



PHIBBS EXCHANGE

1602 Main Street
North Vancouver, BC

RETAIL LEASING BROCHURE

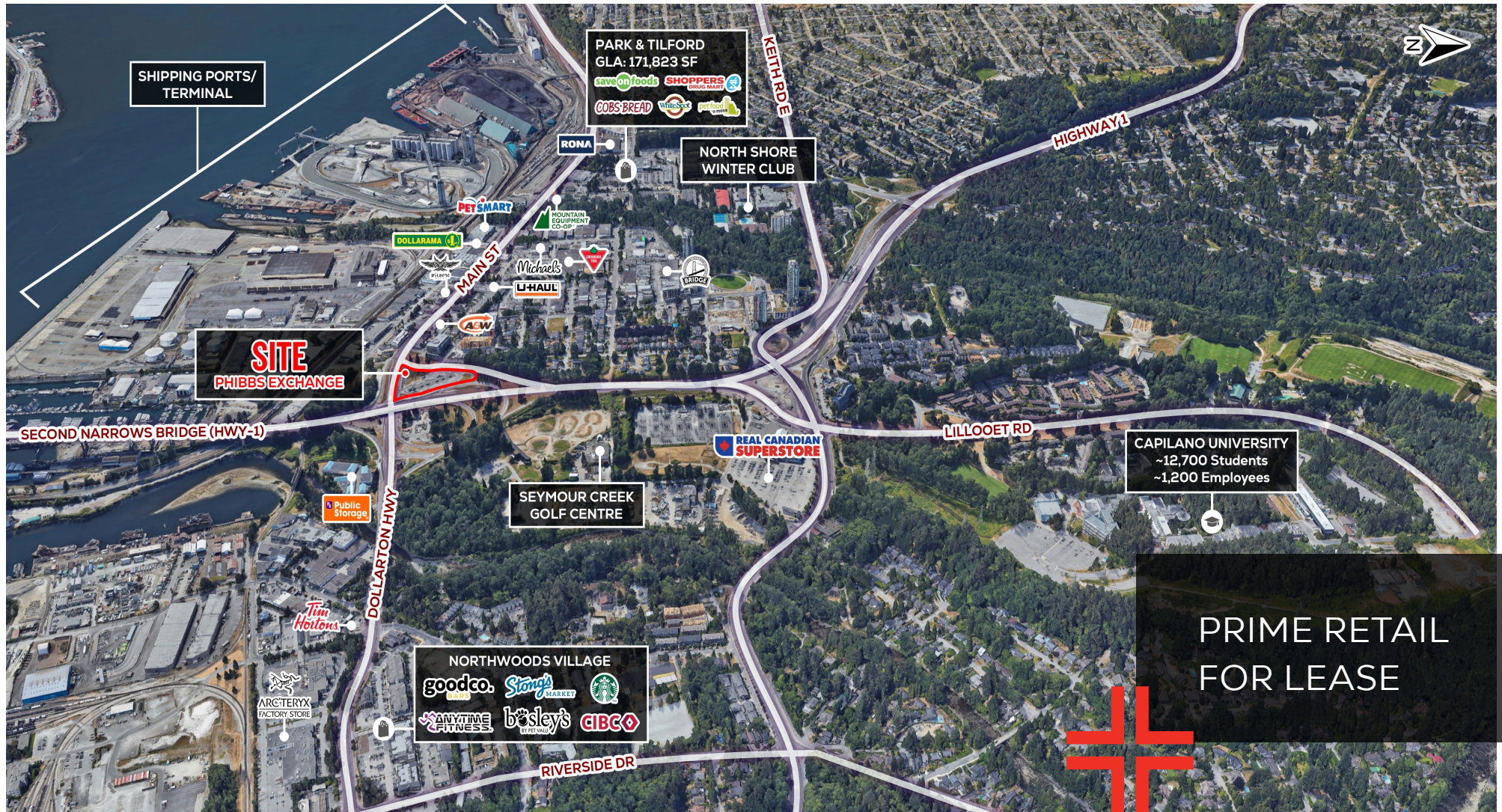
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PROJECT SUMMARY

Prime 638 SF retail pad strategically situated at the heart of the newly renovated Phibbs Bus Exchange. This exchange is a pivotal transportation hub in the District of North Vancouver, forming a vital part of the TransLink system. It facilitates over 14,000 daily riders across 13 bus routes serving the entire North Shore, including Capilano University, while also providing rapid connections to the cities of Vancouver and Burnaby. The ongoing exchange renovation project promises improved amenities, park & ride, accessibility, and pedestrian traffic, with completion expected in early 2024. The office, industrial, and shipping ports nearby create a substantial pool of workers and professionals who frequent the exchange daily, in addition to the rapidly densifying residential surrounding the site.



PRIME RETAIL
FOR LEASE

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DETAILS

✦ Size: 638 SF

✦ Base Rent: Contact Listing Agent

✦ Additional Rent: \$17.00 PSF (2023 est.)

✦ Timing: May/June 2024 (est.)

✦ Pad Unit on Corner of Main Street & Orwell Street

✦ 3 Elevations of Exposure

✦ Proposed Services:

✦ Power: 400 amp

✦ HVAC: 2x24 Split System HPS each w/ 24 MBH Cooling Capacity

✦ Venting: Possible (Single Level Unit)

AREA FEATURES



Over 14,000 daily riders & 13 bus routes



Vital transit interchange for East/West connections across the North Shore and North/South across the Burrard Inlet and future rapid bus transit from Park Royal to Metrotown



Servicing a dense daytime employment node including office, business park, industrial, shipping ports/train terminals, & Capilano University



Adjacent to a busy retail node including Save-On-Foods, MEC, Canadian Tire, + more

CONTACT

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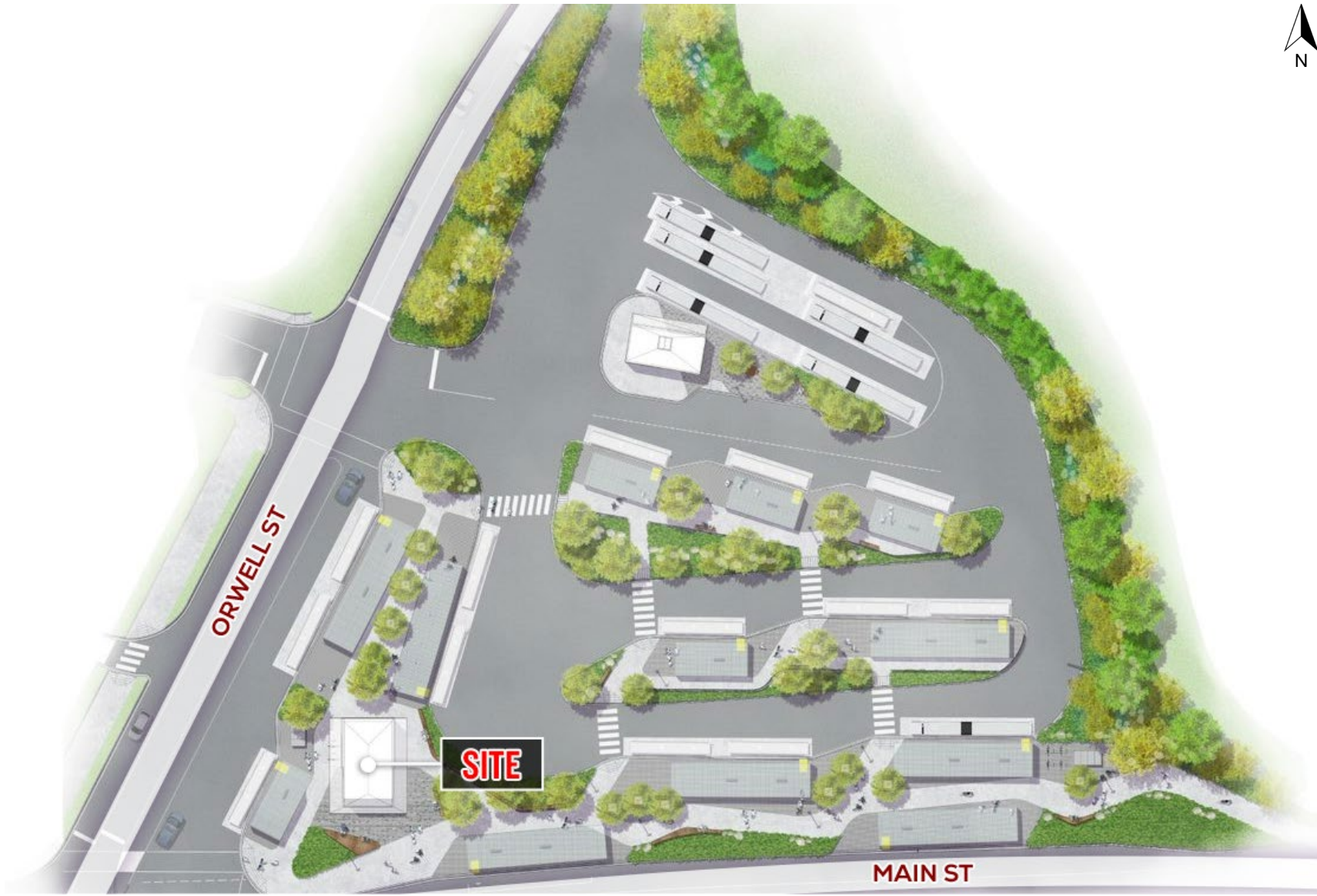
T Key Regional Transit Connections



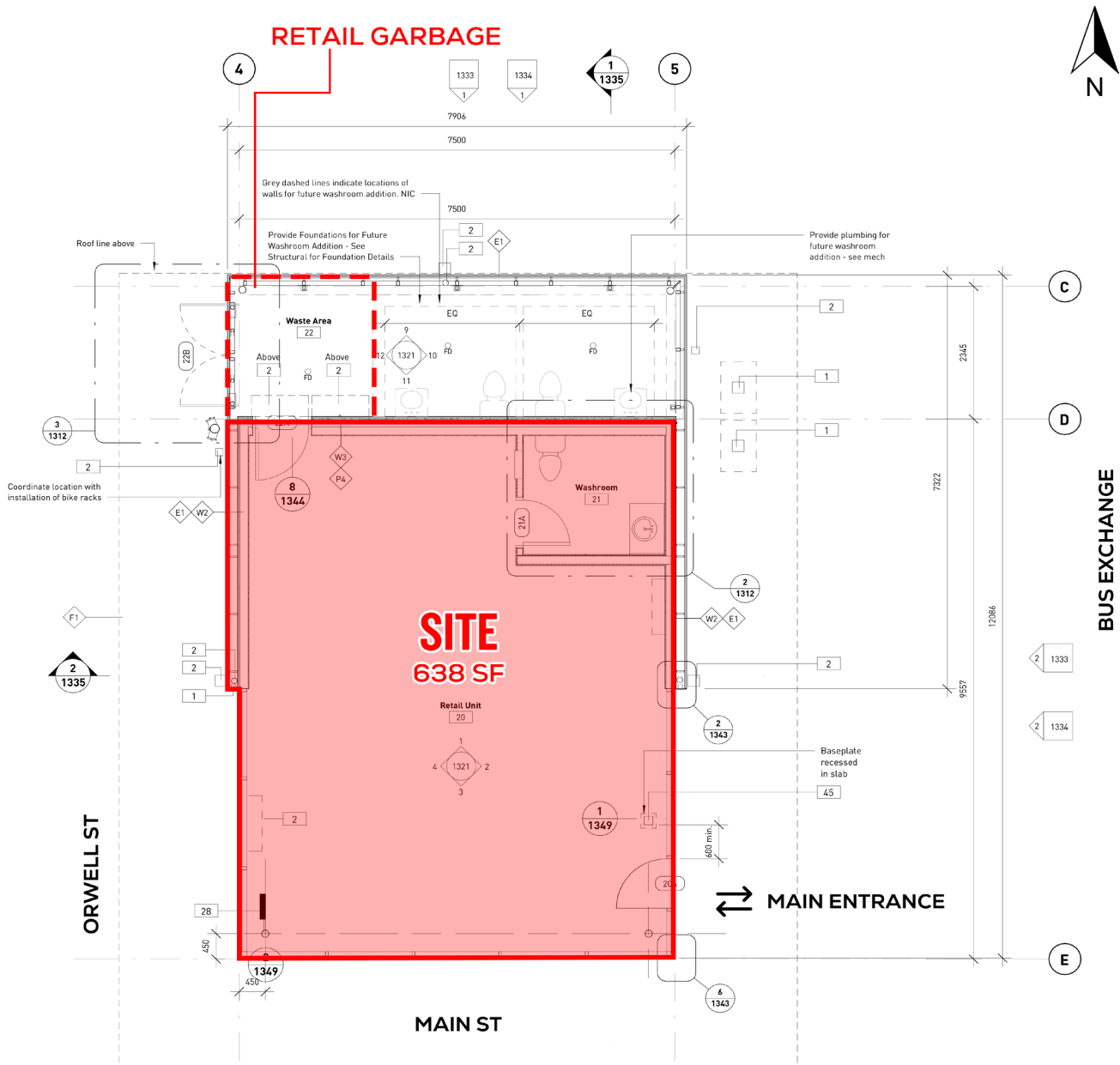
SITE: PHIBBS EXCHANGE



SITE PLAN



FLOOR PLAN



RENDERINGS



*Artistic Renderings are for illustration purposes only and subject to change.

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