



# For Sublease

**400 - 1124 Lonsdale Avenue**

North Vancouver

2,174 sq.ft. of Furnished Office Space

**BABYCH** GROUP  
COMMERCIAL

400- 1124 Lonsdale Avenue  
North Vancouver

# Opportunity

This building is located directly on Lonsdale Avenue in between 11th and 12th Street. Central Lonsdale is in close proximity to the Trans Canada Highway and the Seabus Terminal. Amenities nearby include excellent access to public transportation, many different bank branches, and an abundance of excellent restaurants and other food options along Lonsdale Avenue.

## Property Details

**Office Size:**  
2,174 sq.ft.

**Zoning:**  
C-2

**Basic Rent:**  
\$22.00 per sq.ft.

**Additional Rent:**  
\$18.00 per sq.ft.

**Parking:**  
3 stalls at \$75.00 per stall, per month plus applicable taxes

**Head Lease Expiry Date:**  
October 30th, 2027

## Unit Features

- 6 Executive offices
- Nicely improved
- Open plan workspaces
- Copy room
- Shared washroom in unit
- Shared break room with kitchen
- Ready to move in

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## Nearby Amenities

- North Vancouver Library
- Bank of Montreal
- TD Canada Trust
- Scotiabank
- Vancity
- CIBC
- City of North Vancouver
- Loblaws
- Tim Hortons
- London Drugs
- UPS
- Purolator
- Subway
- Chipotle



## Location



## Contact Agents

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