BC
PID	56 strata lots
SITE AREA	3.15 acres
BUILDING AREA	79,603 square feet
DIMENSIONS	500’ - width / 280’ - depth (approx,)
YEAR BUILT	1977
ZONING	EZ-LI
OCP	Light Industrial Commercial
OWNERSHIP TYPE	Leasehold DNV Land Lease

OFFERING PROCESS

All interested parties are encouraged to execute and return the Vendor preferred Confidentiality Agreement for access to additional Property information including a Confidential Information Memorandum and Data Room.

Please contact the Listing Agents for pricing guidance and submission guidelines.

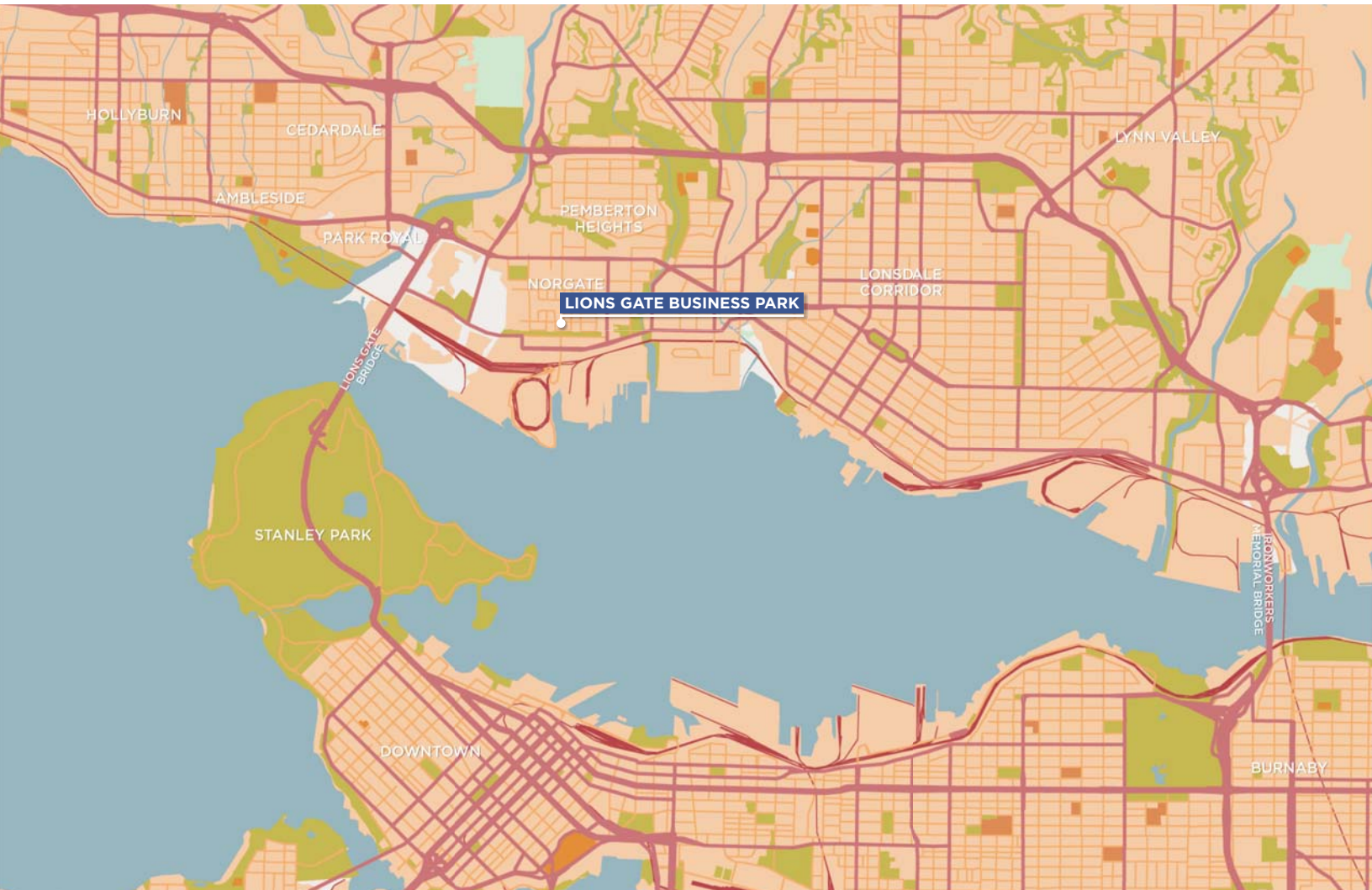
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WATCH THE VIDEO

<http://cushwk.co/LGBP>



LOCATION OVERVIEW

The rectangular site is ideally situated between West 1st Street and Welch Street, two prominent east-west thoroughfares connecting North and West Vancouver's industrial/commercial waterfront. The surrounding area is notably populated with similar small bay industrial along with rail and port activity to the south. The location is easily accessible to Downtown Vancouver along with the residential nodes of North and West Vancouver with over 520,000 residents residing within a 20 minute drive of Lions Gate Business Park. Furthermore, the Property has dual ingress and egress points on both the north and south side providing customers and tenants flexible access along with prominent exposure opportunities.

DESTINATION

DRIVE TIME

Park Royal	5 Minutes
Pemberton Heights	6 minutes
Lonsdale Corridor	7 Minutes
Cedardale	7 Minutes
Lynn Valley	11 Minutes
Downtown Vancouver	12 minutes
Horseshoe Bay	20 minutes
Central Burnaby	20 minutes

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

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