



PHIBBS EXCHANGE

1602 Main Street
North Vancouver, BC

RETAIL LEASING BROCHURE



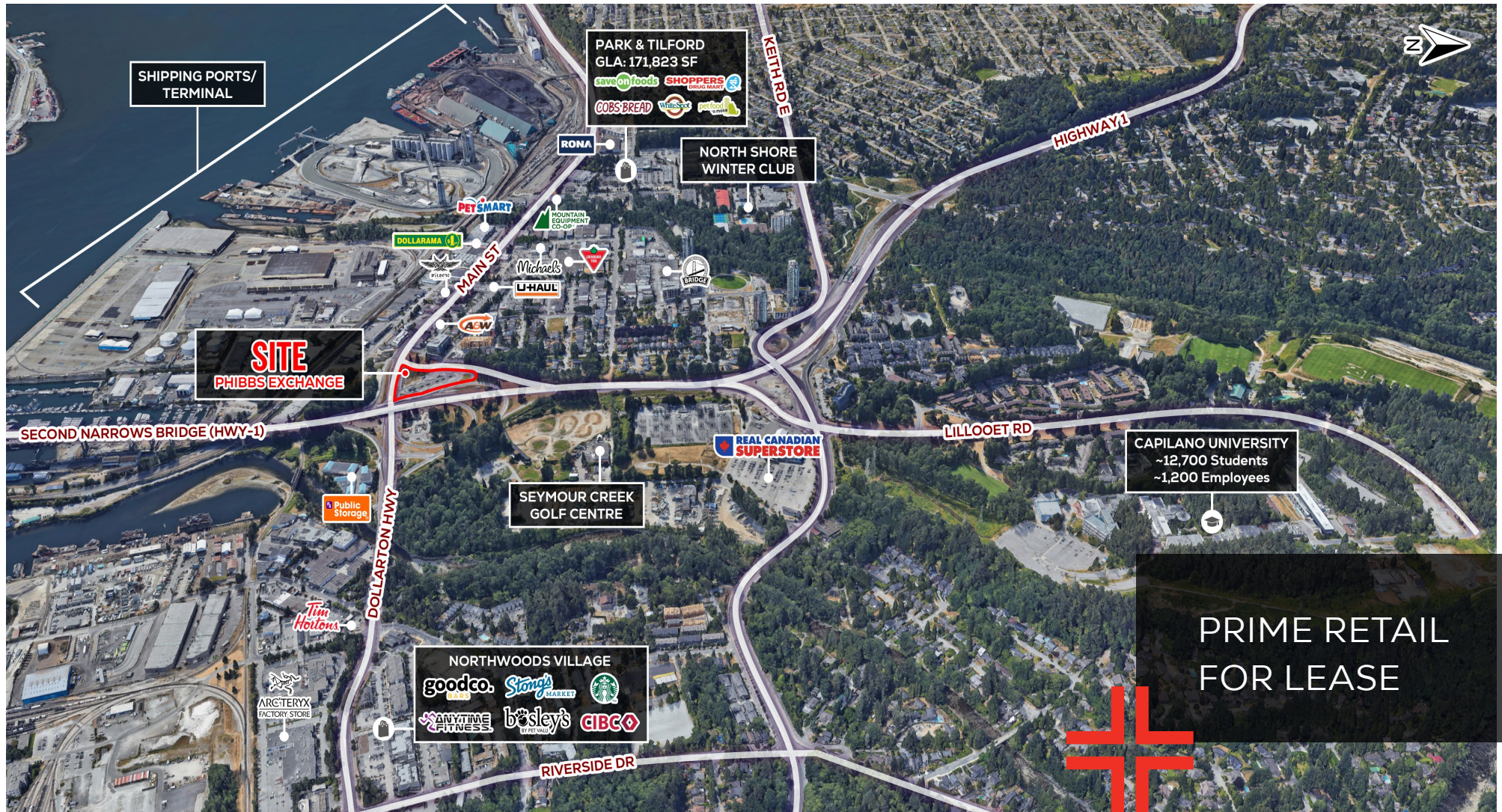
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PROJECT SUMMARY

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 recently completed exchange renovation project provides improved amenities, accessibility, and pedestrian traffic. 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 (2024 est.)

✚ Timing: Immediate

 VIRTUAL TOUR

✚ 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 Building)

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



This map shows key transit services connecting regional centres in the Metro Vancouver region.

SkyTrain

- Canada Line** High frequency rail service. Early morning to late evening, seven days a week.
- Expo Line** High frequency rail service. Early morning to late evening, seven days a week.
- Millennium Line** High frequency rail service. Early morning to late evening, seven days a week.

Bus

- B-Line** Bus routes providing fast and frequent service. Early morning to late evening, seven days a week.
- 1** Key regular service bus routes connecting urban centres and transportation hubs, seven days a week.

Other Transit Services

- SeaBus** Frequent passenger ferry service. Early morning to late evening, seven days a week.
- West Coast Express** Commuter rail service, weekday peak hours.

SITE: PHIBBS EXCHANGE

SITE

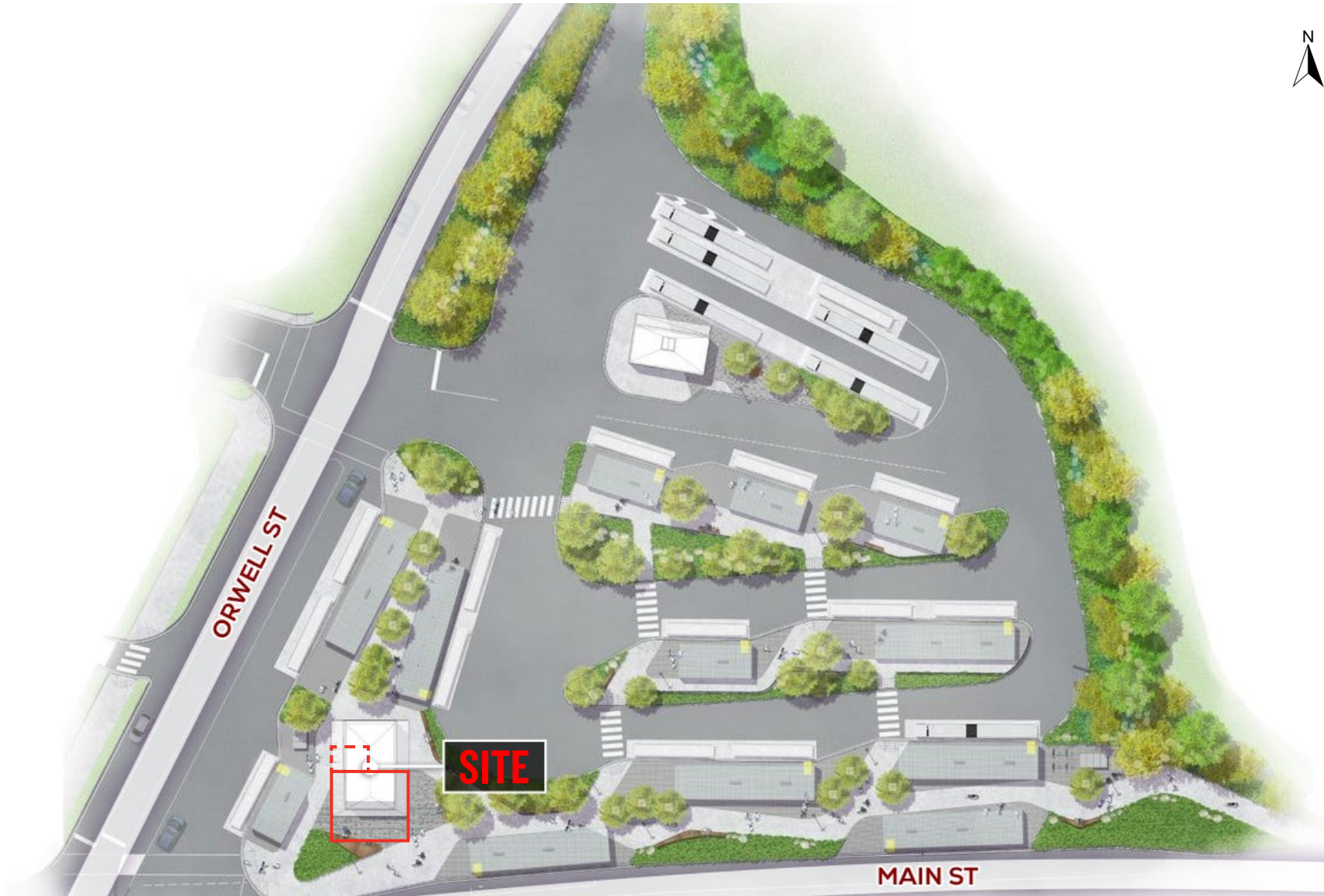
Capilano University

Phibbs Exchange

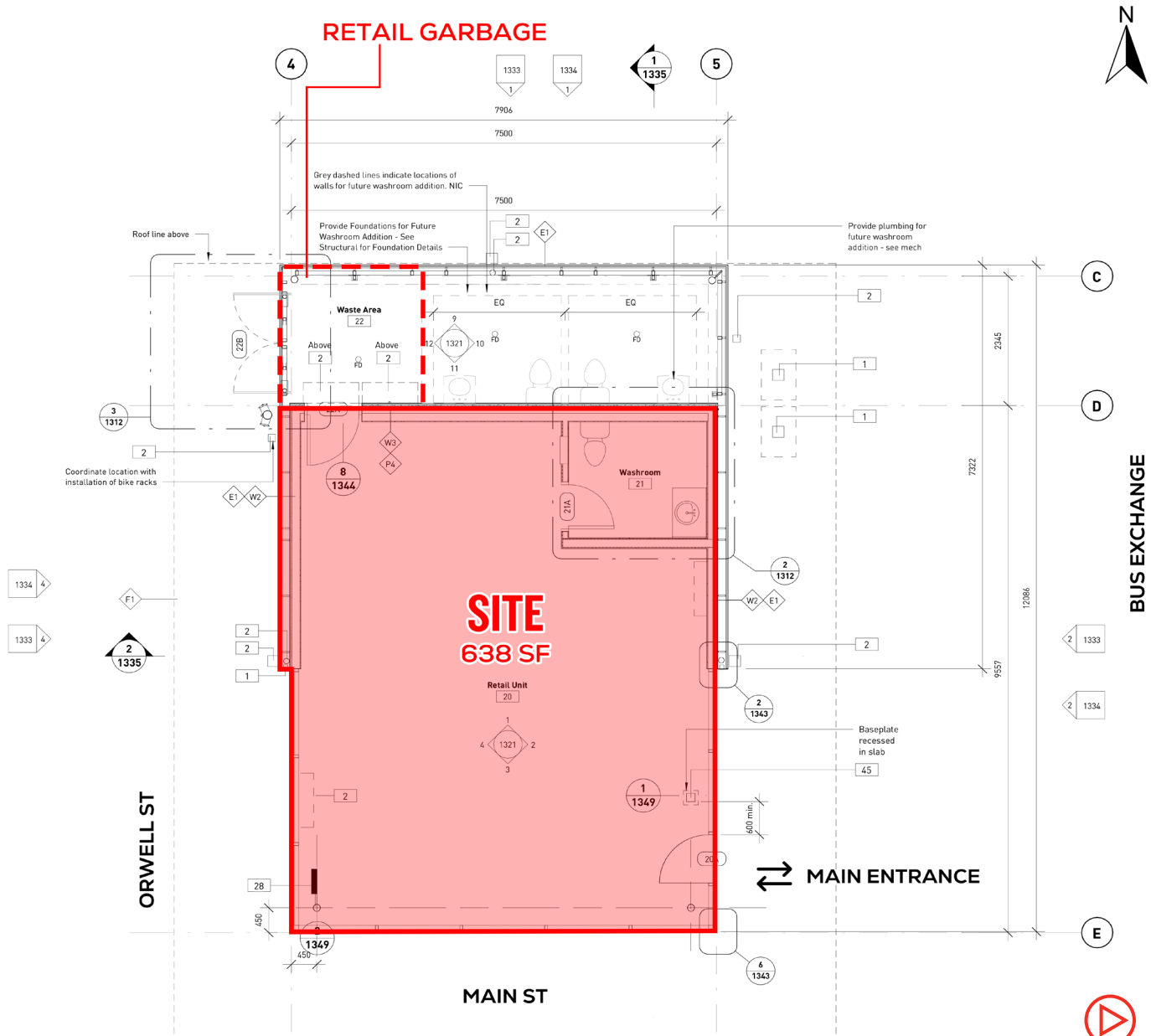
Kootenay Loop

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SITE PLAN



FLOOR PLAN



RENDERINGS



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

EXTERIOR PHOTOS



INTERIOR PHOTOS

