

FOR SALE | BRAND NEW STRATA OFFICE IN CENTRAL LONSDALE

1712 LONSDALE AVENUE, NORTH VANCOUVER, B.C.

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LENNOX

DEVELOPED BY:

 **POLYGON**
POLYGON LENNOX HOMES LTD.

LEVEL 2 ONLY A FEW UNITS REMAINING

LEVEL 1 SOLD OUT

Marcus & Millichap

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OPPORTUNITY

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Marcus & Millichap REIS Canada, Inc. is pleased to present new street-front and second floor commercial strata units in Lennox, a highly-anticipated mixed-use development by Polygon in the desirable Central Lonsdale Neighbourhood.



Excellent positioning in Central Lonsdale, the North Shore's ultimate commercial 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 Loblaws City Market with close proximity to Lions Gate Hospital and the future 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: 1712 Lonsdale Avenue, North Vancouver, B.C.

Zoning: [CD-749](#)
 Ground Floor: Retail-Service Group 1-A
 Second Floor: Retail-Service Group 1

Commercial Parking: 7 Grade-Level Spaces
 34 Underground Spaces

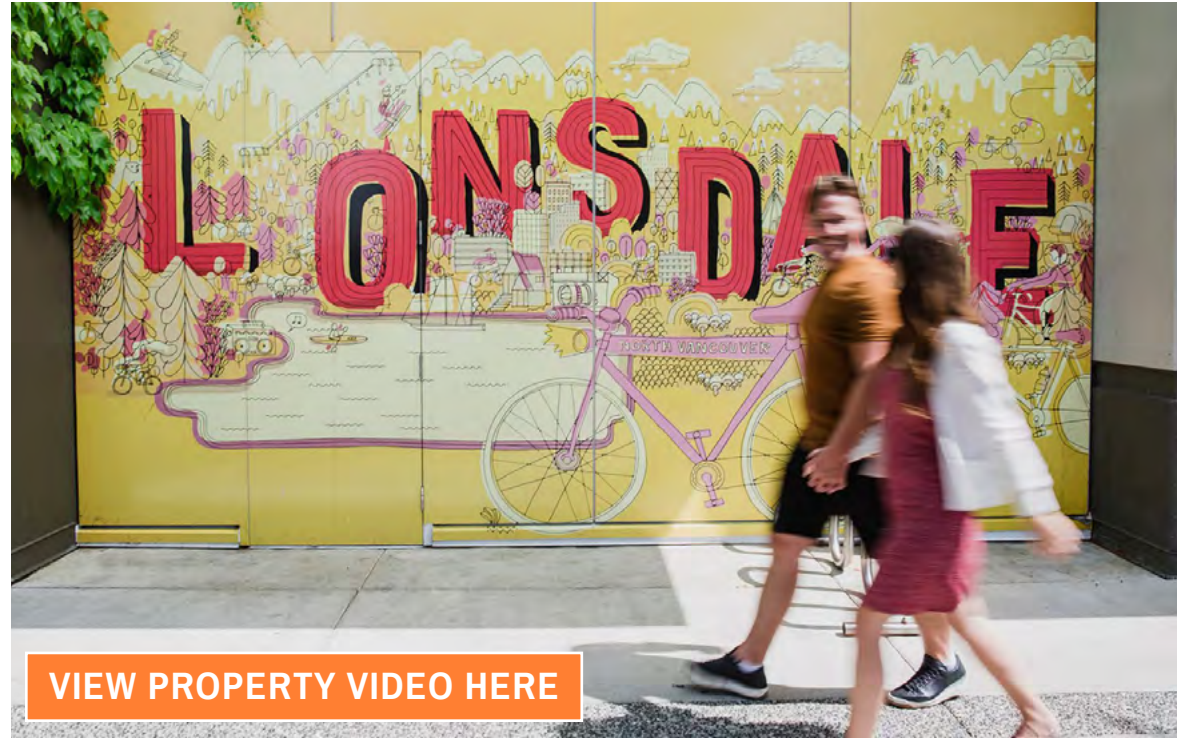
Loading: 2 Grade-Level Bays

Timing: December 2025

Total Retail: 8,055 SF

Total Office: 10,794 SF

Pricing: See Page 4



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Level 2

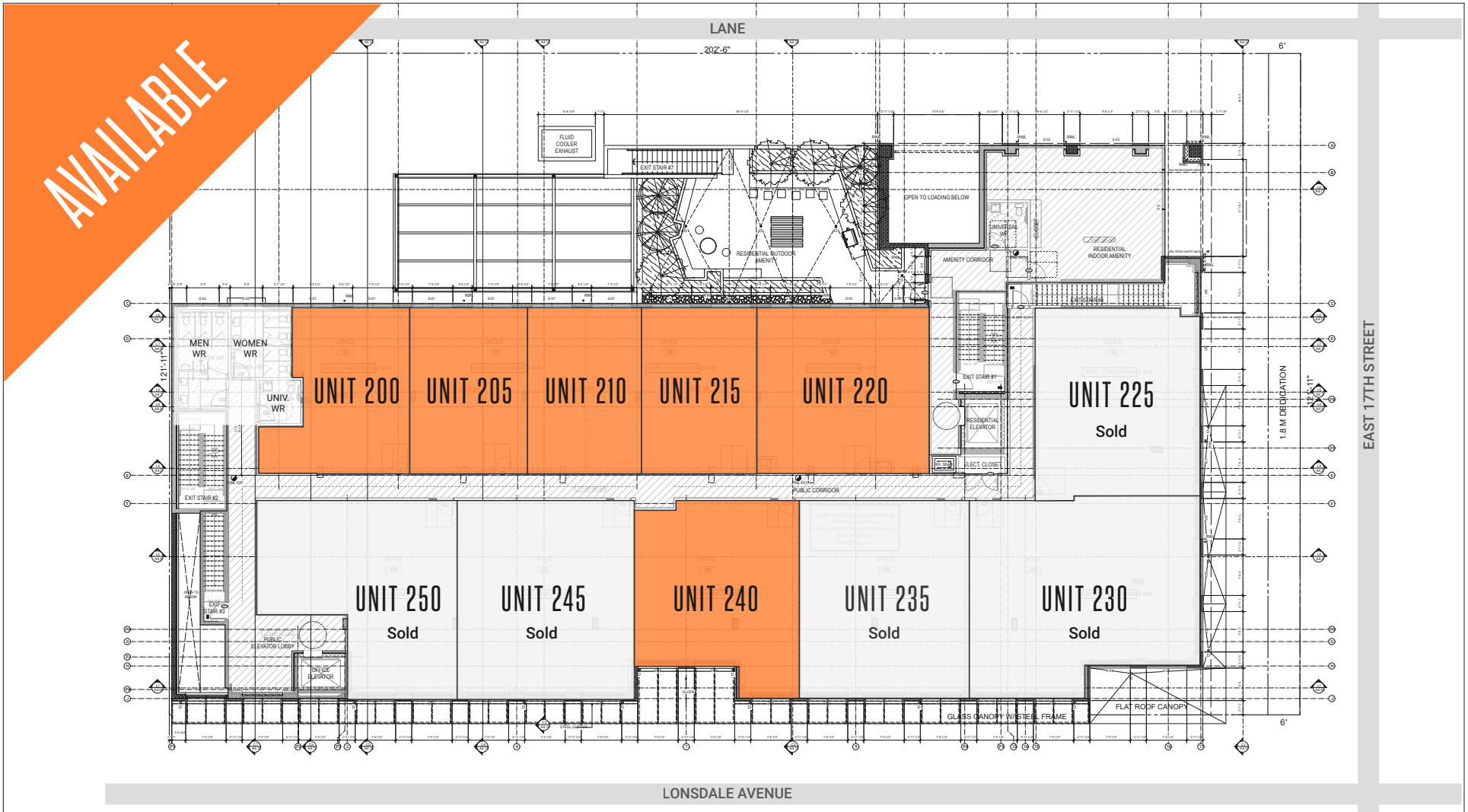
Well-suited for a wide variety of commercial uses including medical/dental and professional offices, retail, financial institutions, cafe's, restaurants, fitness, etc.

Level 1

Includes all uses allowed in Level 2 with **exception of:** any type of professional, business or finance offices (including dental and medical) & financial institutions.

LEVEL 2 - SITE PLAN

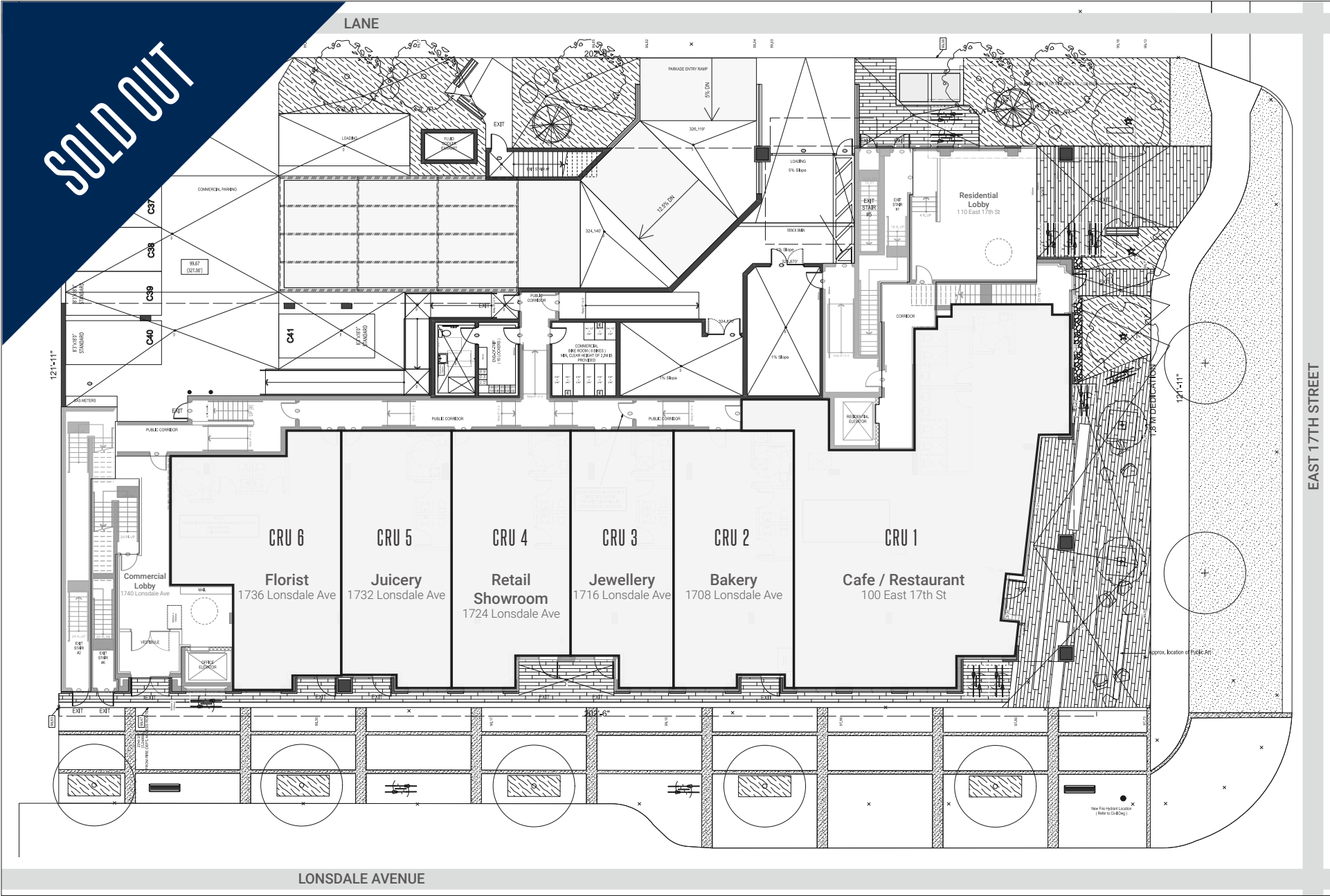
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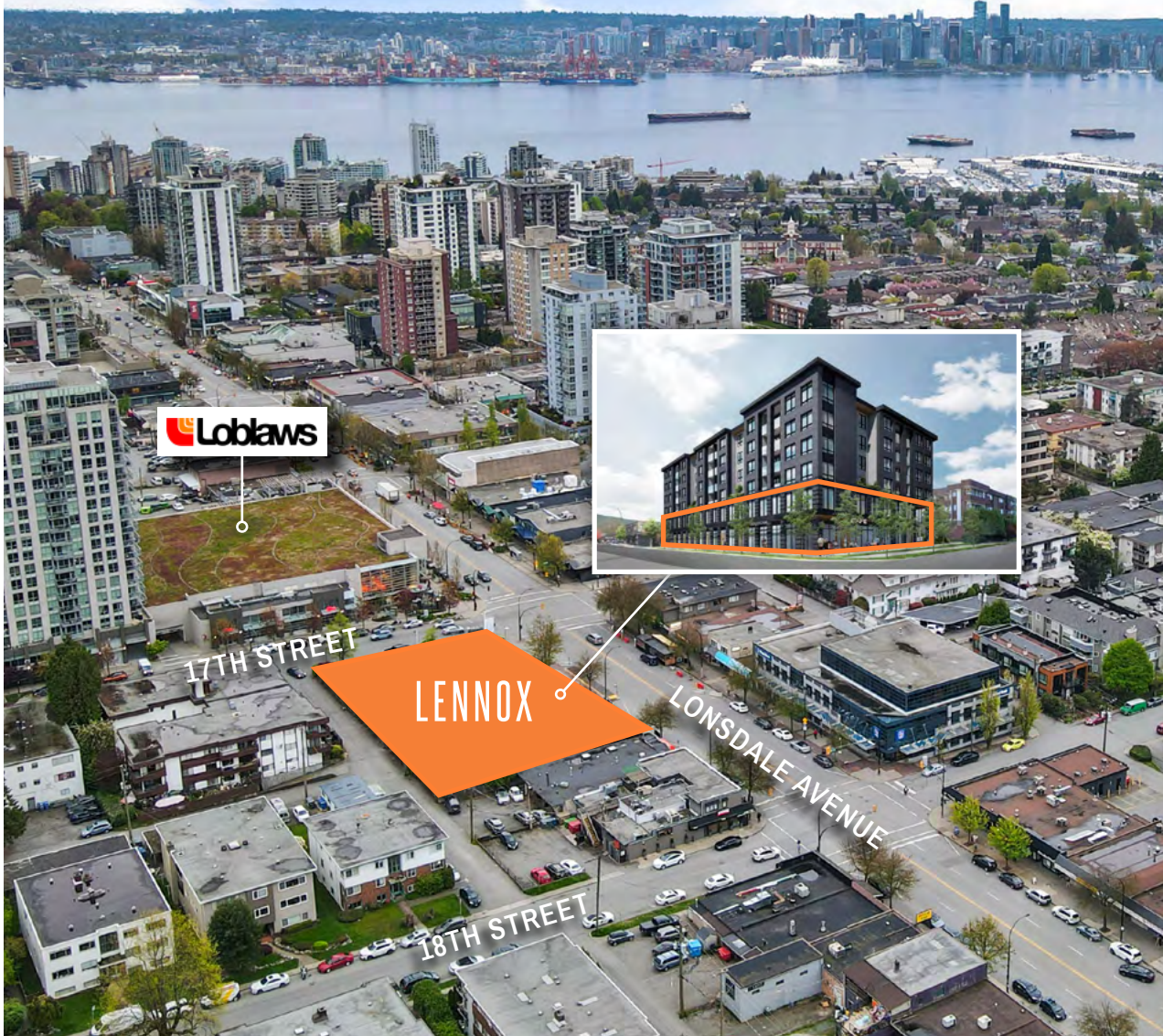
Office Units	200	205	210	215	220	225	230	235	240	245	250	TOTAL
Size	736 SF	685 SF	660 SF	687 SF	1,000 SF	1,081 SF	1,467 SF	1,156 SF	998 SF	1,211 SF	1,113 SF	10,794 SF
Ceiling Heights	9'11" - 10'3"											
Price	\$989,000	\$969,000	\$949,000	\$989,000	\$1,349,000	SOLD	SOLD	SOLD	\$1,495,000	SOLD	SOLD	

LEVEL 1 - SITE PLAN

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LOCATION OVERVIEW

Central Lonsdale is experiencing attractive growth and economic expansion, becoming one of Metro Vancouver's most desirable neighborhoods. Lennox presents a fantastic opportunity to capitalize on the growing community and economic prosperity of North Vancouver.



Excellent Exposure to
VEHICULAR & PEDESTRIAN TRAFFIC



Well-Positioned on the Corner of
17TH STREET & LONSDALE AVENUE



Over 17,000
VEHICLES PER DAY



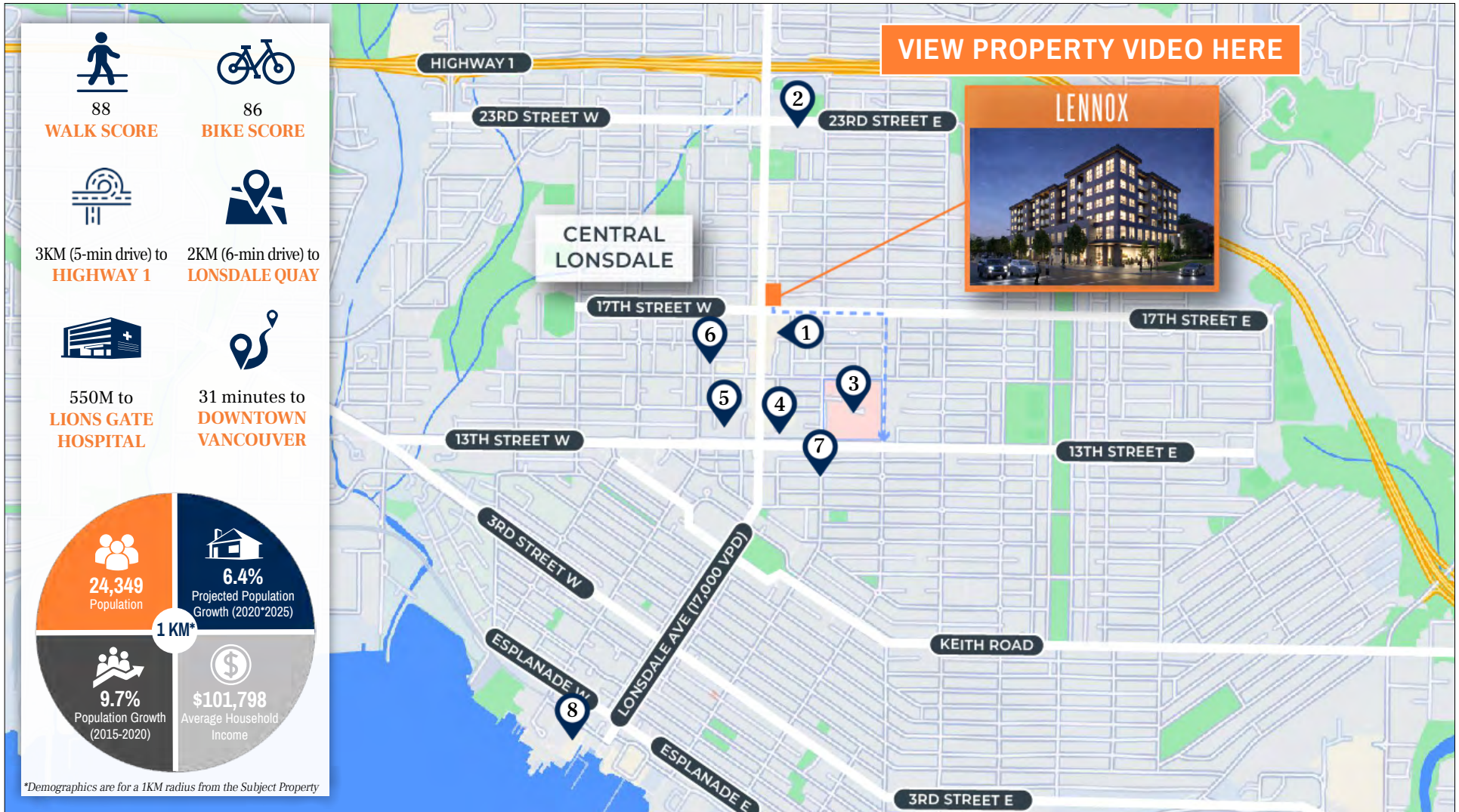
13 minutes to Lonsdale Quay
VIA BUS



Access to 5
MAJOR BUS ROUTES



Located in the Heart of
CENTRAL LONSDALE



88 WALK SCORE

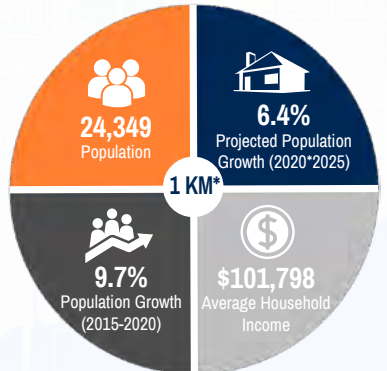
86 BIKE SCORE

3KM (5-min drive) to **HIGHWAY 1**

2KM (6-min drive) to **LONSDALE QUAY**

550M to **LIONS GATE HOSPITAL**

31 minutes to **DOWNTOWN VANCOUVER**



**Demographics are for a 1KM radius from the Subject Property*

- Subject Site
- 📍 1 Loblaws City Market
- 📍 2 Future 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 Millennium Central Lonsdale: 162 Units | 18 stories and 16,542 SF retail (est. completion Q2 2024)
- 📍 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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