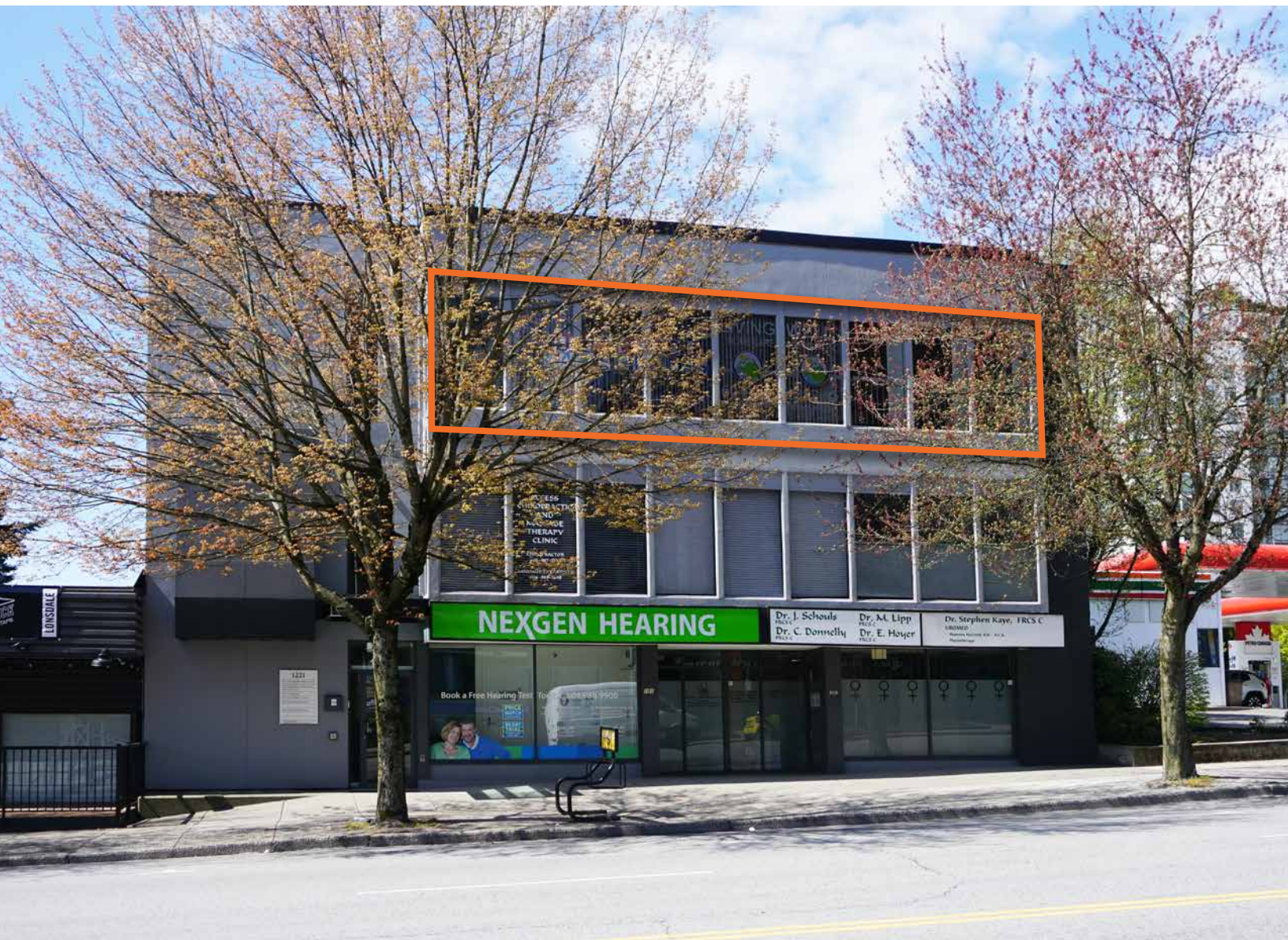


For Sublease

1221 Lonsdale Avenue
North Vancouver, BC

Third floor office space available in Central Lonsdale



Ian Whitchelo*, Principal
604 647 5095
ian.whitchelo@avisonyoung.com
**Ian Whitchelo Personal Real Estate Corporation*

Rory Thies, Associate
604 243 9591
rory.thies@avisonyoung.com

**AVISON
YOUNG**



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

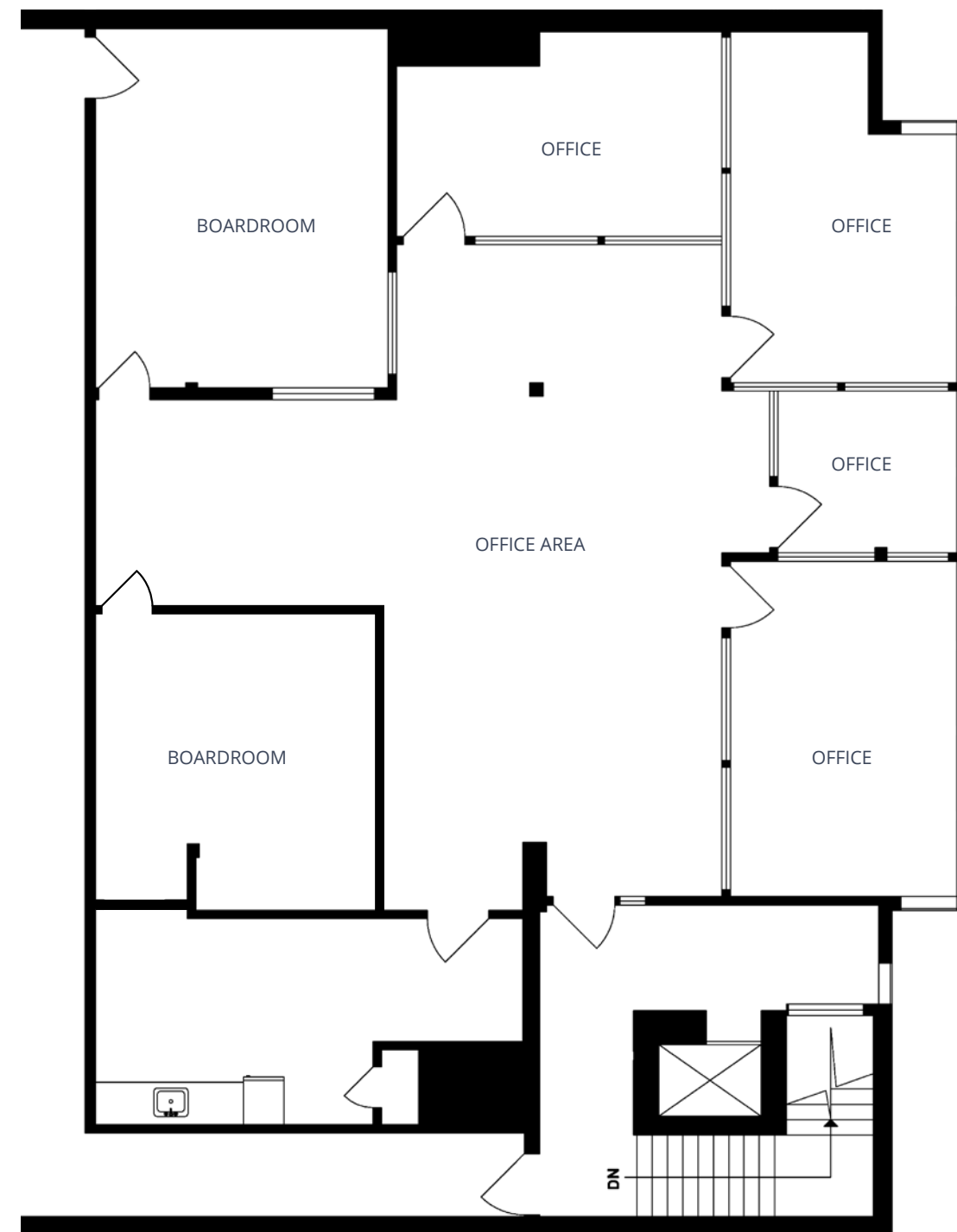
This subject property is located in Central Lonsdale only minutes away from Downtown Vancouver via the SeaBus or Lions Gate Bridge and nearby the Upper Levels Highway. 1221 Lonsdale is situated midblock between 12th and 13th Street and fronting the Lonsdale Avenue corridor. The area offers a wide variety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

Property features

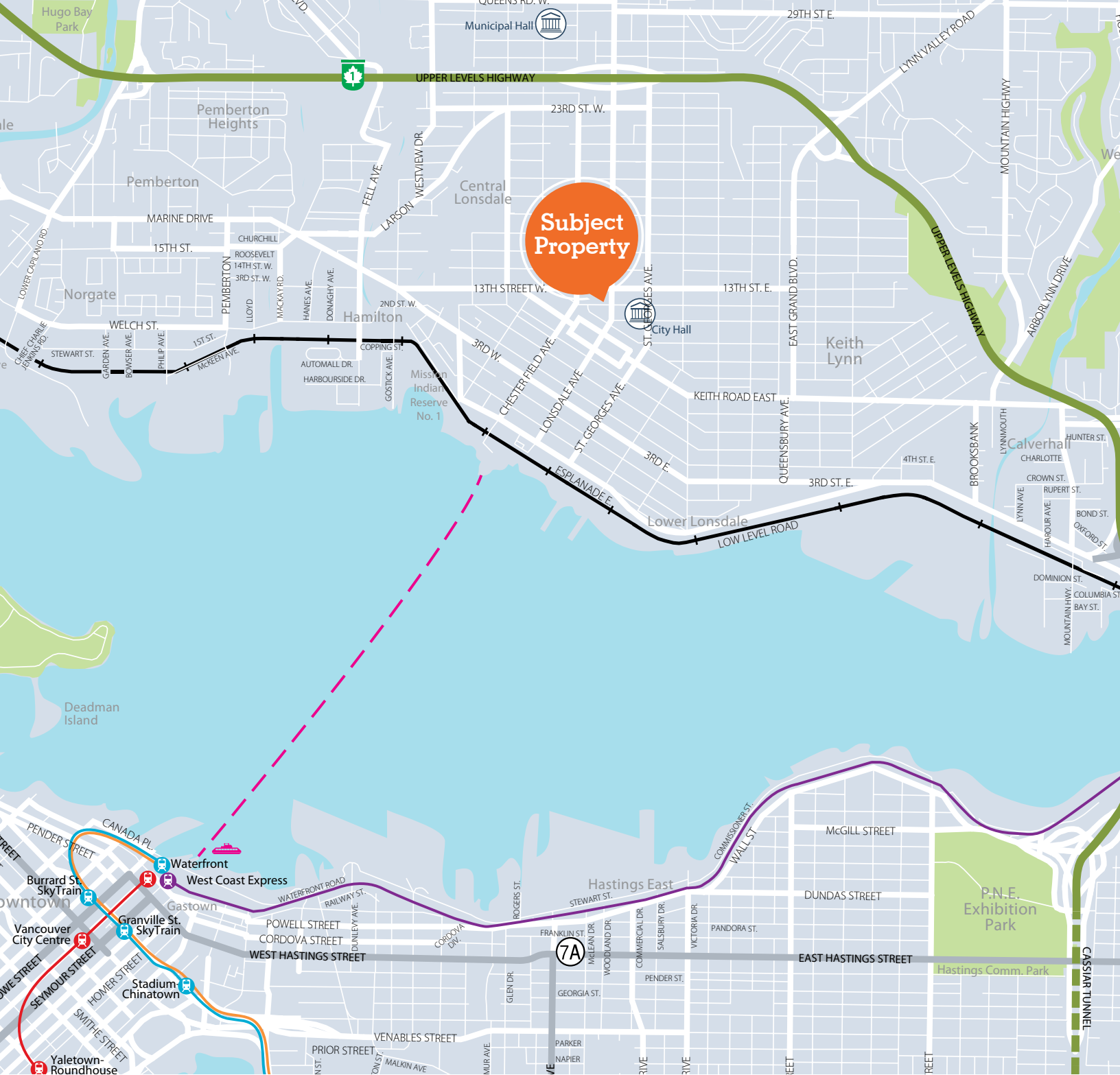
-  Elevator serviced
-  Air conditioning throughout
-  Combination of offices and open area
-  One (1) parking stall per 500 sf
-  C-2 commercial zoning permits a wide range of retail and office uses
-  Recently renovated common areas

Floorplan

THIRD FLOOR



LONSDALE AVENUE



Contact for more information

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 ian.whitchelo@avisonyoung.com
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 604 243 9591
 rory.thies@avisonyoung.com

#2900-1055 West Georgia Street
 P.O. Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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