

PRE-SALE | RETAIL AND OFFICE STRATA IN CENTRAL LONSDALE

1712 LONSDALE AVENUE, NORTH VANCOUVER, B.C.

LENNOX

DEVELOPED BY:

 **POLYGON**
POLYGON LENNOX HOMES LTD.

LEVEL 2 AVAILABLE

LEVEL 1 SOLD OUT

Marcus & Millichap

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OPPORTUNITY

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 Loblaw's 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: Spring / Summer 2025

Total Retail Available: 7,948 SF

Total Office Available: 10,853 SF

Pricing: Please Contact Listing Agents



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

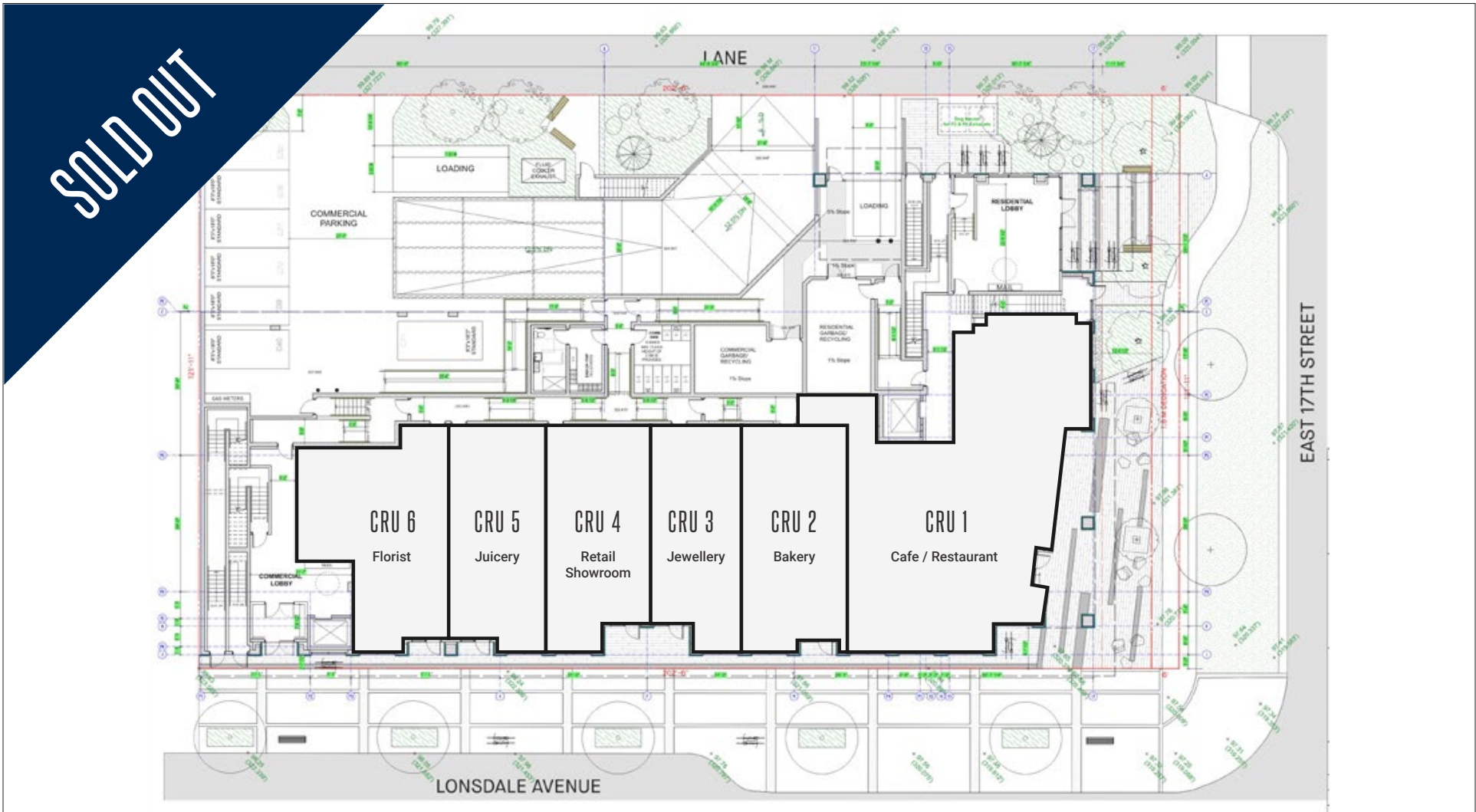
Includes all uses allowed in Level 2 with **exception of:** any type of professional, business or finance offices (including dental and medical) & financial institutions.

LEVEL 2 - SITE PLAN



Office Units	201	202	203	204	205	206	207	208	209	210	TOTAL
Size	877 SF	1,016 SF	998 SF	1,000 SF	1,069 SF	1,449 SF	1,145 SF	988 SF	1,200 SF	1,111 SF	10,853 SF
Ceiling Heights	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	
Price	\$1,095,000	\$1,395,000	\$1,375,000	\$1,355,000	\$1,495,000	\$2,195,000	SOLD	\$1,395,000	\$1,695,000	\$1,495,000	

LEVEL 1 - SITE PLAN



CRU	6	5	4	3	2	1	TOTAL
Size (SF)	1,249 SF	884 SF	1,048 SF	900 SF	1,075 SF	2,792 SF	7,948 SF
Ceiling Heights	13'5"	13'5"	14'2"	14'2"	15'0"	15'5"	
Venting & Patio	-	-	-	-	-	YES	
Price	SOLD	SOLD	SOLD	SOLD	SOLD	SOLD	



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



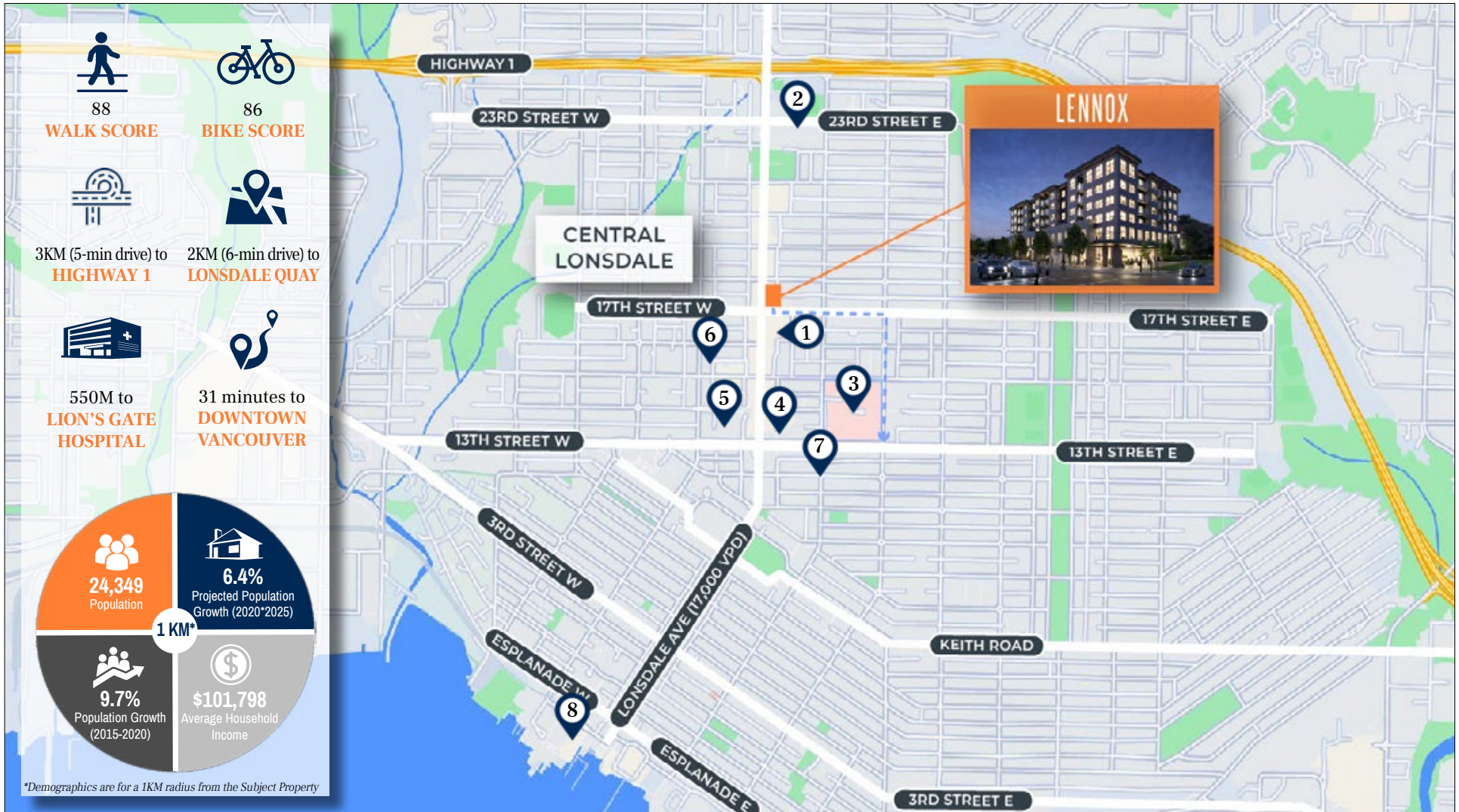
13 minutes to Lonsdale Quay
VIA BUS



Access to 5
MAJOR BUS ROUTES



Located in the Heart of
CENTRAL LONSDALE



Subject Site

1 Loblaw's City Market

2 Future Harry Jerome Community Recreation Centre

3 Lions Gate Hospital

4 Whole Foods Market and Steve Nash Fitness World and Sports Club

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 LION'S GATE HOSPITAL (2 MIN DRIVE, 7 MIN WALK) | 2.1 KM TO SEABUS (7 MIN BUS, 14 MIN VIA TRANSIT)

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