

**AVISON  
YOUNG**



**HOLLYBURN  
PROPERTIES LIMITED**



**FOR LEASE**

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# 1301-1333 LONSDALE AVENUE

North Vancouver, BC

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

**Terry Thies\***, Principal  
604.646.8398  
[terry.thies@avisonyoung.com](mailto:terry.thies@avisonyoung.com)

*\*Terry Thies Personal Real Estate Corp.*

**Ian Whitchelo\***, Principal  
604.647.5095  
[ian.whitchelo@avisonyoung.com](mailto:ian.whitchelo@avisonyoung.com)

*\*Ian Whitchelo Personal Real Estate Corporation*



Platinum  
member

# 1301-1333 LONSDALE AVENUE

## NORTH VANCOUVER, BC

### 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

Immediate

#### Estimated Operating Costs (Estimate)

\$17.50 psf/annum

#### Zoning

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

#### Parking

Reserved and visitor parking available

#### Available Units (approximate sizes)\*

| Second Floor Office Units |                  |                        |
|---------------------------|------------------|------------------------|
| Unit                      | Size             | Rate                   |
| #200 Leased               | 1,173 sf         |                        |
| #210 Leased               | 1,027 sf         |                        |
| #220 Leased               | 1,243 sf         | From \$28.00 psf/annum |
| #230 Leased               | 6,109 sf         |                        |
| #240                      | 1,299 sf         |                        |
| #250 Leased               | 2,934 sf         |                        |
| <b>Total</b>              | <b>14,779 sf</b> |                        |

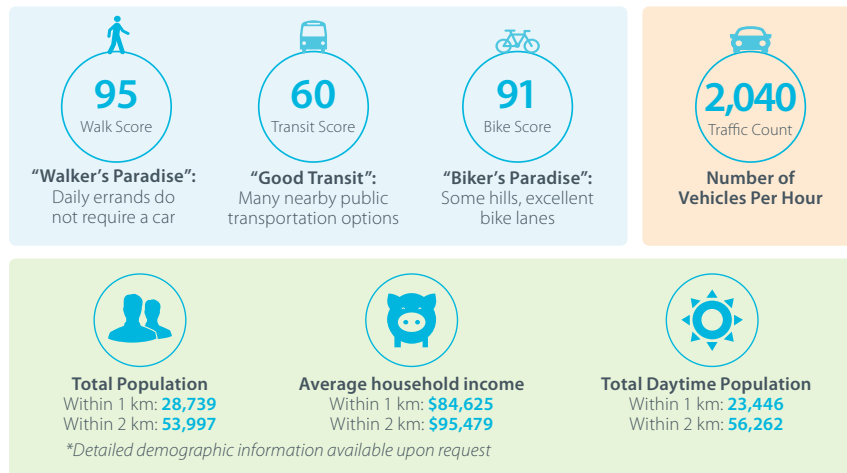
\* Units can be combined

| Ground Floor Retail Units |                  |                               |
|---------------------------|------------------|-------------------------------|
| Unit                      | Size             | Rate                          |
| #1301 Leased              | 2,234 sf         |                               |
| 1311 Under Contract       | 1,801 sf         |                               |
| #1315 Leased              | 1,023 sf         | Please Contact Listing Agents |
| #1321 Leased              | 1,586 sf         |                               |
| 1325                      | 1,805 sf*        |                               |
| #1331 Leased              | 1,897 sf*        |                               |
| <b>Total</b>              | <b>10,346 sf</b> |                               |

\* Units can be combined

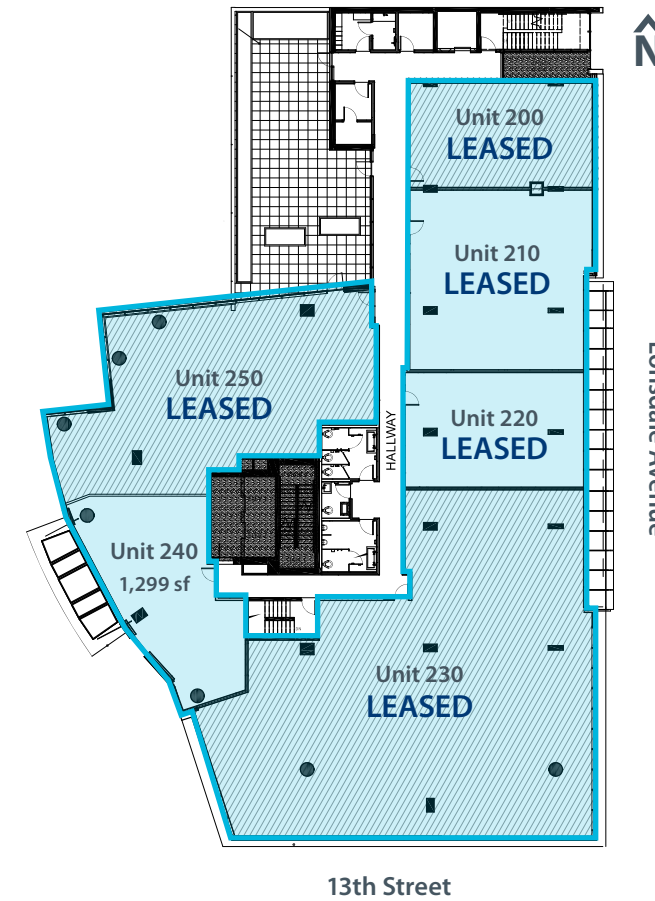
### Location

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.



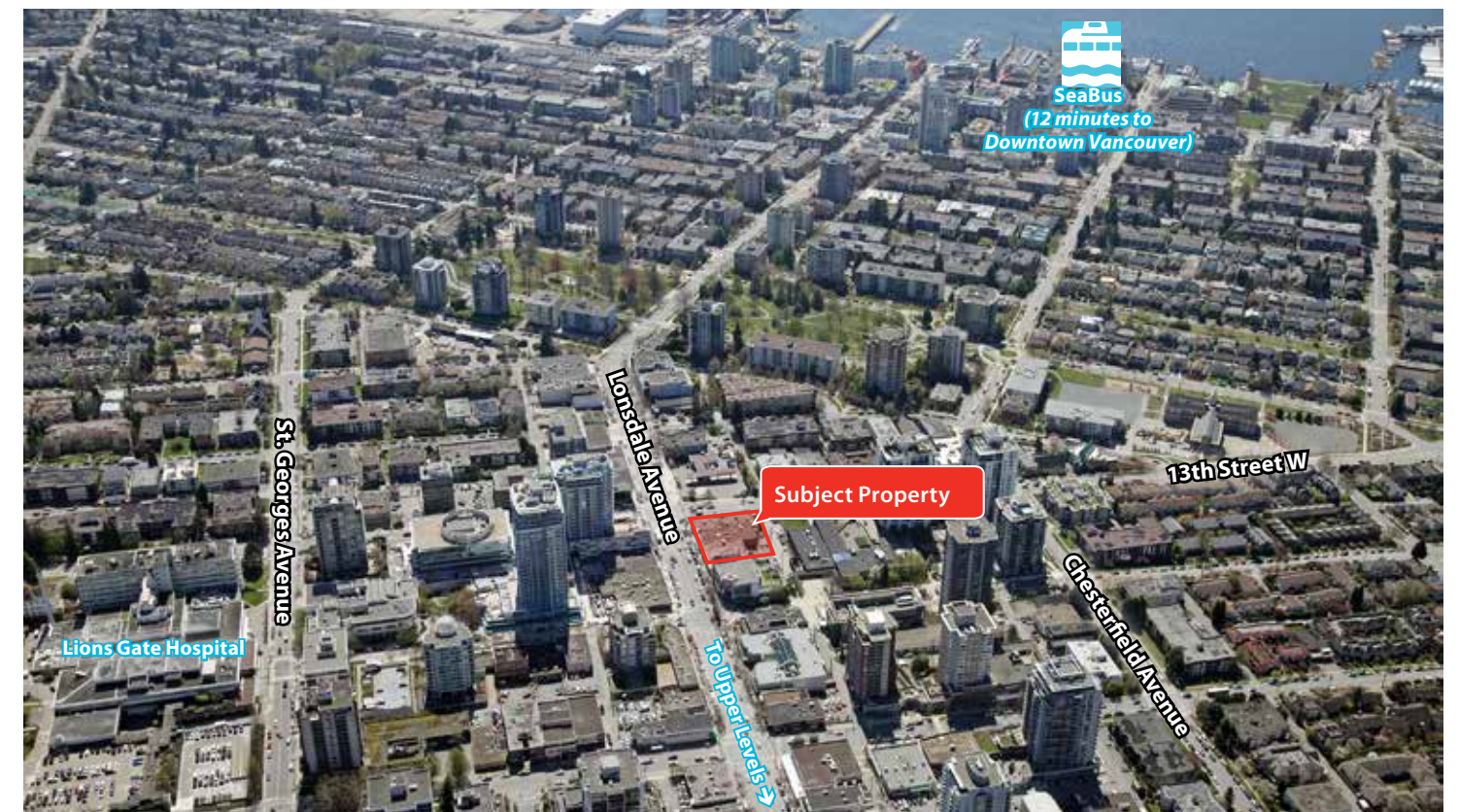
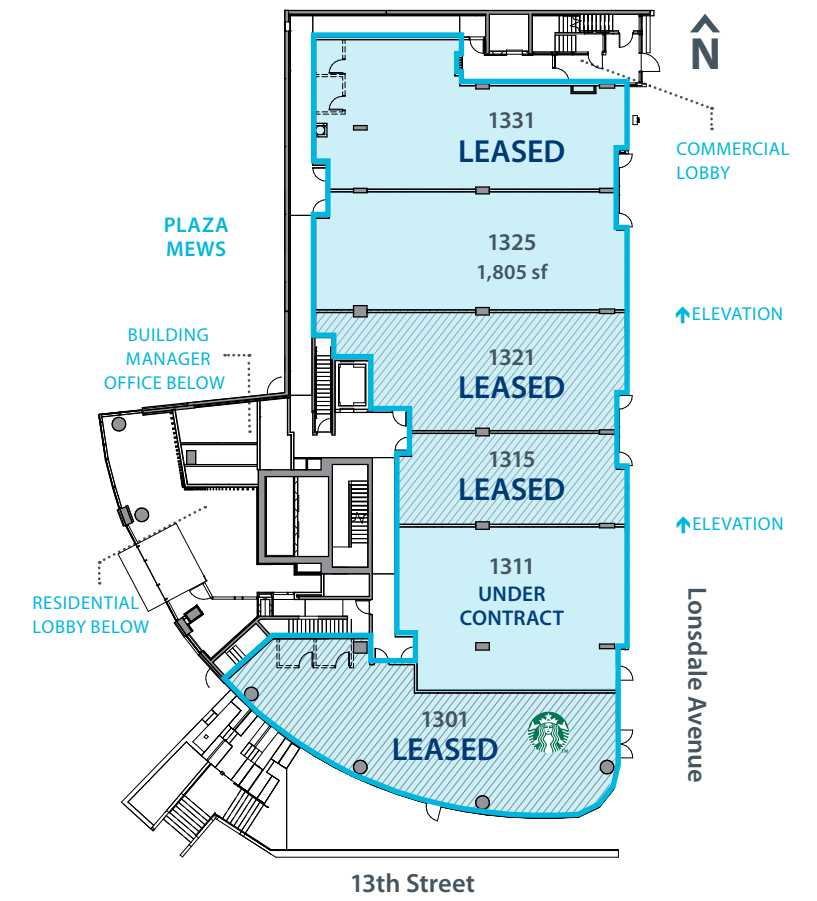
### SECOND FLOOR: OFFICE

(Units can be combined)



### GROUND FLOOR: RETAIL

(Units can be combined)





Partnership. Performance.

Avison Young  
 #2900-1055 W. Georgia Street  
 Box 11109 Royal Centre  
 Vancouver, BC V6E 3P3, Canada



Platinum member

avisonyoung.com

**Terry Thies\***, Principal  
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*\*Terry Thies Personal Real Estate Corp.*

**Ian Whitcelo\***, Principal  
 604.647.5095  
 ian.whitcelo@avisonyoung.com

*\*Ian Whitcelo Personal Real Estate Corporation*

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