

FOR SALE

1740 LONSDALE AVENUE
NORTH VANCOUVER, B.C.

BRAND NEW STRATA OFFICE IN
CENTRAL LONSDALE

**JUST
SOLD**
UNIT 215

Marcus & Millichap

LENNOX

DEVELOPED BY:

 **POLYGON**
POLYGON LENNOX HOMES LTD.

SCAN
TO
SEE



PROPERTY
VIDEO

OPPORTUNITY

Marcus & Millichap is pleased to present the final remaining office opportunities at Lennox, a newly completed mixed-use development located in the heart of North Vancouver's Central Lonsdale neighbourhood.



Excellent positioning in Central Lonsdale, the North Shore's primary medical district.



Situated at the high-profile intersection of Lonsdale Avenue and 17th Street, a primary retail node amidst a mature, yet growing high-density residential neighbourhood.



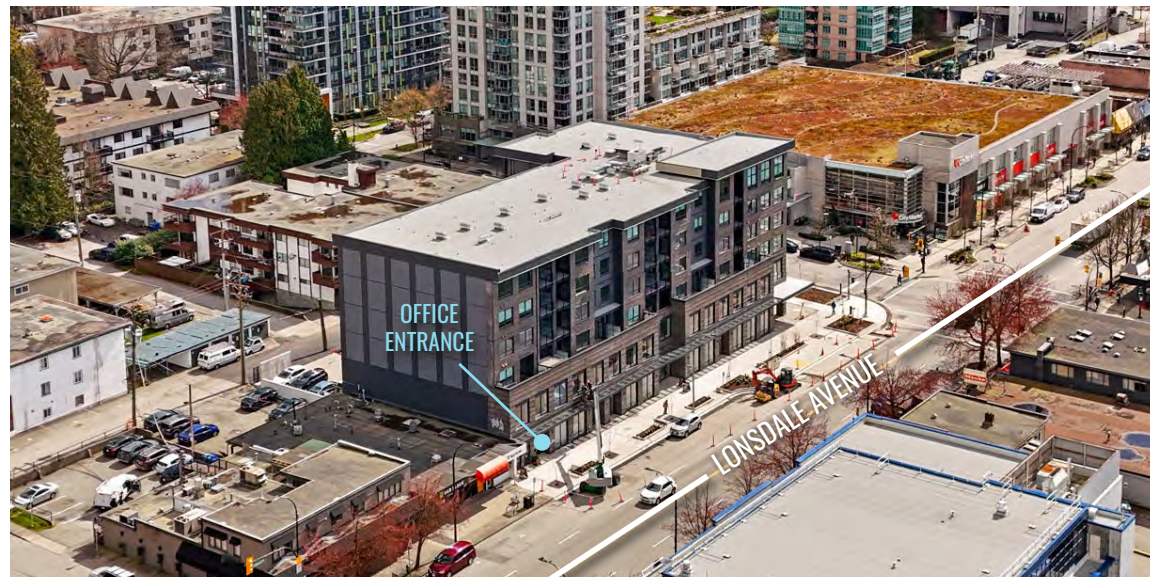
Shadow-anchored by Loblaw's City Market with close proximity to Lions Gate Hospital and the new Harry Jerome Community Recreation Centre.



Over 18,000 SF of commercial strata over two floors, integrated into a mixed-use building consisting of 64 new residential units.

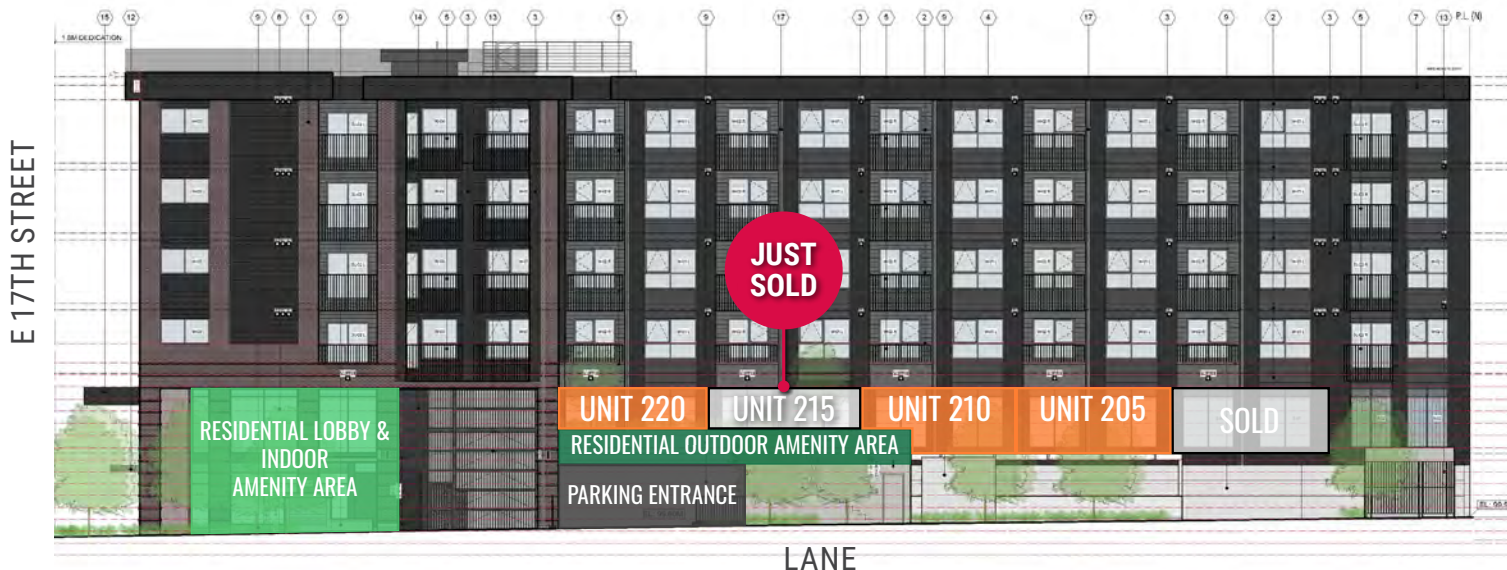


Easily accessible location with 5 major bus routes, a walk score of 88, and a bike score of 86.



PROJECT OVERVIEW

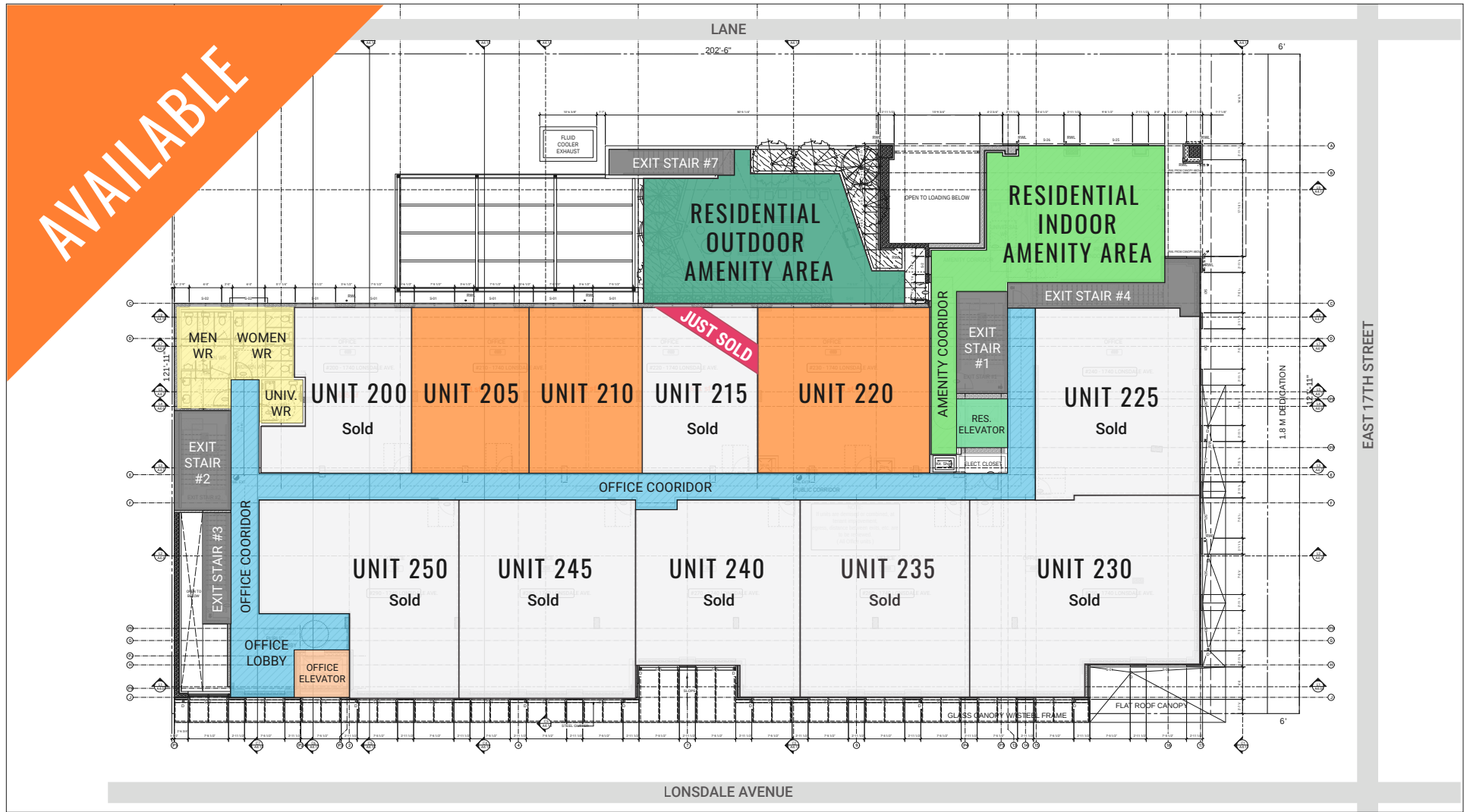
Address:	1740 Lonsdale Avenue, North Vancouver, B.C.
Zoning:	CD-749 - Comprehensive Development
Commercial Parking:	One Stall / Unit with further stalls available for sale (Contact Listing Agent for Details)
Amenities:	End-of-Trip Bike Locker
Timing:	Available for Immediate Occupancy
Available Opportunities:	Unit 205 - 685 SF
	Unit 210 - 660 SF
	Unit 220 - 1,000 SF
Pricing:	Starting at \$769,000 - \$998,000



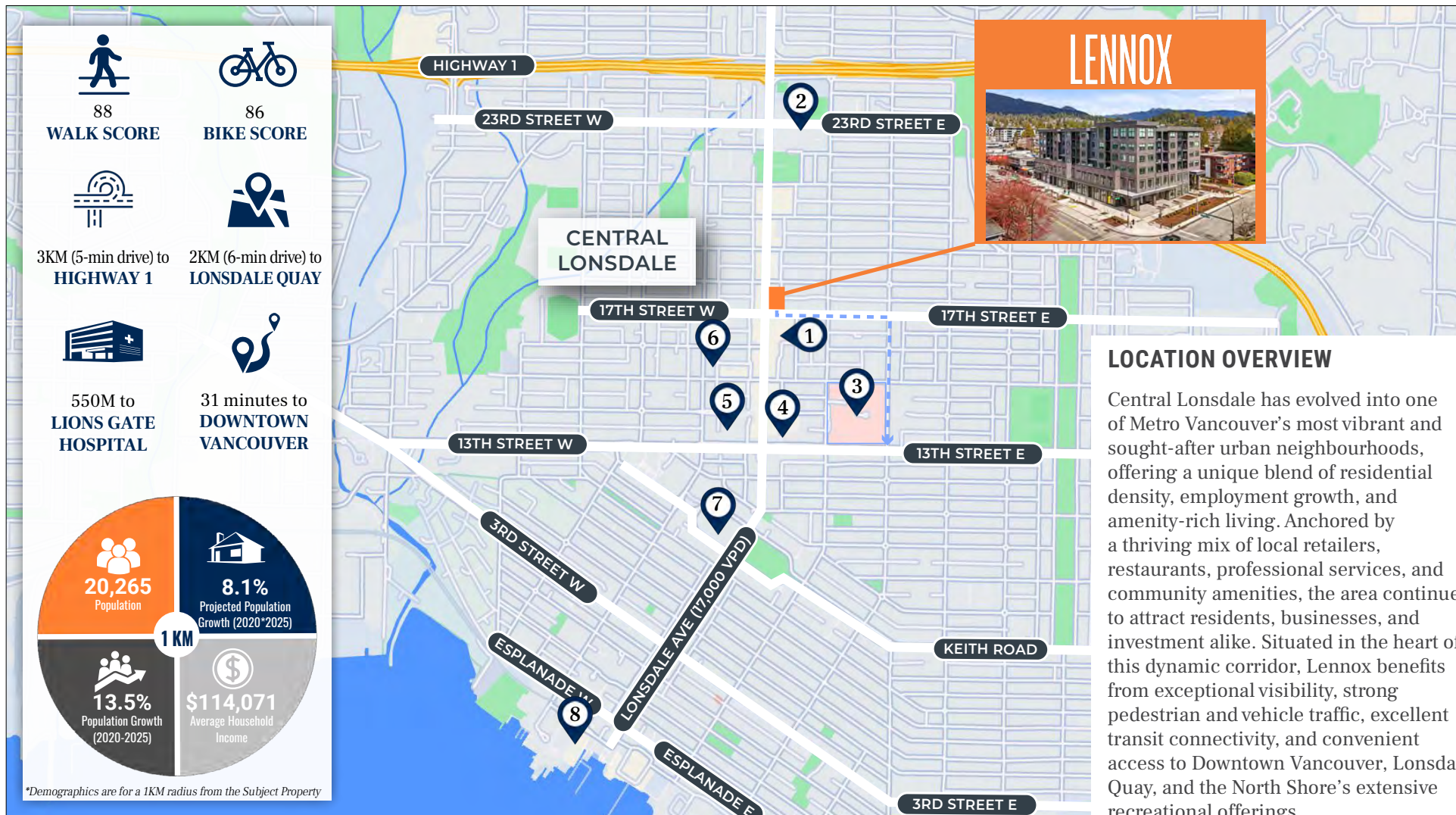
Permitted Commercial Uses

Permitted for a variety of professional and commercial office uses, including medical and dental clinics, business and professional offices, financial services, and related administrative uses.

LEVEL 2 - SITE PLAN



Office Units	200	205	210	215	220	225	230	235	240	245	250	TOTAL
Size	736 SF	685 SF	660 SF	687 SF	1,000 SF	1,081 SF	1,437 SF	1,145 SF	998 SF	1,200 SF	1,111 SF	10,794 SF
Ceiling Heights	9'11" - 10'3"											
Price	SOLD	\$769,000	\$769,000	SOLD	\$998,000	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	



- Subject Site
- 1 Loblaws City Market
- 2 Harry Jerome Community Recreation Centre
- 3 Lions Gate Hospital
- 4 Whole Foods Market and Fitness World
- 5 North Vancouver City Hall
- 6 North Vancouver City Library
- 7 Victoria Park
- 8 Lonsdale Quay and SeaBus to Downtown Vancouver

--- 550 M TO LIONS GATE HOSPITAL (2 MIN DRIVE, 7 MIN WALK) | 2.1 KM TO SEABUS (7 MIN BUS, 14 MIN VIA TRANSIT)

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