

# For Sublease

1221 Lonsdale Avenue  
North Vancouver, BC

Third floor office space available in Central Lonsdale



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# Property details

## AVAILABLE AREAS

### Third floor

Unit	Size	Availability
301	2,558 sf	Immediate

## LEASE RATE

\$22.00 psf/annum

## OPERATING COSTS & TAXES (2024 ESTIMATE)

\$19.13 psf/annum

## SUBLEASE EXPIRATION

October 31, 2028

## Location

This subject property is located in Central Lonsdale only minutes away from Downtown Vancouver via the SeaBus or Lions Gate Bridge and nearby the Upper Levels Highway. 1221 Lonsdale is situated midblock between 12th and 13th Street and fronting the Lonsdale Avenue corridor. The area offers a wide variety of professional offices, retail and financial institutions plus close proximity to Lions Gate Hospital.

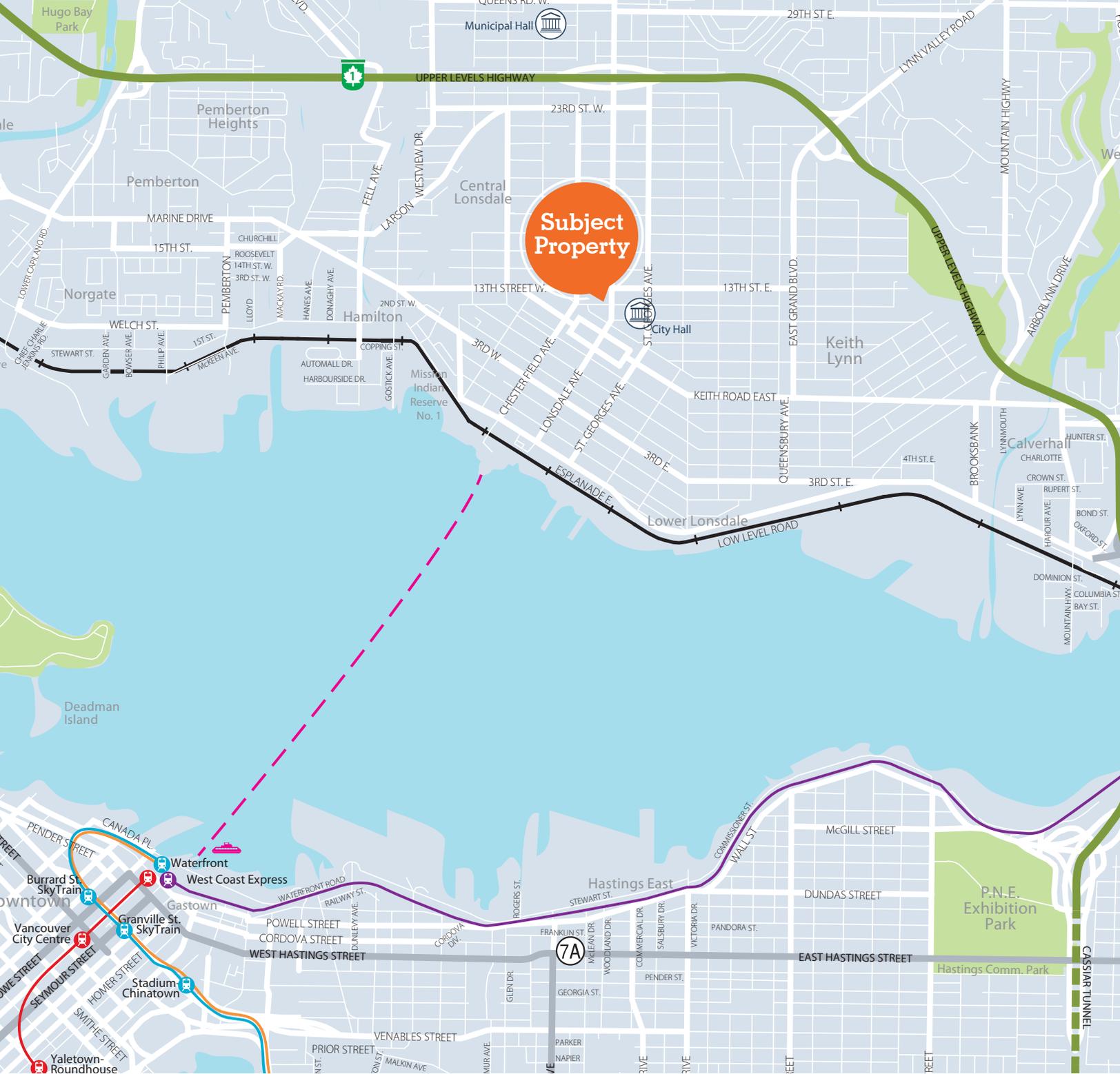
## Property features

-  Elevator serviced
-  Air conditioning throughout
-  Combination of offices and open area
-  One (1) parking stall per 500 sf
-  C-2 commercial zoning permits a wide range of retail and office uses
-  Recently renovated common areas

## Floorplan

### THIRD FLOOR





## Contact us for more information

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