

**AVISON
YOUNG**



**HOLLYBURN
PROPERTIES LIMITED**



1301-1333 LONSDALE AVENUE

NORTH VANCOUVER, BC

Partnership. Performance.

FOR LEASE

Prime Retail and Office Space in a New Mixed-Use Development in Central Lonsdale

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Property Summary

Property Features

- High visibility on the North Shore's premier commercial corridor
- Spectacular views from office units
- Signage opportunity for anchor office tenant
- End-of-trip facilities on second level
- Central Lonsdale is the highest density residential neighbourhood on the North Shore
- Centrally located on major thoroughfare linking Marine Drive to Grand Boulevard
- 10' clear ceiling height in offices

Availability

Estimated Completion - Q2 2020

Estimated Operating Costs (Estimate)

\$17.50 psf/annum

Zoning

This Comprehensive Development Zone allows for a wide range of commercial uses

Parking

1 stall per 600 sf of commercial space, plus visitor parking

Available Units (approximate sizes)*

Second Floor Office Units

| Unit | Size | Rate |
|-----------------|---------------------|-------------------------------|
| #200 | 1,173 sf | |
| #201 | 1,927 sf | |
| #202 | 1,243 sf | Please Contact Listing Agents |
| #203 | 6,109 sf | Leased |
| #204 | 2,196 sf | |
| #205 | 2,131 sf | |
| Total | 14,779 sf | |

*Units can be combined

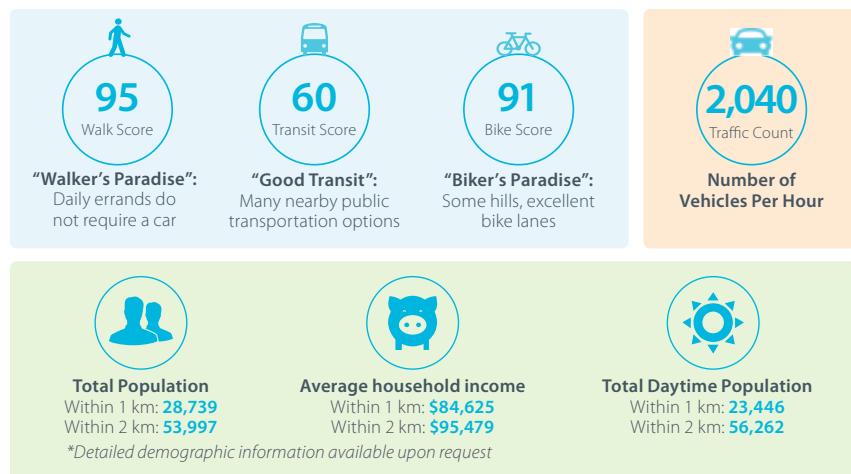
Ground Floor Retail Units

| Unit | Size | Rate |
|------------------|-------------------|-------------------------------|
| CRU 1 | Leased | |
| CRU 2 | 1,927 sf | |
| CRU 3 | 1,095 sf | |
| CRU 4 | 1,671 sf | Please Contact Listing Agents |
| CRU 5 | 1,931 sf | |
| CRU 6 | 2,031 sf | |
| Total | 8,539 sf | |

*Units can be combined

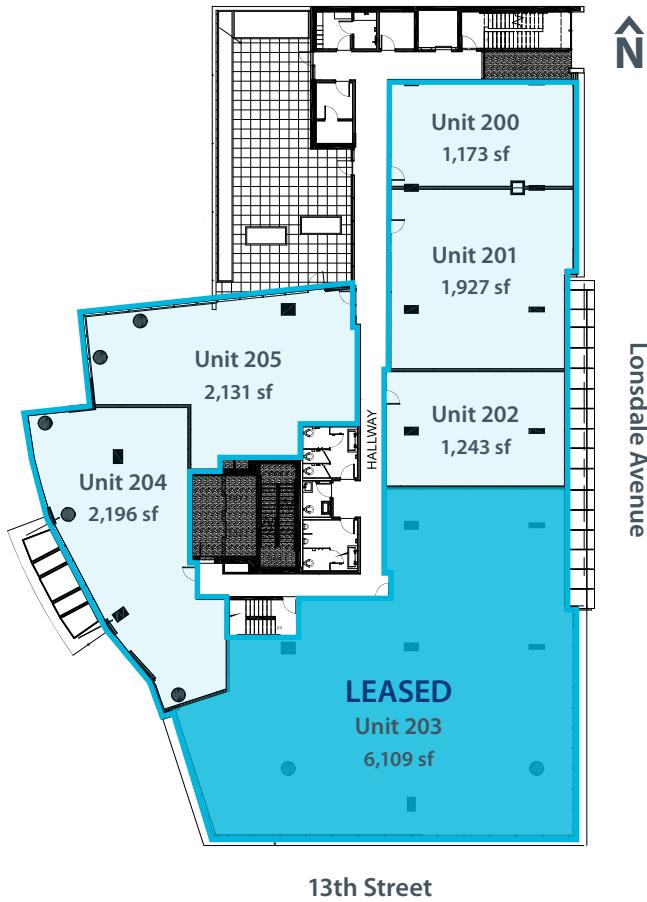
Location

1301-1333 Lonsdale Avenue is being developed by Hollyburn Properties and offers a unique leasing opportunity set within a well-designed mixed-use development comprising of 144 residential rental units, ground floor retail opportunities and second floor office space. The site is positioned on the highly-exposed northwest corner of Lonsdale Avenue and 13th Street in the heart of Central Lonsdale, offering prime location in the major commercial node of North Vancouver. It is a short walk from many community amenities including Lion's Gate Hospital, North Vancouver City Library, and North Vancouver City Hall. The completion of the CentreView development across the street will bring various amenities to the immediate area including Whole Foods, Steve Nash Fitness World, Hub Restaurant, as well as a pharmacy and childcare facility. The Upper Levels Highway is four minutes away and Downtown Vancouver is accessible via SeaBus in approximately 30 minutes, or 20 minutes by car.



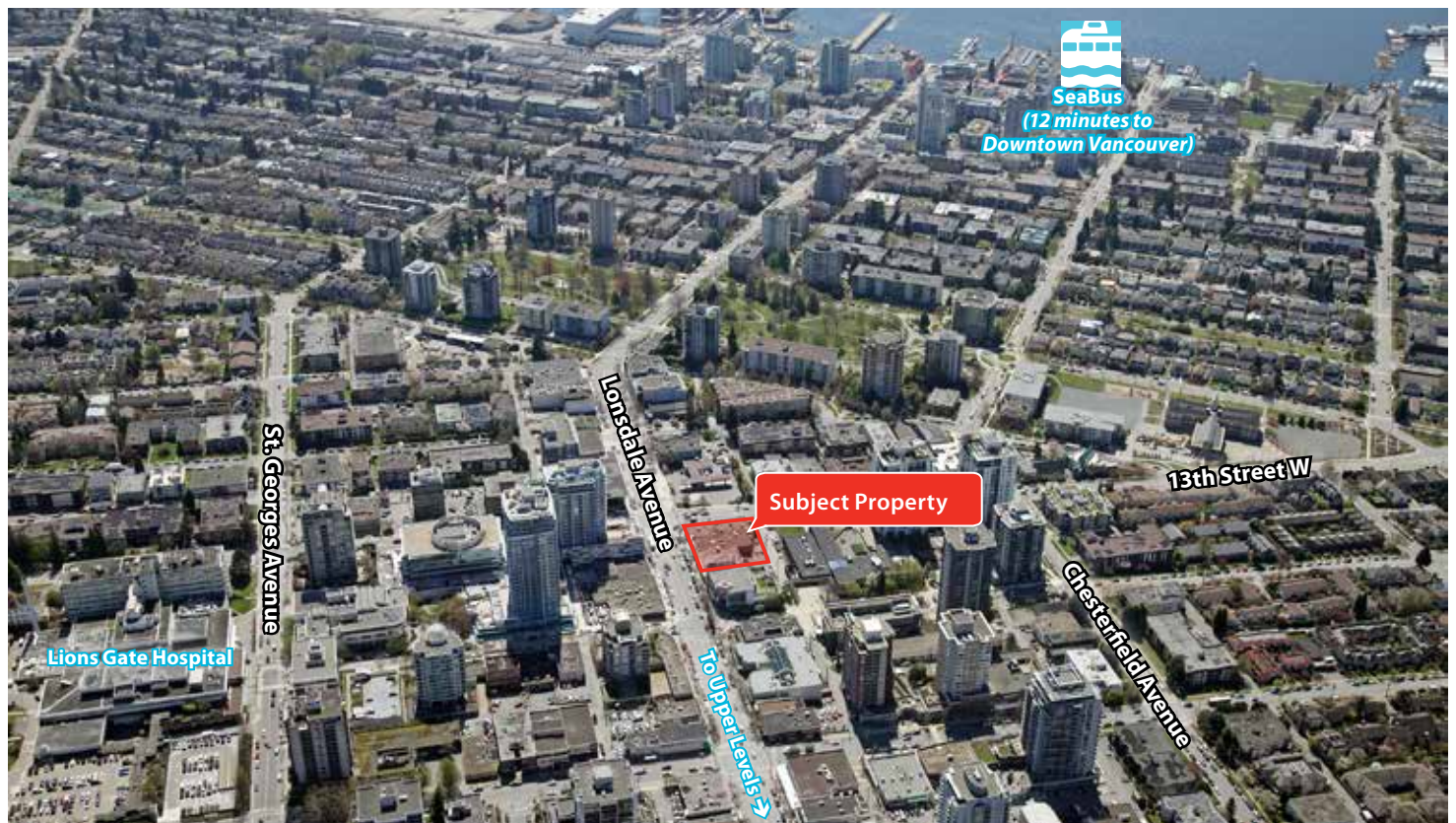
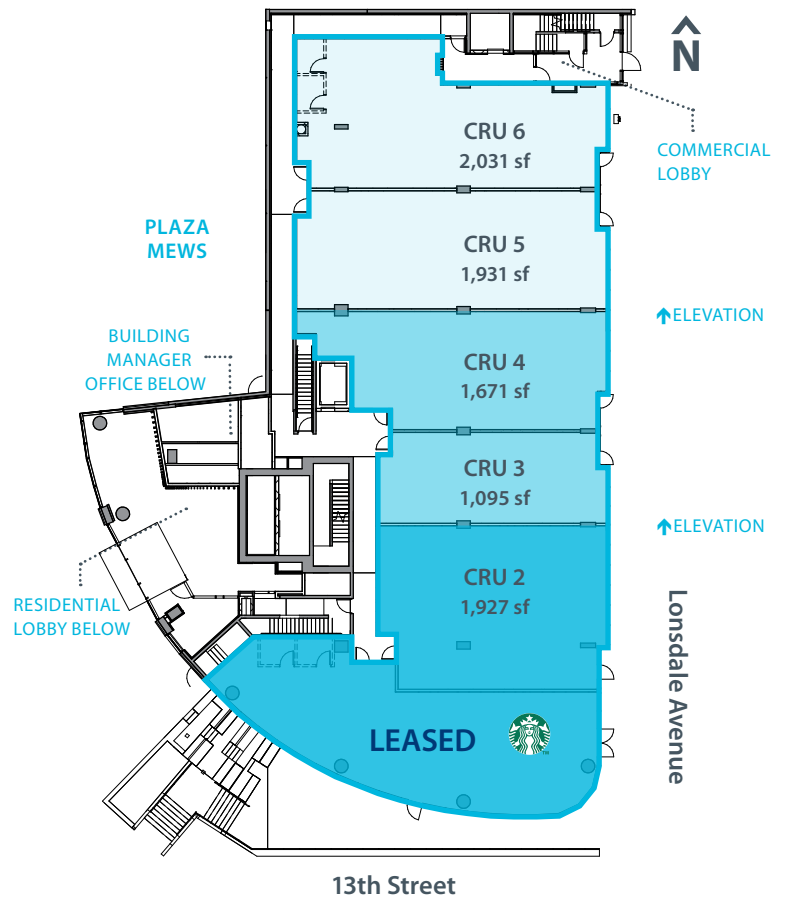
SECOND FLOOR: OFFICE

(Units can be combined)



GROUND FLOOR: RETAIL

(Units can be combined)





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