

FOR LEASE

156 West 3rd Street, North Vancouver, BC
Second Floor Office Space



Opportunity Highlights

- » 2,376 sq.ft. of built out medical clinic space
- » 8 private rear parking stalls with direct access to the space
- » 9 blocks to Lions Gate Hospital
- » 6 minute walk to Lonsdale Quay



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156 West 3rd Street North Vancouver, BC

RENTABLE AREA

2,376 square feet

BASIC RENTAL RATE

\$28.00 p.s.f.

ADDITIONAL RENTAL RATE

\$11.50 p.s.f. subject to periodic adjustments. Hydro and utilities extra

TOTAL RENT

\$7,821.00 per month

PARKING

8 reserved rear pad parking stalls

AVAILABLE

April 15, 2020

LOCATION

Rarely available in this sought after transitioning neighbourhood located just west of Lonsdale Avenue in North Vancouver. This area of Lower Lonsdale is experiencing a significant shift in new mixed Residential and Commercial Development and is the hub of North Vancouver's commercial activity. Located just two blocks from the Lonsdale Quay and Seabus Terminals as well as situated on a main Public Transit route make this an extremely attractive leasing opportunity.

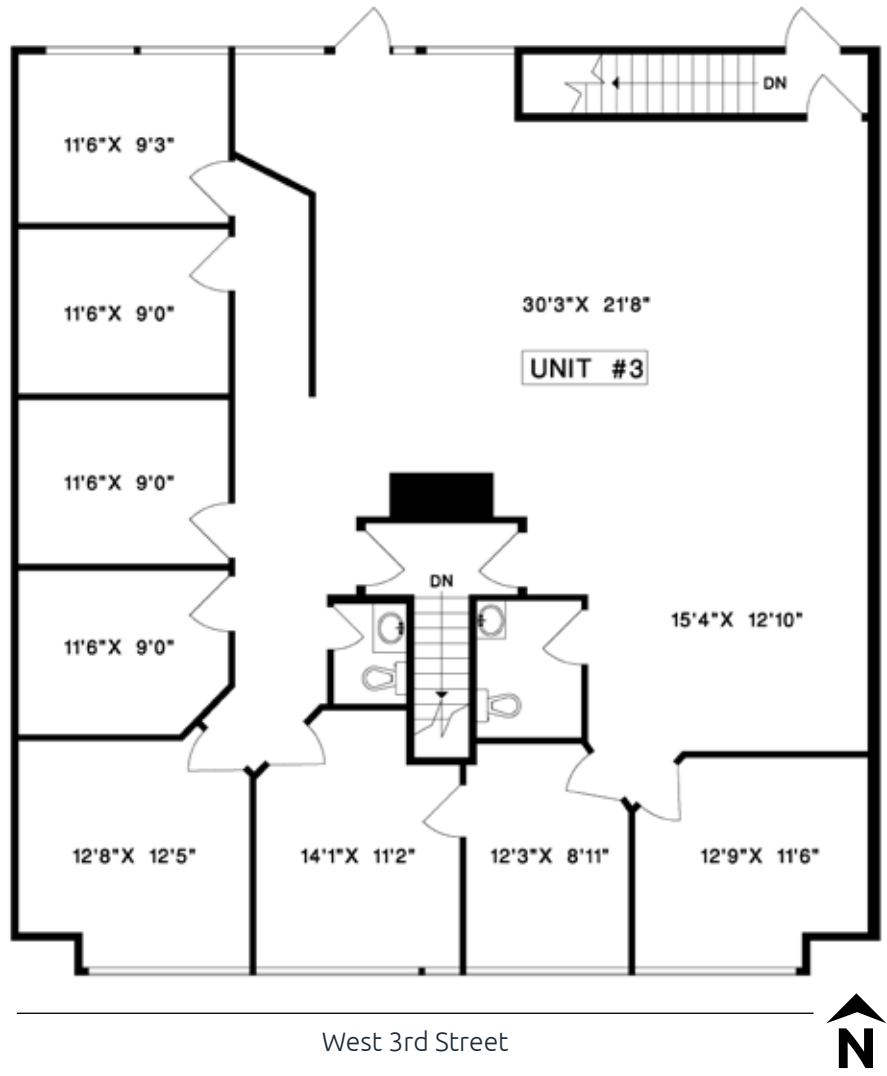
FEATURES

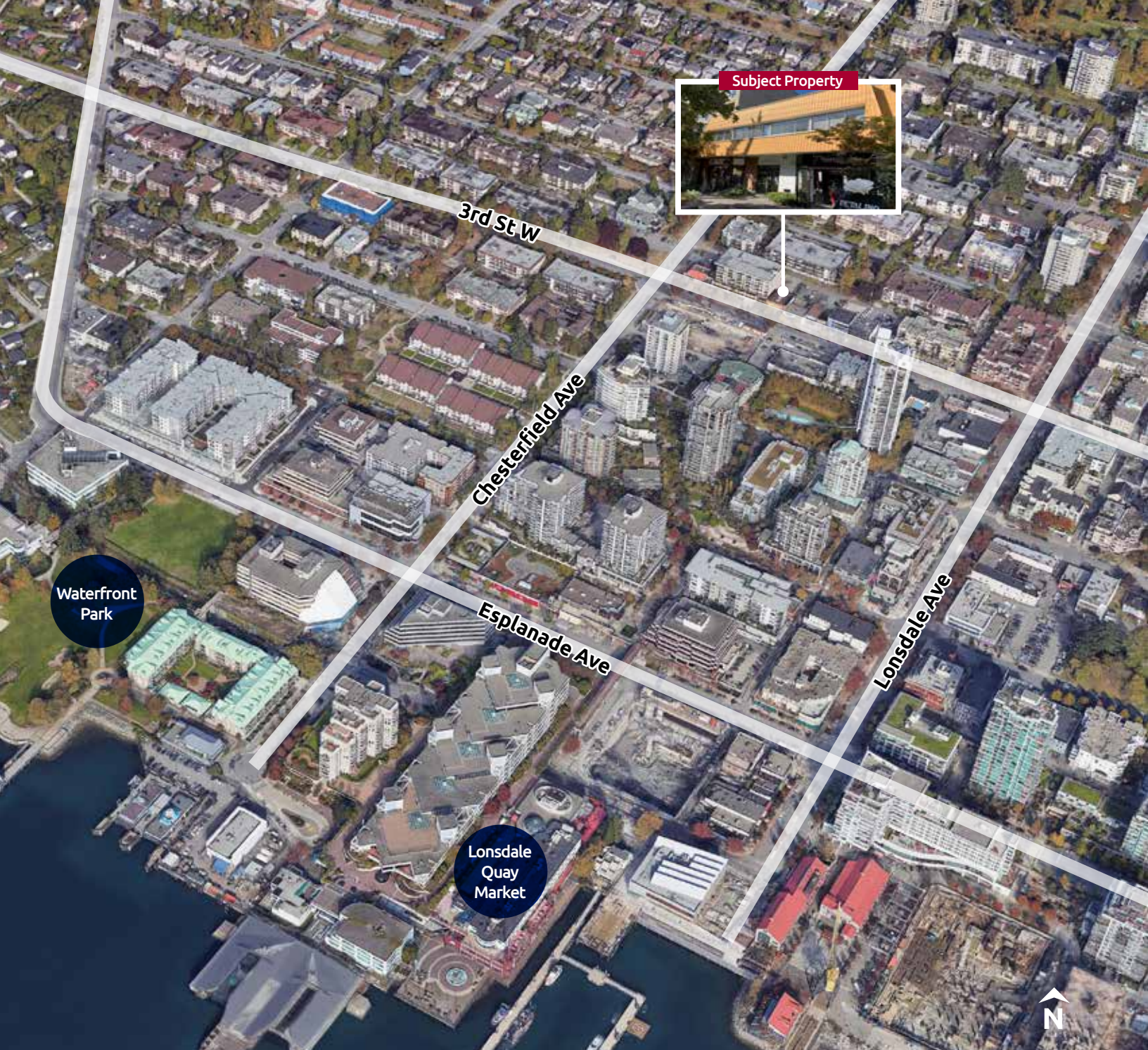
- » Two entry ways from West 3rd Street or the rear lane;
- » 8 private parking stalls with direct access to the reception area;
- » Large reception with 8 exam/consult rooms (4 south facing with windows);
- » Exterior Building signage.



FLOOR PLAN*

TOTAL AREA
2,376 SQ FT





Subject Property



Waterfront Park

Lonsdale Quay Market



walk score
95

drive time to
Lonsdale Quay
1 min

drive time to
Downtown Vancouver
33 min

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