FLOORSPACE

CapU Lonsdale

250 - 125 Victory Ship Way

FOR SUBLEASE

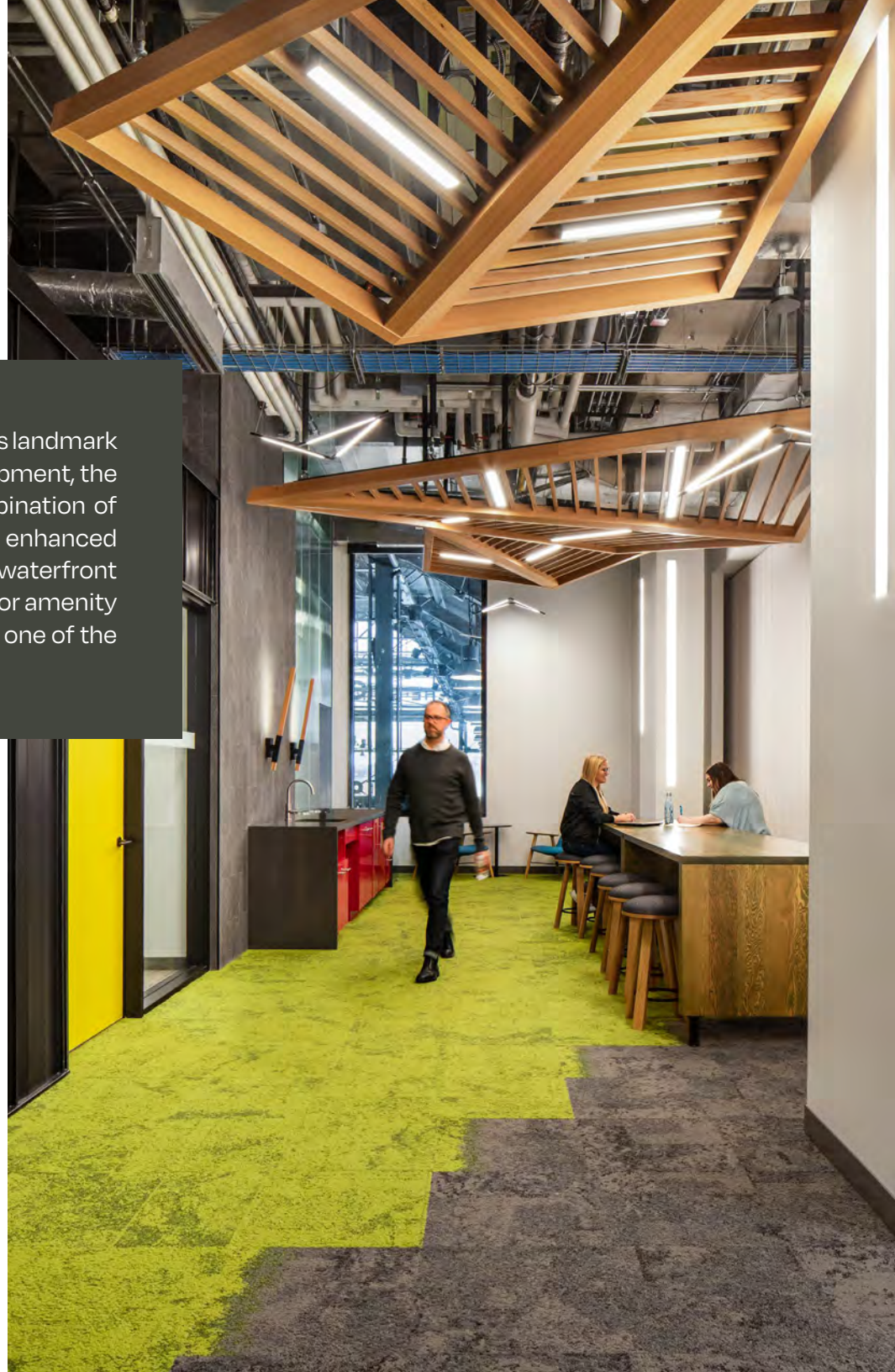
THE OPPORTUNITY

250 - 125 Victory Ship Way

The Shipyards offers a rare sublease opportunity within North Vancouver's landmark waterfront district. Located on the second floor of The Shipyards development, the approximately 11,300 SF premises offers a flexible layout with a combination of private rooms, open collaboration areas, and multi-purpose spaces, all enhanced by high-quality interior finishes inspired by the surrounding West Coast waterfront setting. The space is well suited for a variety of office, institutional, retail, or amenity uses, providing occupiers with an opportunity to establish a presence in one of the North Shore's most recognizable mixed-use destinations.

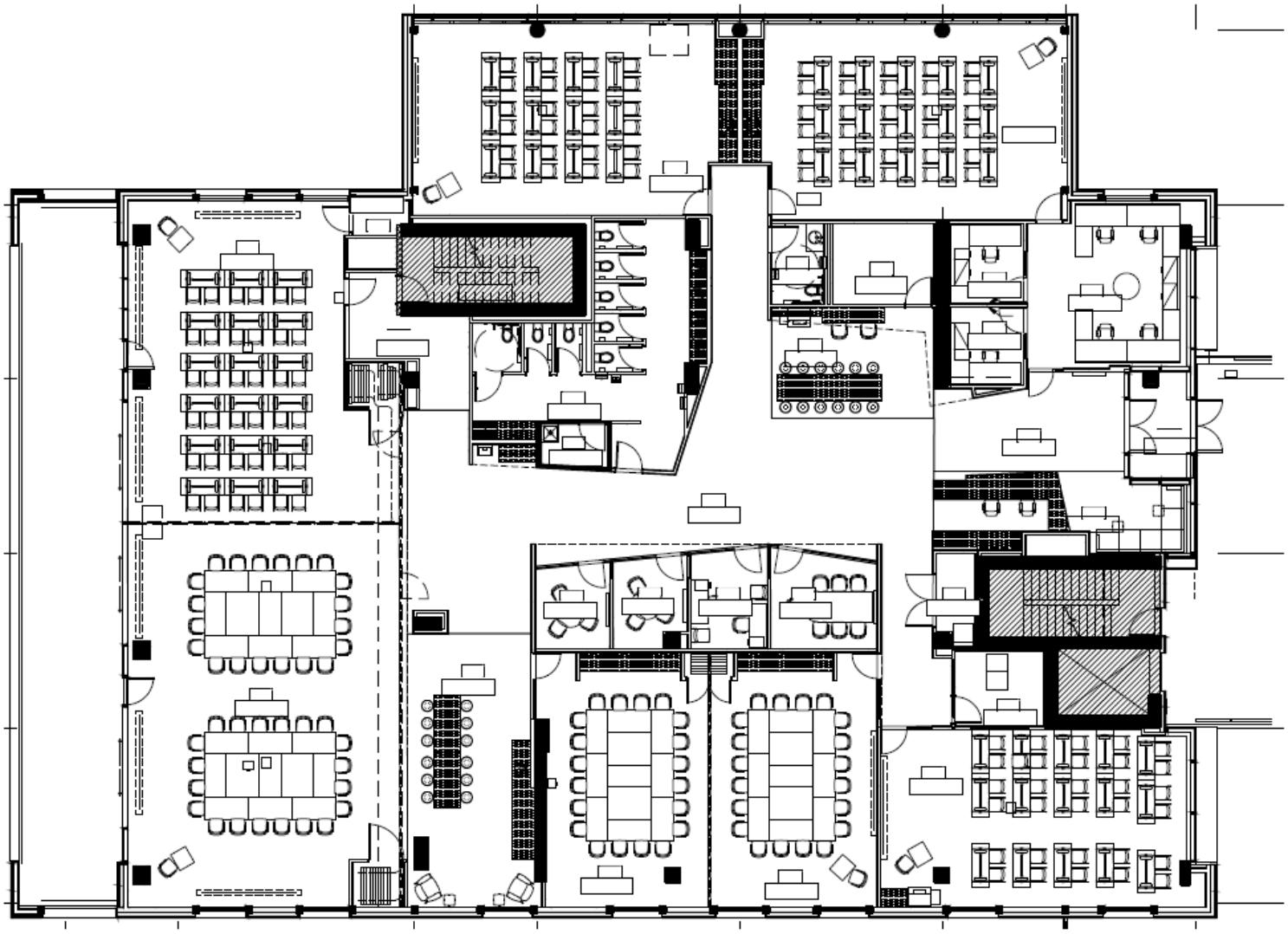
Unit	#250 & Adjacent Patio
Area	~11,300 SF
Term Expiry	September 2029
Availability	30 Days' Notice
Basic Rent	Contact Listing Agent
Additional Rent & Property Taxes	$22.31 PSFPA (2026 est.)

Additional rent and property taxes are based on 2026 estimates. Certain commercial uses may also be subject to an additional Waterfront Maintenance Contribution, where applicable.

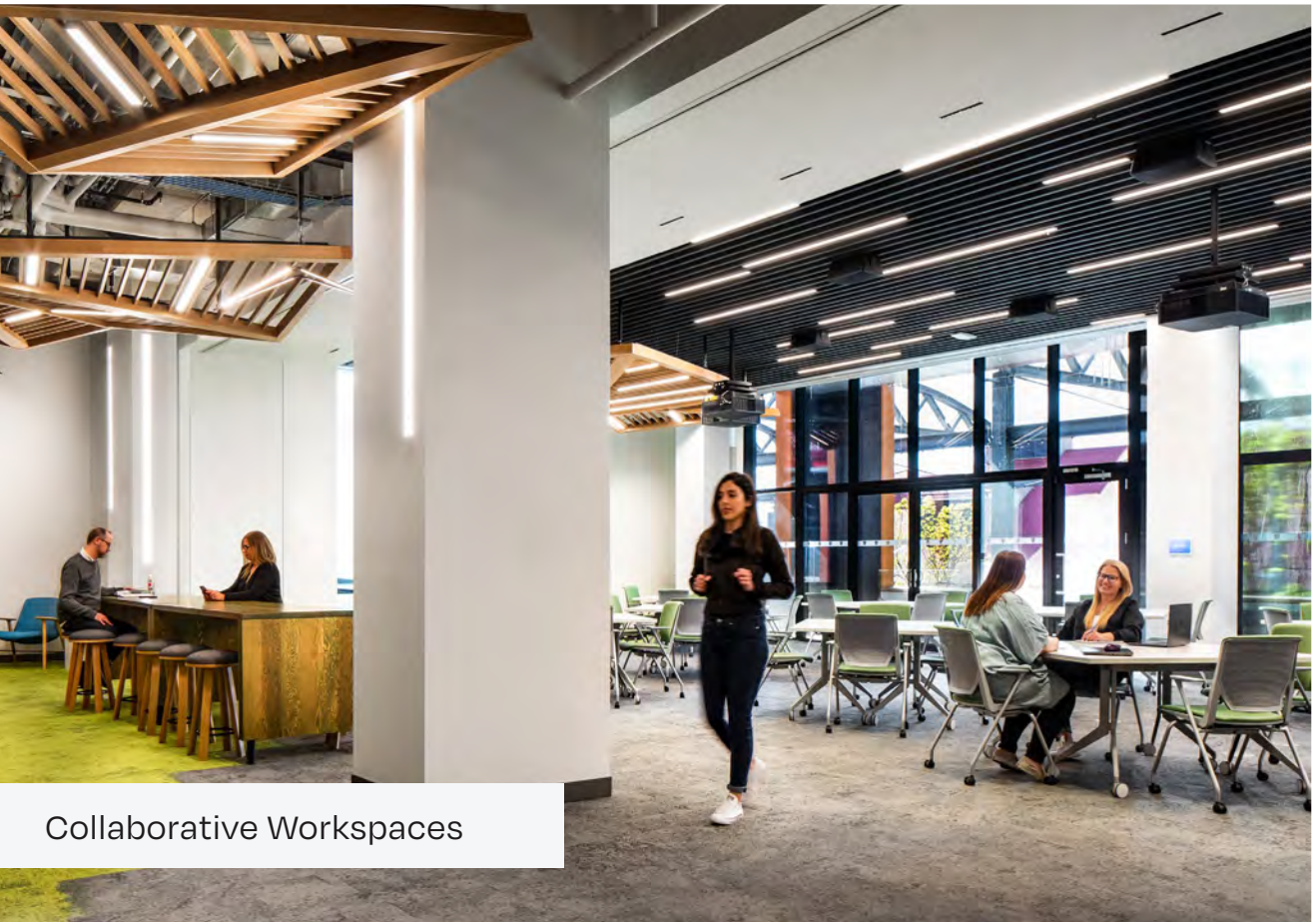


FLOOR PLAN

2nd Floor | ~11,300 SF



Private Meeting Rooms



Collaborative Workspaces

Bright, Flexible Space

THE SHIPYARDS ADVANTAGE

A Landmark Waterfront Destination

- → Landmark mixed-use waterfront destination in the heart of Lower Lonsdale
- → Dynamic collection of restaurants, cafés, retail, hospitality and community amenities
- → 20,000 SF covered public plaza with year-round community events and programming
- → Public waterfront promenade and gathering spaces overlooking Burrard Inlet
- → Public underground parking conveniently located beneath the development
- → Steps from Lonsdale Quay SeaBus Terminal and regional transit connections

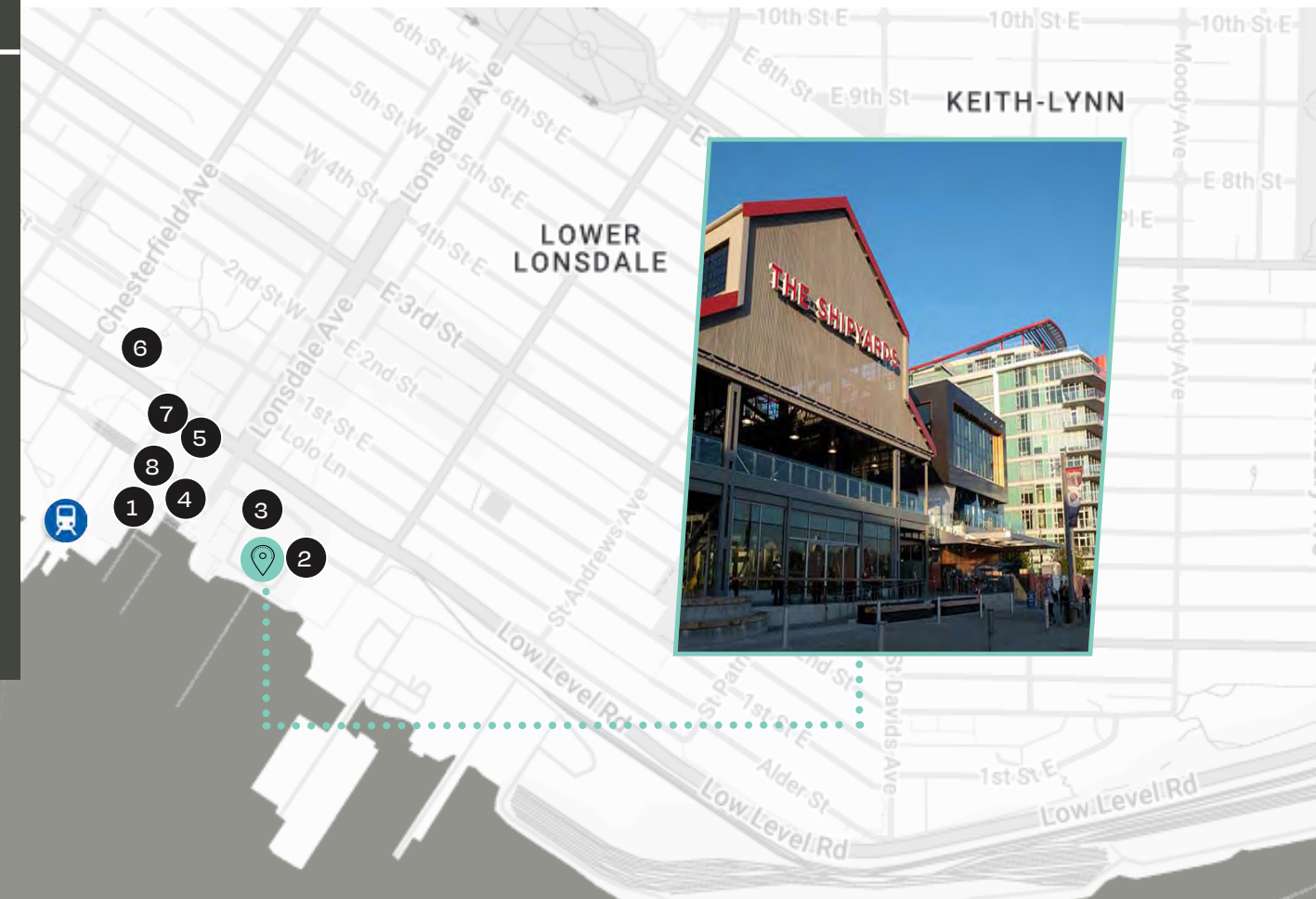
Large Multi-Purpose Room

Shared Breakout Space

LOCAL AMENITIES

Lonsdale Quay SeaBus Terminal and Bus Exchange

1. Lonsdale Quay Market
2. JOEY Shipyards
3. Nook Shipyards
4. Polygon Gallery
5. Pharmasave Esplanade
6. Fresh St. Market North Vancouver - Esplanade
7. Scotiabank
8. Nemesis Coffee Polygon



FLOORSPACE

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