

FOR LEASE

MILLENNIUM

CENTRAL LONSDALE

131 East 13th Street, North Vancouver, BC

31,284 sf of office space in North Vancouver's newest mixed-use development



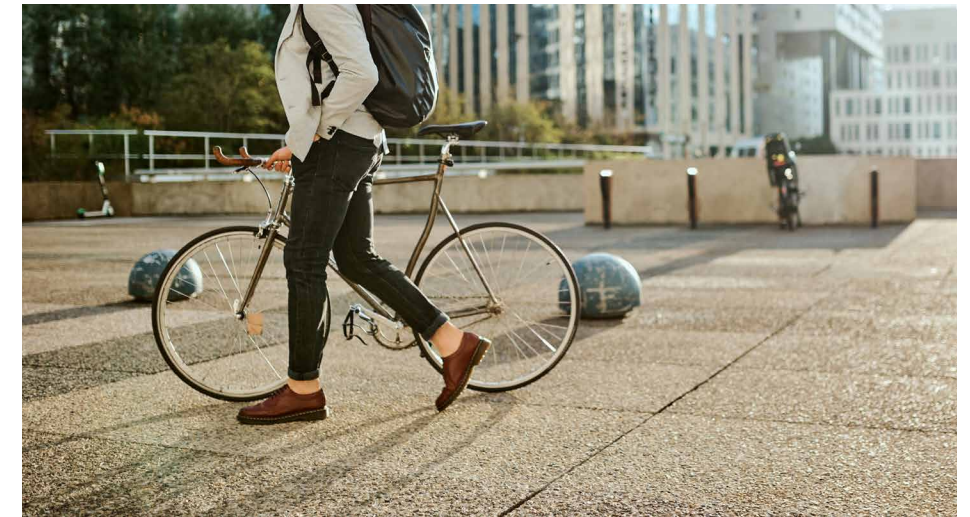
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**AVISON
YOUNG**



NORTH SHORE CLASS A OFFICE



PROPERTY DETAILS

UNIT SIZES

Second Floor

Units from 1,106 sf to 11,520 sf

Third Floor

Units from 1,212 sf to 3,196 sf

ADDRESS

131 East 13th Street
North Vancouver

AVAILABILITY

Estimated at January 2025

ASKING LEASE RATE NET RENT

Contact Terry Thies and
Ian Whitchelo

ADDITIONAL RENT (2024 ESTIMATE)

\$18.00 psf per annum

ZONING

CD-004* - This Comprehensive Development Zone permits a wide range of retail and office uses.

**Please contact listing team for a copy of the complete zoning bylaw.*

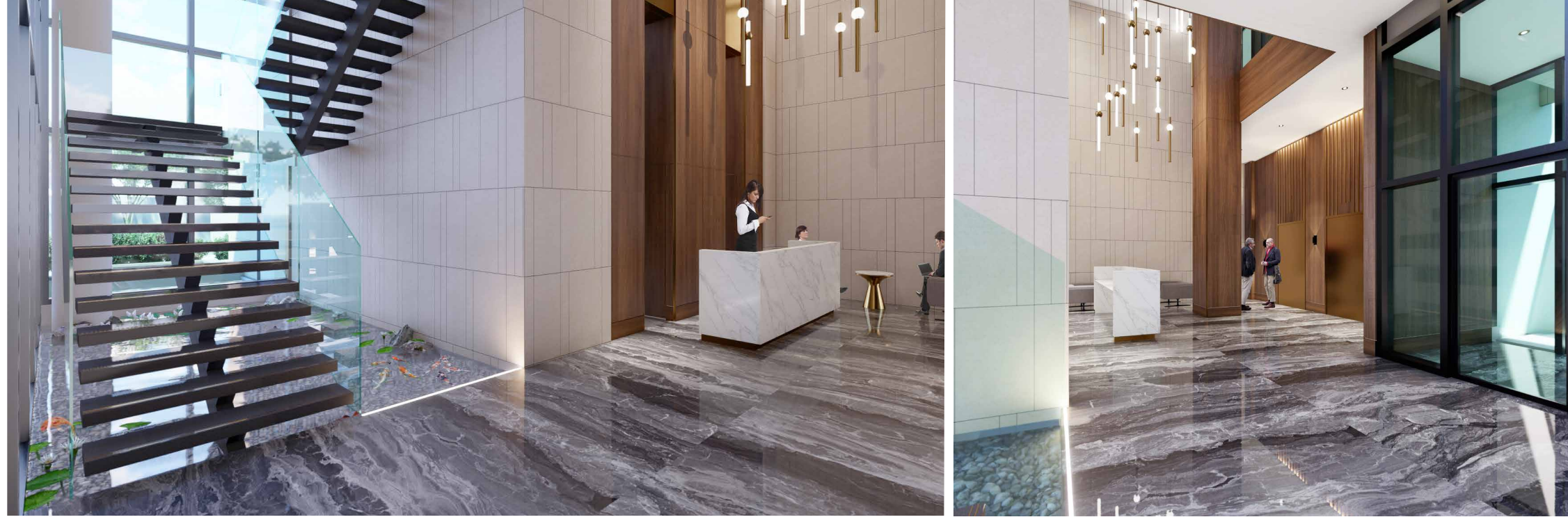
PARKING










Secure underground parking on two levels for commercial tenants and visitors, accessed from the lane to the south. Monthly and hourly parking rates will apply.

OPPORTUNITY

Millennium Central Lonsdale presents commercial leasing opportunities in the heart of Central Lonsdale, the North Shore's premier business district.

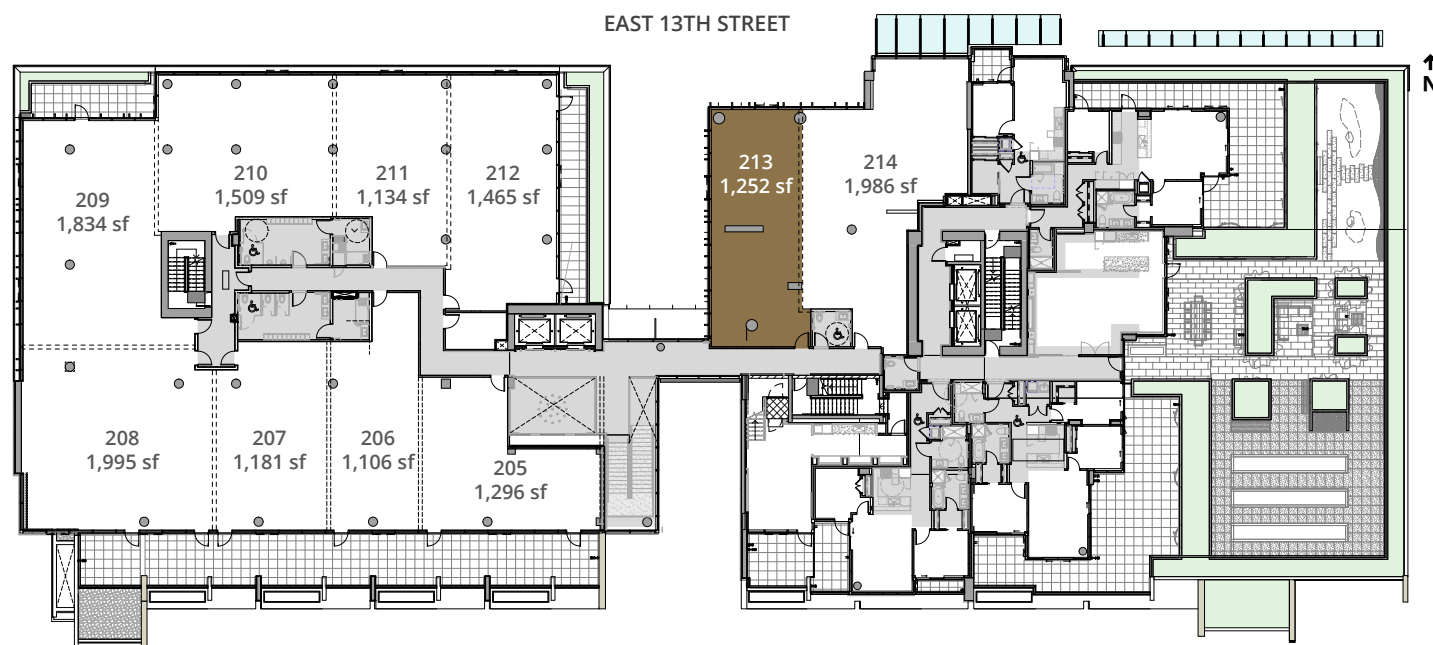
This new development by Millennium offers two floors of exciting new office space which can be demised to accommodate a variety of tenant sizes, plus a main floor retail opportunity with premium exposure to the busy 13th Street traffic. This high-quality mixed-use development is comprised of an 18-storey residential tower, premium office and ground floor retail units. The development features an attractive pedestrian "mews" separating the east and west portions of the development. The development is located in the designated High Street of Central Lonsdale, close to Lions Gate Hospital, City Hall, and a variety of retail and professional businesses.



-  Excellent location in North Vancouver's Central Lonsdale commercial hub
-  Tenant amenities include end-of-trip facilities and secure bike storage
-  Well-served by public transportation
-  Advanced air handling and filtration systems providing quality air exchanges throughout the day
-  Underground parking for tenants and customers
-  Some units offer views to the south towards downtown Vancouver
-  Multiple office units with sizes to accommodate almost any tenant requirement
-  Perfect for medical & dental uses at North Vancouver's "health care hub"
-  Bright open areas with high-ceilings, and some units with access to private exterior decks

LOCATION

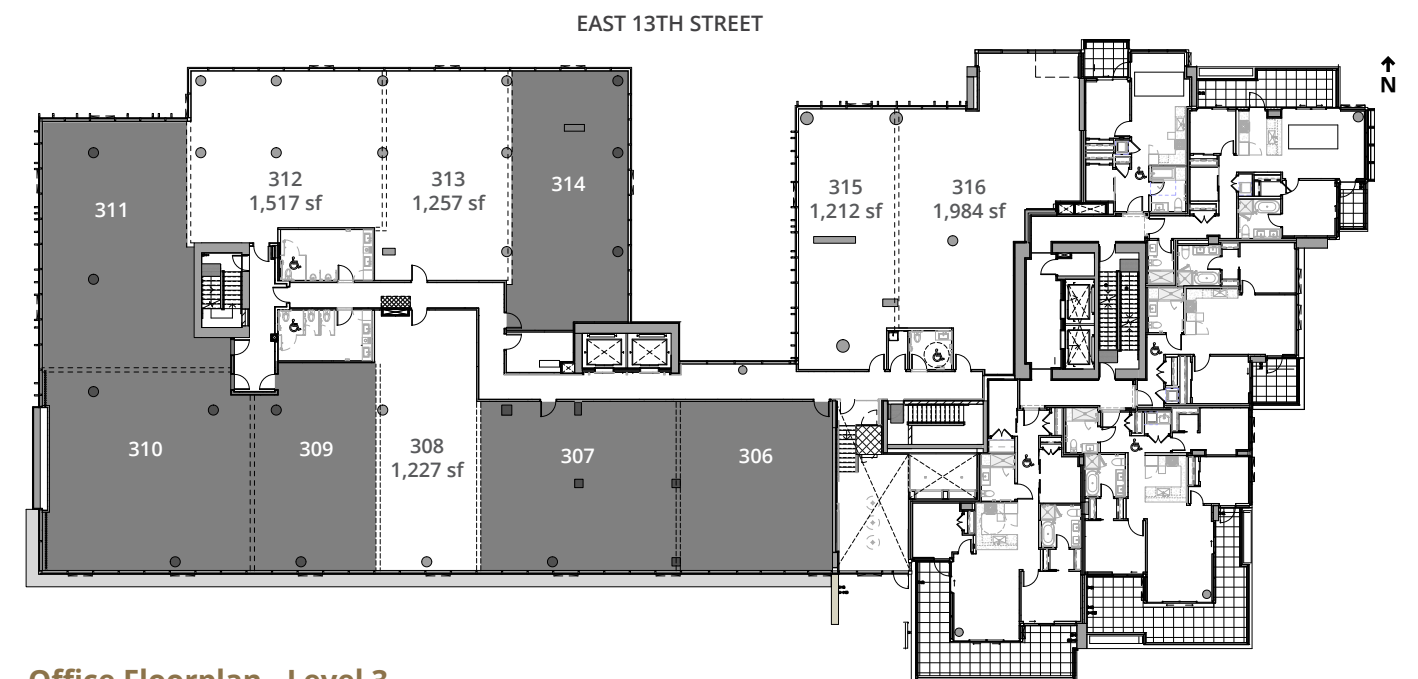
Millennium Central Lonsdale at 131 East 13th Street is located across from Whole Foods Market adjacent to Lonsdale Avenue in North Vancouver's Central Lonsdale area, fronting the busy 13th Street traffic corridor. This location, in the regional city centre benefits from proximity to many community amenities including Lions Gate Hospital, North Vancouver City Library, and North Vancouver City Hall. The Upper Levels Highway is only 4 minutes away and Downtown Vancouver is accessible via the SeaBus at Lonsdale Quay in 20 minutes. Central Lonsdale has become a focal point of North Vancouver and is home to major financial institutions, abundant restaurants and cafes, fitness facilities, a variety of retail shops, and numerous medical, dental, and other professional office services.



Office Floorplan - Level 2

**Units may be combined*

 Under contract  Leased



Office Floorplan - Level 3

**Units may be combined*

 Under contract  Leased

AMENITIES

BANK

1. RBC Royal Bank
2. CIBC
3. BMO
4. TD Canada Trust
5. Scotiabank
6. BlueShore Financial

CAFÉS

7. Chipotle
8. JJ Bean Coffee Roasters
9. Tim Hortons
10. Blenz Coffee
11. Take Five Café

RESTAURANTS

12. Browns Socialhouse
13. Jack Lonsdale's Public House
14. Yaas Grill House
15. Bridge Deck Tasting Room
16. Bravo Cucina

GROCERY / PHARMACY

17. London Drugs
18. Loblaws City Market
19. Shoppers Drug Mart
20. Whole Foods Market
21. Ayoub's Dried Fruits & Nuts

FITNESS

22. Oxygen Yoga & Fitness
23. Fitness World
24. Club16 Trevor Linden Fitness



88 **VERY WALKABLE**
Most errands can be accomplished on foot

86 **VERY BIKABLE**
Biking is convenient for most trips

TO LONSDALE QUAY
6 minute drive

TO LIONS GATE BRIDGE
10 minute drive

TO DOWNTOWN VANCOUVER
20 minute SeaBus ride

TO TRANS-CANADA HIGHWAY 1
4 minute drive

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For more information, please contact

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