

FOR SALE

1740 LONSDALE AVENUE, NORTH VANCOUVER, B.C.

BRAND NEW STRATA OFFICE IN CENTRAL LONSDALE



SCAN
TO
SEE



PROPERTY
VIDEO



Marcus & Millichap

LENNOX

DEVELOPED BY:



POLYGON
POLYGON LENNOX HOMES LTD.

OPPORTUNITY

Marcus & Millichap is marketing for sale the final remaining office units at Lennox, a brand-new mixed-use building, in the heart of North Vancouver's Central Lonsdale neighbourhood.



Excellent positioning in Central Lonsdale, the North Shore's primary medical 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.



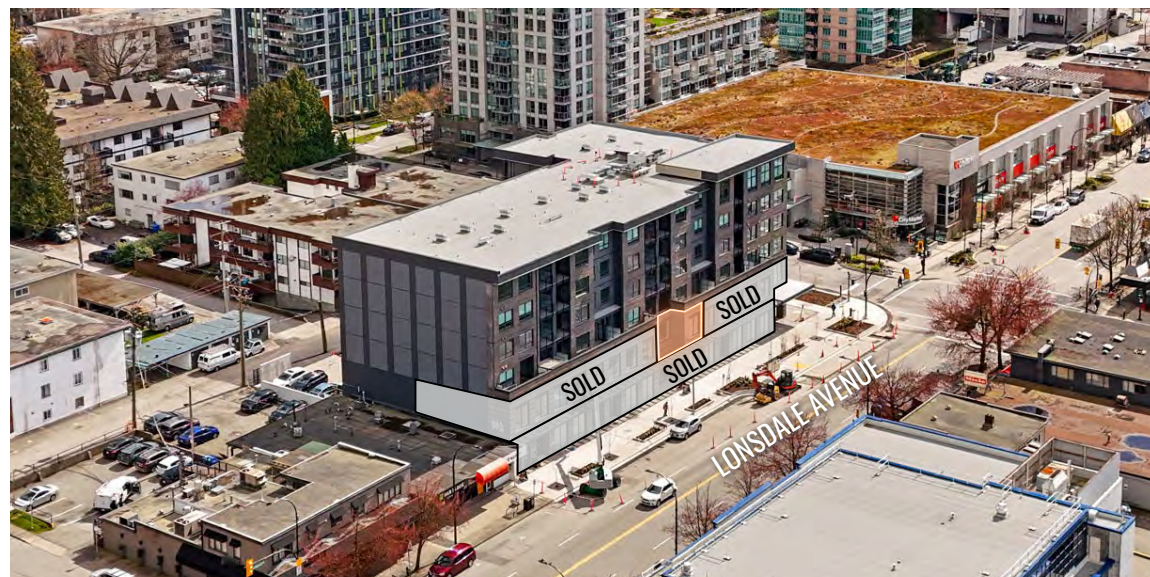
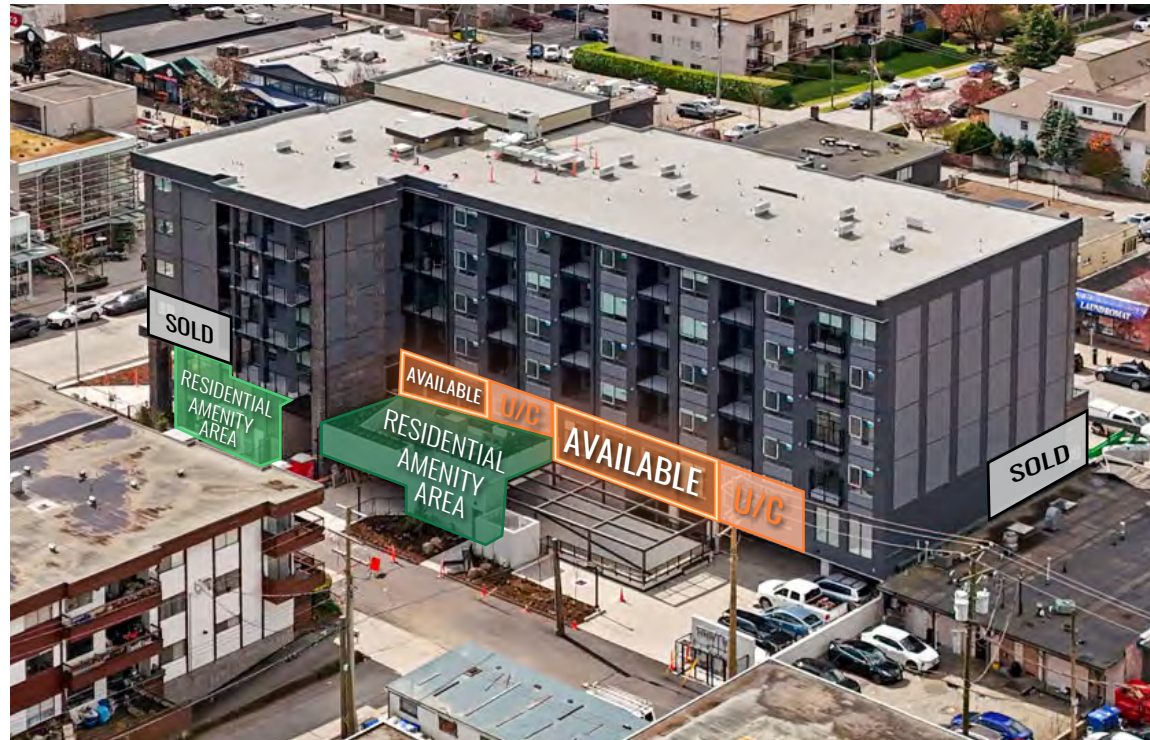
Shadow-anchored by Loblaws City Market with close proximity to Lions Gate Hospital and the new Harry Jerome Community Recreation Centre.



Over 18,000 SF of commercial strata over two floors, integrated into a mixed-use building consisting of 64 new residential units.

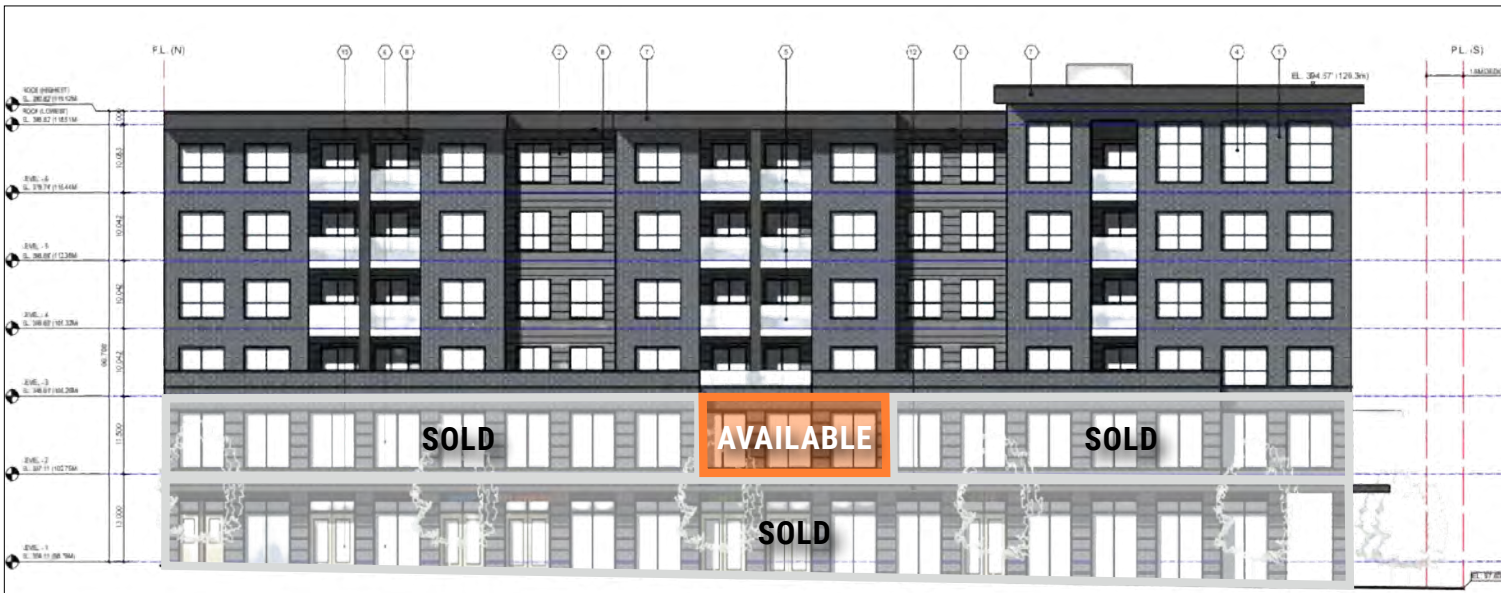


Easily accessible location with 5 major bus routes, a walk score of 88, and a bike score of 86.



PROJECT OVERVIEW

Address:	1740 Lonsdale Avenue, North Vancouver, B.C.
Zoning:	<u>CD-749</u> Ground Floor: Retail-Service Group 1-A Second Floor: Retail-Service Group 1
Commercial Parking:	One Stall / Unit with further stalls available for sale (Contact Listing Agent for Details)
Loading:	2 Grade-Level Bays
Timing:	Project 100% Complete - Available Immediately*
Total Retail:	8,055 SF - 100% SOLD OUT
Total Office:	10,794 SF - 50% SOLD OUT
Office Pricing:	Starting at \$648,000 - Contact Listing Agents



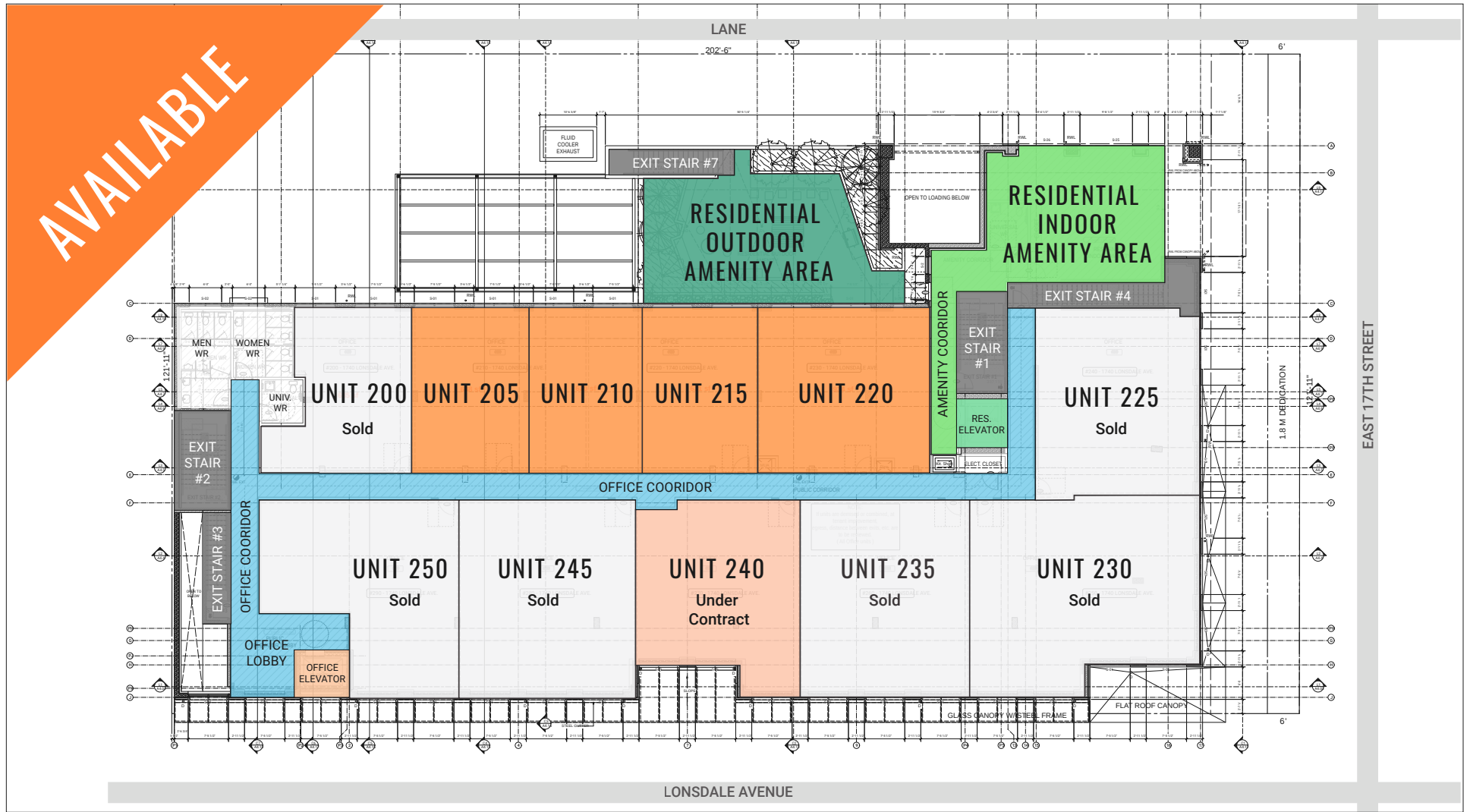
Level 2

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

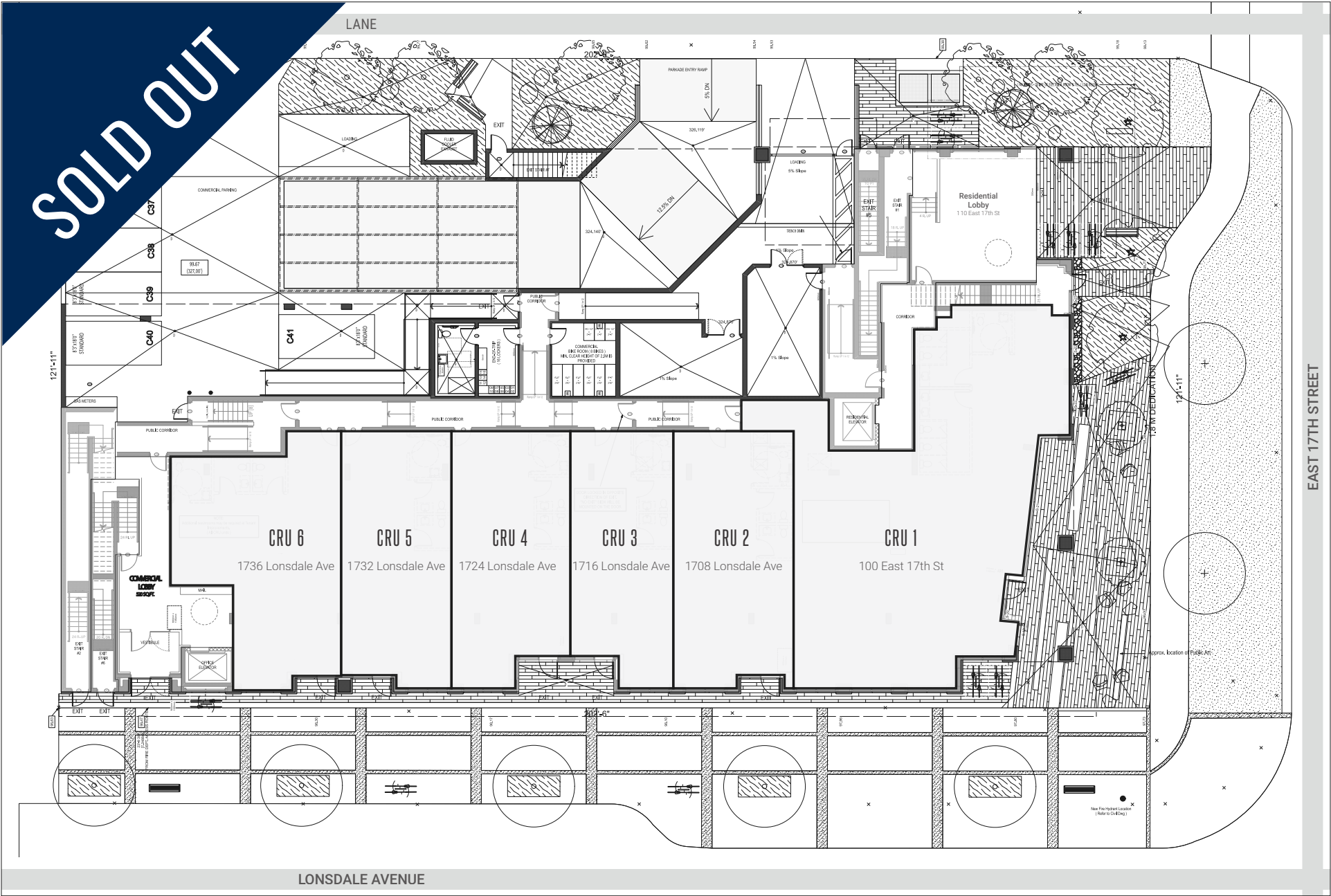
Includes all uses allowed in Level 2 with **exception of**: any type of professional, business or finance offices (including dental and medical) & financial institutions.

LEVEL 2 - SITE PLAN



Office Units	200	205	210	215	220	225	230	235	240	245	250	TOTAL
Size	736 SF <i>SOLD</i>	685 SF	660 SF	687 SF	1,000 SF	1,081 SF <i>SOLD</i>	1,467 SF <i>SOLD</i>	1,156 SF <i>SOLD</i>	998 SF U/C	1,211 SF <i>SOLD</i>	1,113 SF <i>SOLD</i>	10,794 SF
Ceiling Heights	9'11" - 10'3"											
Price	Starting at \$648,000 - Contact Listing Agents											

LEVEL 1 - SITE PLAN





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



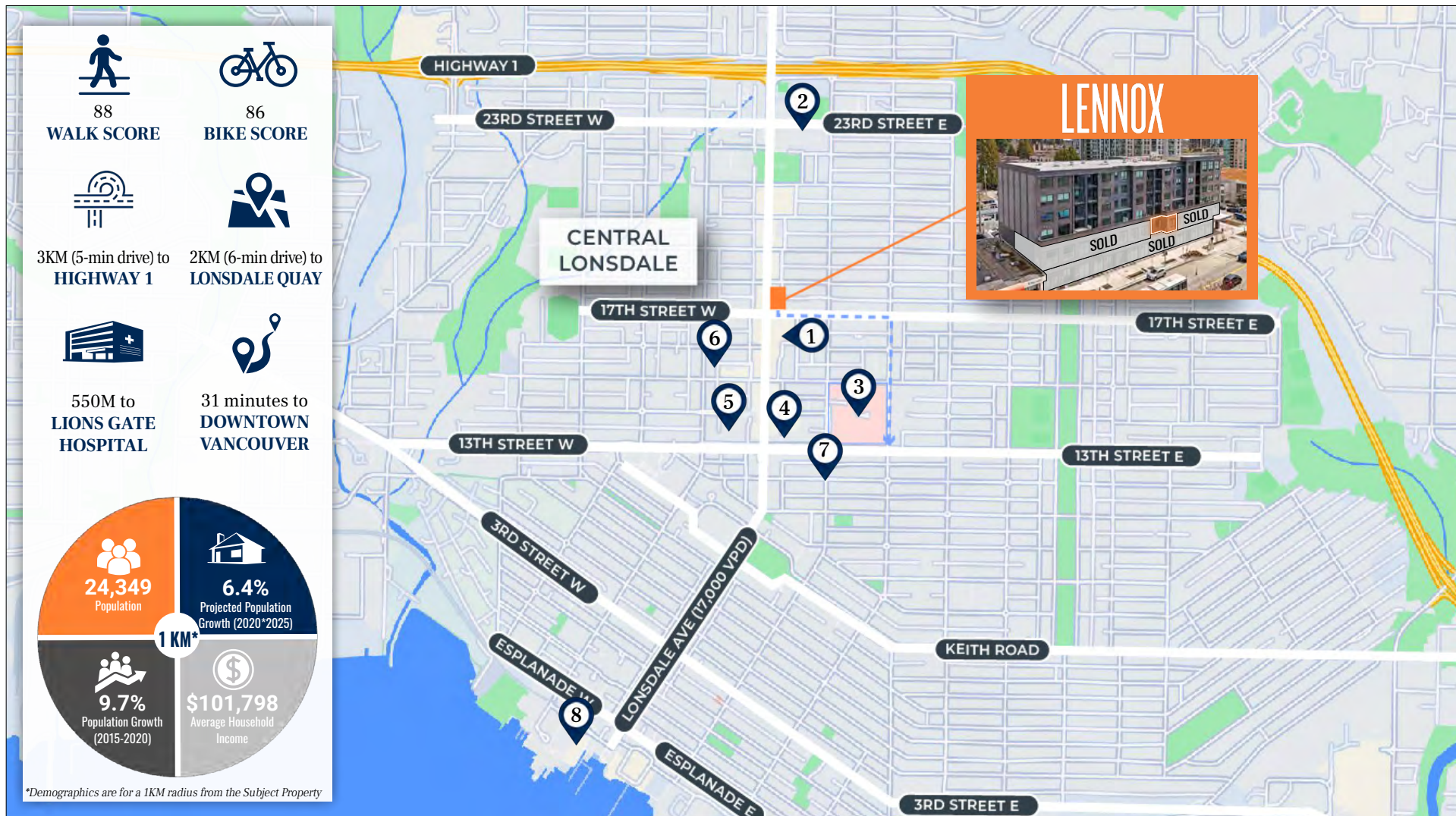
13 minutes to Lonsdale Quay
VIA BUS



Access to 5
MAJOR BUS ROUTES



Located in the Heart of
CENTRAL LONSDALE



Subject Site

1 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)

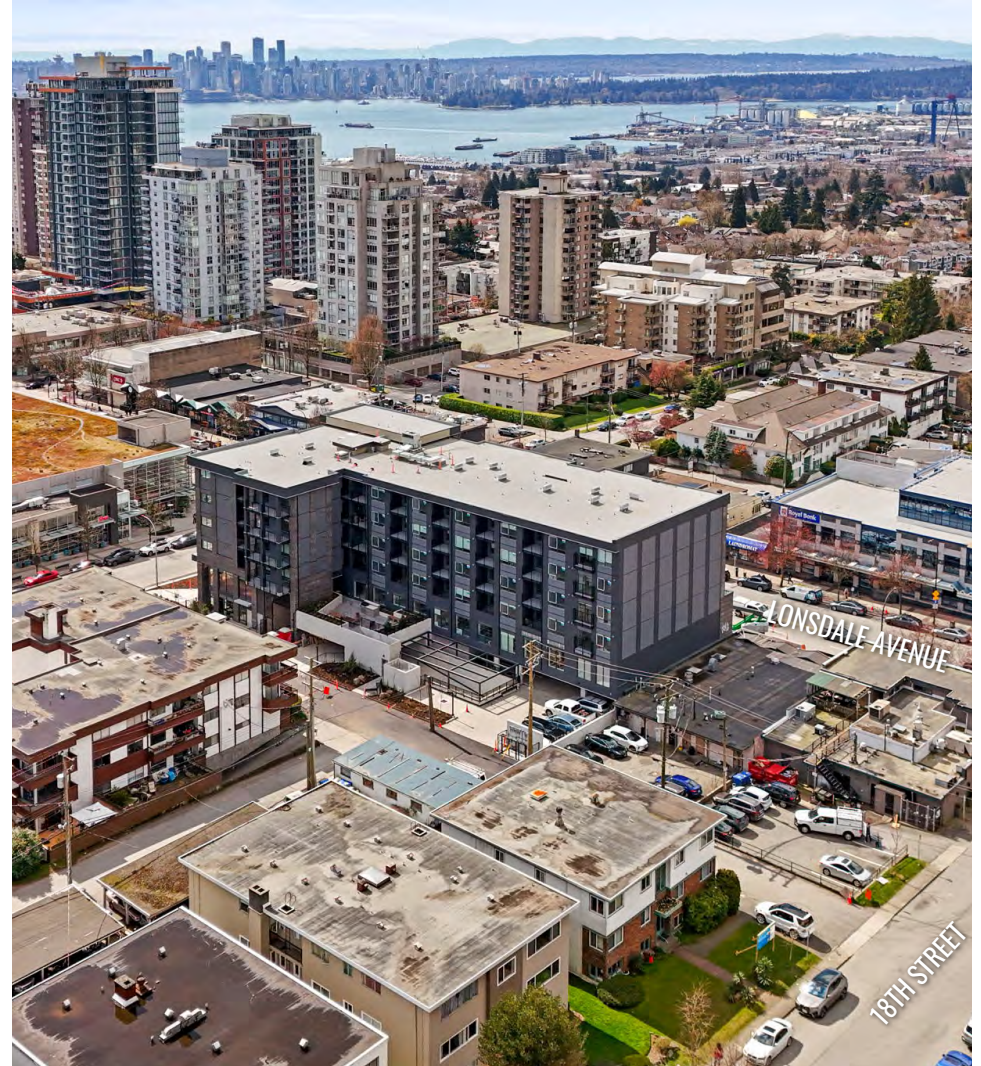
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