

# PRE-SALE / LEASE: FUTURE RETAIL AND OFFICE STRATA IN CENTRAL LONSDALE

1712 LONSDALE AVENUE, NORTH VANCOUVER, B.C.

## LENNOX



Marcus & Millichap

 **POLYGON**  
POLYGON LENNOX HOMES LTD.

# OPPORTUNITY

Marcus & Millichap REIS Canada, Inc. is pleased to present new street-front and second floor commercial strata units in Lennox, a highly-anticipated mixed-use development by Polygon in the desirable Central Lonsdale Neighbourhood.



Excellent positioning in Central Lonsdale, the North Shore's ultimate commercial 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 Loblaw's City Market with close proximity to Lions Gate Hospital and the future 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:** 1712 Lonsdale Avenue, North Vancouver, B.C.

**Zoning:** CD-749  
Ground Floor: Retail-Service Group 1-A  
Second Floor: Retail-Service Group 1

**Commercial Parking:** 7 Grade-Level Spaces  
34 Underground Spaces

**Loading:** 2 Grade-Level Bays

**Timing:** Spring / Summer 2025

**Total Retail Available:** 7,948 SF

**Total Office Available:** 10,853 SF

**Pricing:** Please Contact Listing Agents



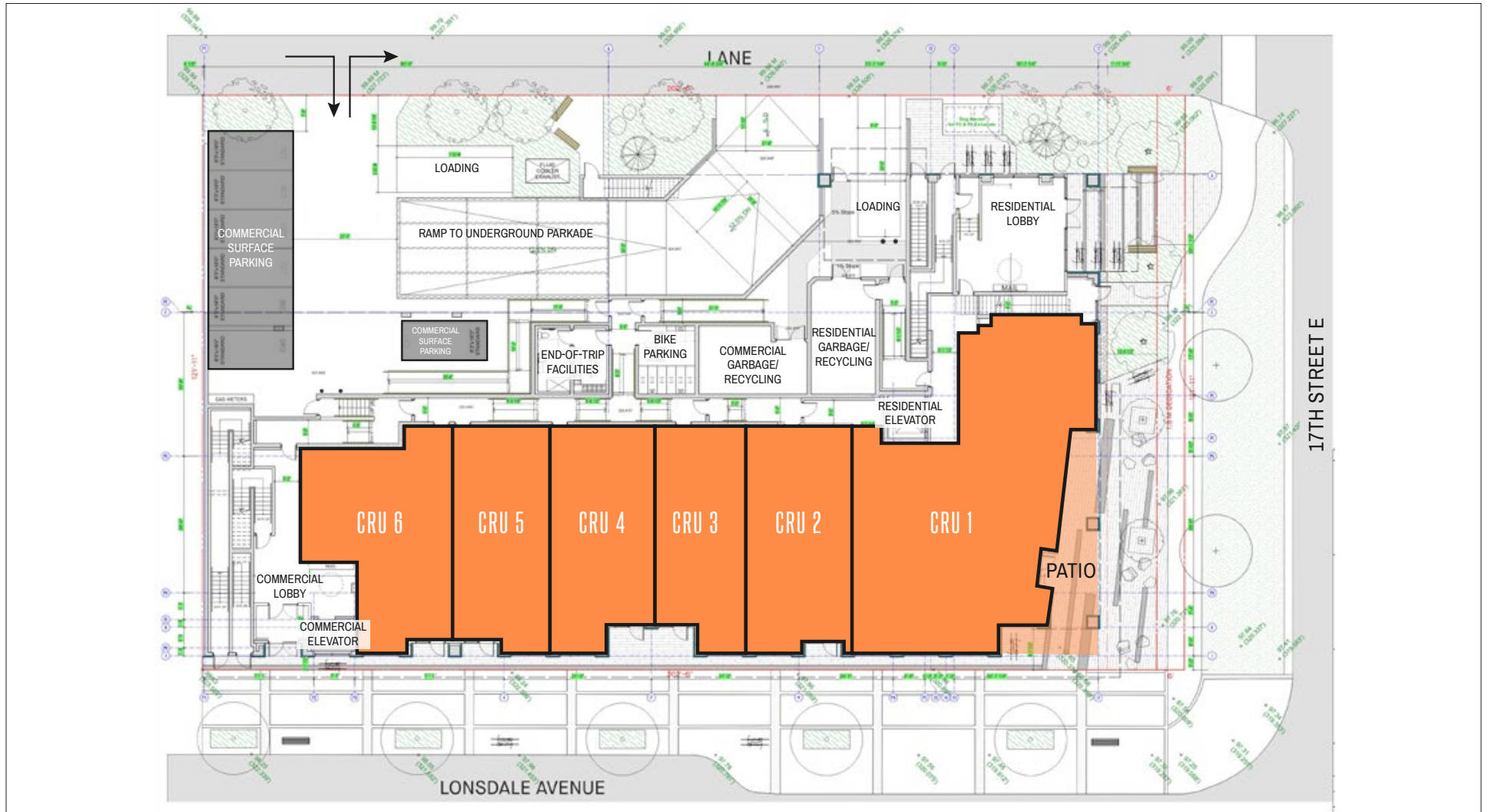
## Level 2

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

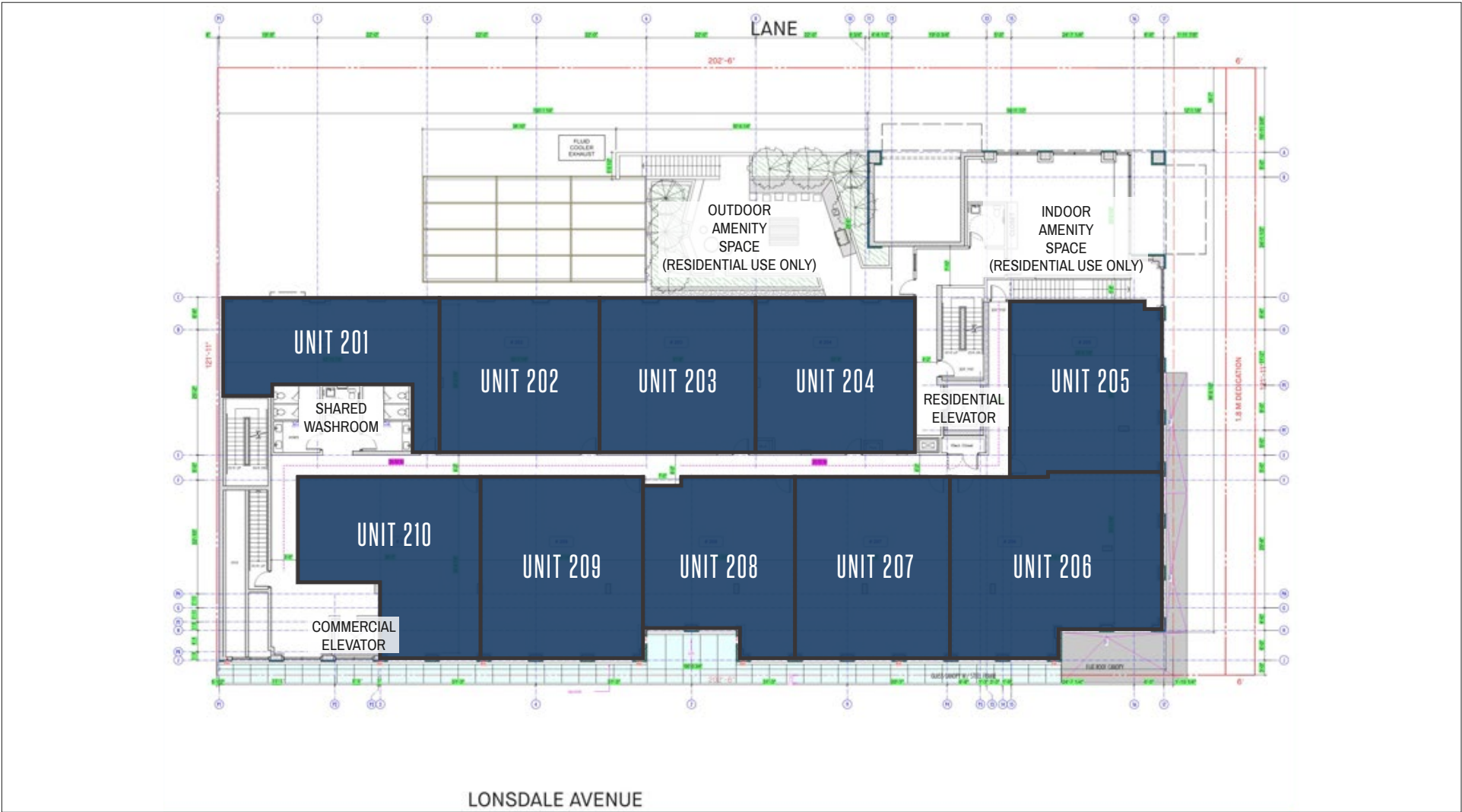
Includes all uses allowed in Level 2 with **exception of:** any type of professional, business or finance offices (including dental and medical) & financial institutions.

# LEVEL 1 - SITE PLAN



CRU	6	5	4	3	2	1	TOTAL
Size (SF)	1,249 SF	884 SF	1,048 SF	900 SF	1,075 SF	2,792 SF	7,948 SF
Ceiling Heights	13'5"	13'5"	14'2"	14'2"	15'0"	15'5"	
Venting & Patio	-	-	-	-	-	YES	

# LEVEL 2 - SITE PLAN



Office Units	201	202	203	204	205	206	207	208	209	210	TOTAL
Size	877 SF	1,016 SF	998 SF	1,000 SF	1,069 SF	1,449 SF	1,145 SF	988 SF	1,200 SF	1,111 SF	10,853 SF
Ceiling Heights	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	10'3"	



## 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**



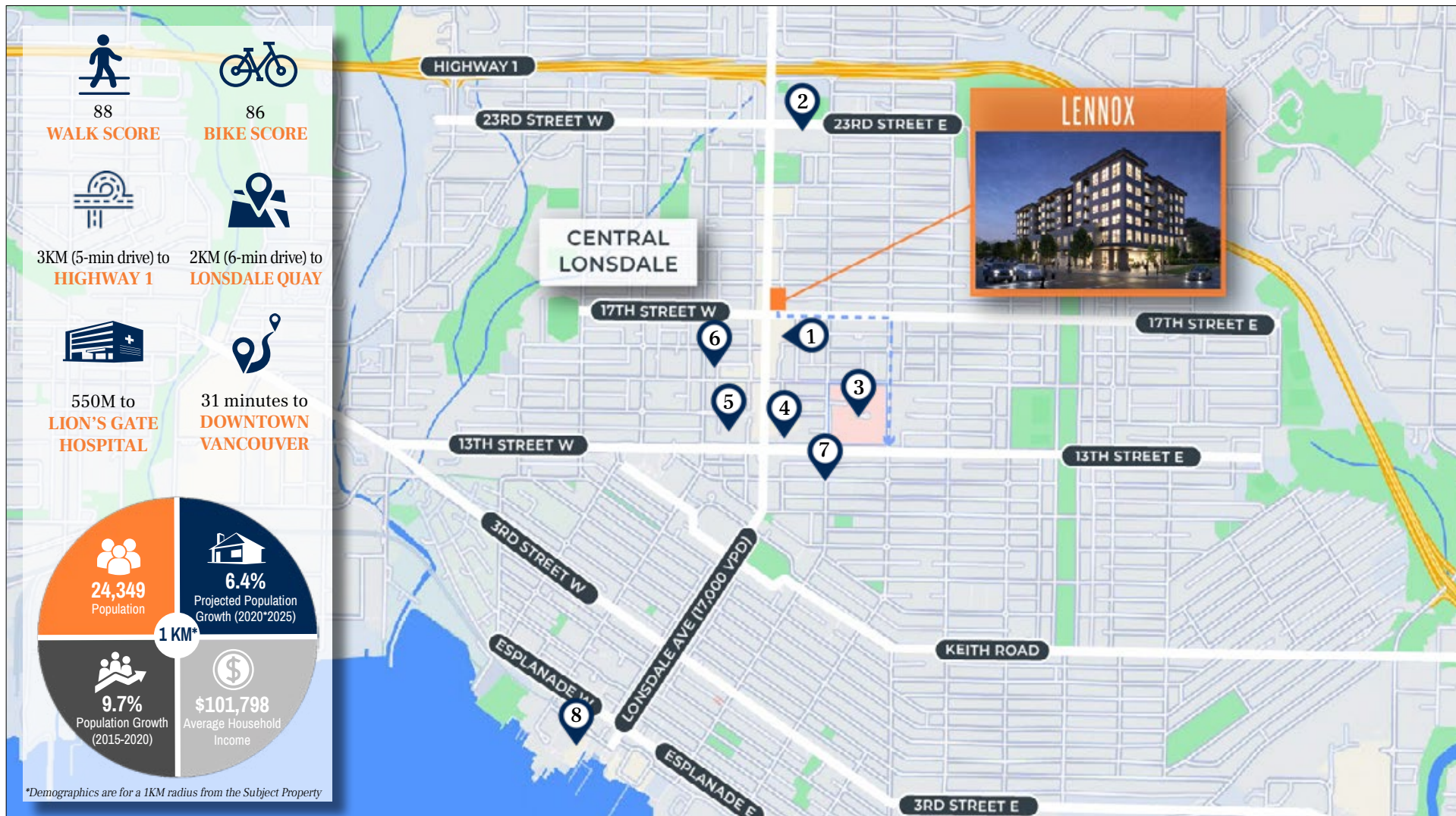
13 minutes to Lonsdale Quay  
**VIA BUS**



Access to 5  
**MAJOR BUS ROUTES**



Located in the Heart of  
**CENTRAL LONSDALE**



- Subject Site
- 1 Loblaw's City Market
- 2 Future Harry Jerome Community Recreation Centre
- 3 Lions Gate Hospital
- 4 Whole Foods Market and Steve Nash Fitness World and Sports Club
- 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 LION'S GATE HOSPITAL (2 MIN DRIVE, 7 MIN WALK) | 2.1 KM TO SEABUS (7 MIN BUS, 14 MIN VIA TRANSIT)

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