

FOR LEASE

MILLENNIUM

CENTRAL LONSDALE

125 & 145 East 13th Street, North Vancouver, BC

32,500 sf of office space available in North Vancouver's newest mixed-use development



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**AVISON
YOUNG**



NORTH SHORE CLASS A OFFICE



PROPERTY DETAILS

UNIT SIZES

Second Floor

Units from 957 sf to 9,920 sf

Third Floor

Units from 1,028 sf to 11,525 sf

ADDRESS

125 & 145 East 13th Street,
North Vancouver

AVAILABILITY

Estimated at late-2023

ASKING LEASE RATE NET RENT

Contact Terry Thies and
Ian Whitchelo

ADDITIONAL RENT

TBD

ZONING

CD-004* - This Comprehensive Development Zone permits a wide range of retail and office uses.

**Please contact listing team for a copy of the complete zoning bylaw zoning bylaw is available upon request.*

PARKING

Secure underground parking on two levels for commercial tenants and visitors, accessed from the lane to the south. Monthly and hourly parking rates will apply.

OPPORTUNITY

Millennium Central Lonsdale presents commercial leasing opportunities in the heart of Central Lonsdale, the North Shore's premier business district.

This new development by Millennium offers two floors of exciting new office space demised accommodate a variety of tenant sizes, plus a main floor retail opportunity with premium exposure to the busy 13th Street traffic. This high-quality mixed-use development is comprised of an 18-storey residential tower, premium office and ground floor retail units. The development features an attractive pedestrian "mews" separating the east and west portions of the development. The development is located in the designated High Street of Central Lonsdale, close to Lions Gate Hospital, City Hall, and a variety of retail and professional businesses.

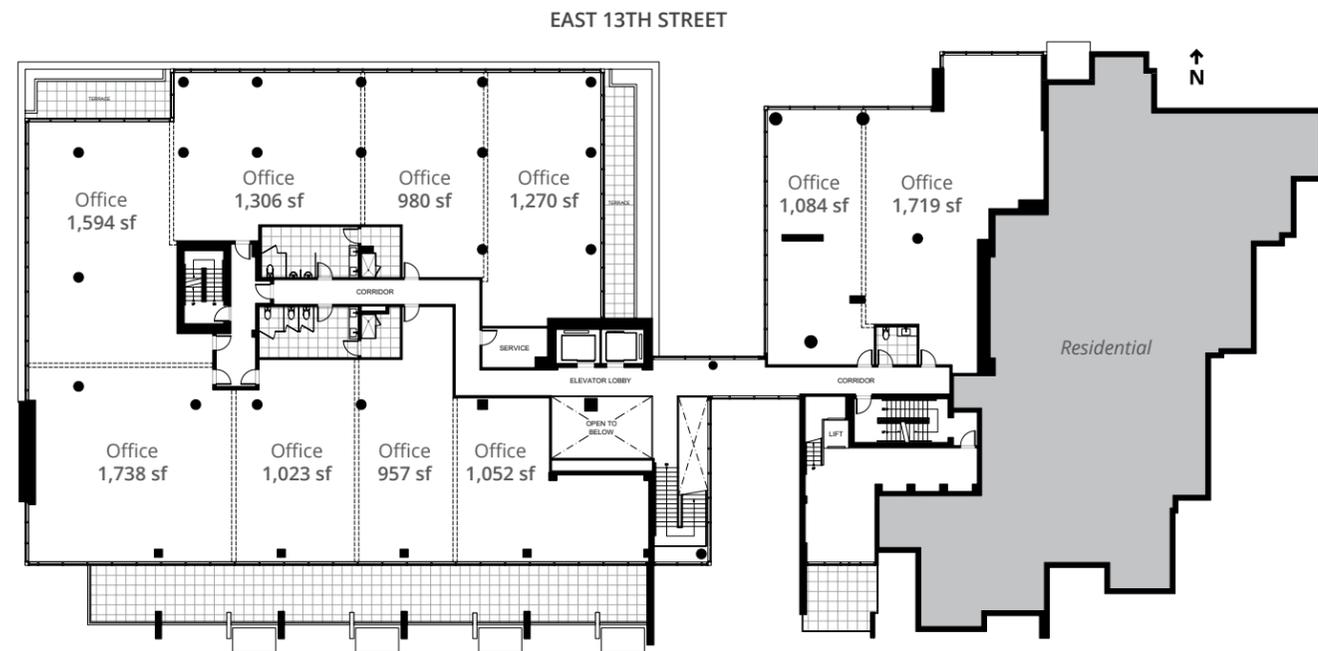


- Excellent location in North Vancouver's Central Lonsdale commercial hub
- Well-serviced by public transportation
- Underground parking for tenants and customers
- Multiple office units with sizes to accommodate almost any tenant requirement
- Bright open areas with high-ceilings, and some units with access to private exterior decks

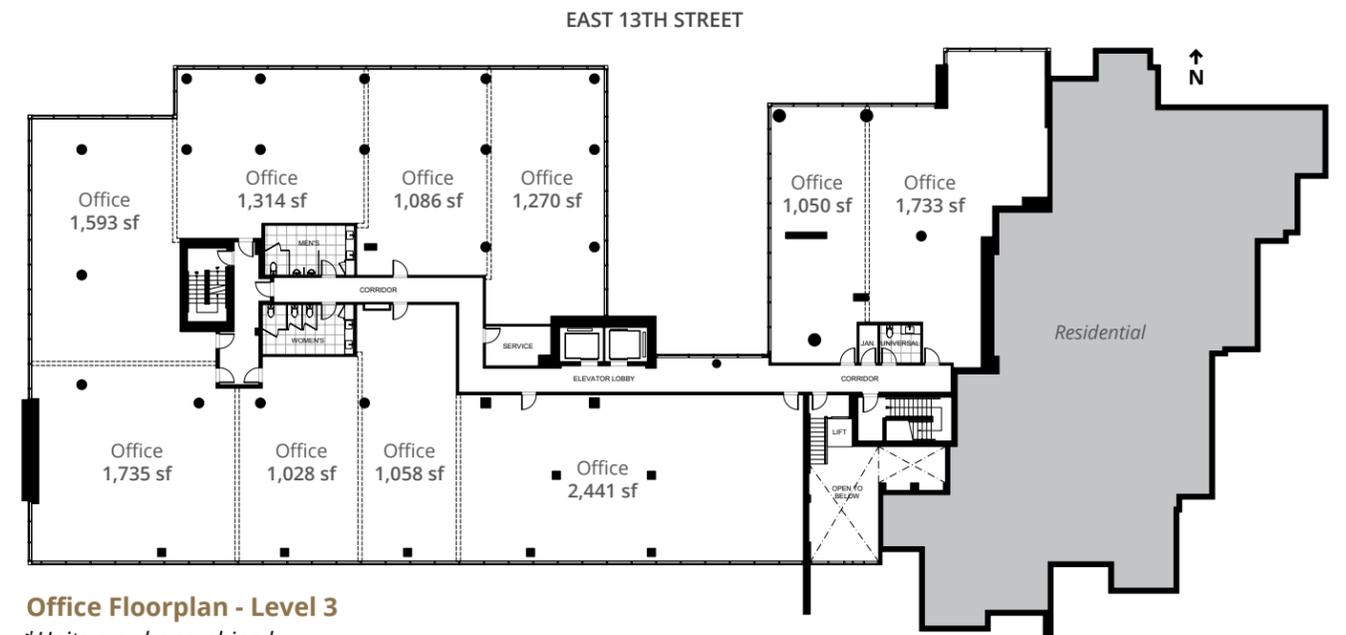
- Tenant amenities including fitness area, end of trip facilities, and secure bike storage
- Advanced air handling and filtration systems providing quality air exchanges throughout the day
- Some units offer views to the south towards downtown Vancouver
- Perfect for medical & dental uses at North Vancouver's "health care hub"

LOCATION

Millennium Central Lonsdale at 125 & 145 East 13th Street is located across Whole Foods Market adjacent to Lonsdale Avenue in North Vancouver's Central Lonsdale area, fronting the busy 13th Street traffic corridor. This location, in the regional city centre benefits from proximity to many community amenities including Lions Gate Hospital, North Vancouver City Library, and North Vancouver City Hall. The Upper Levels Highway is only four minutes away and Downtown Vancouver is accessible via the SeaBus at Lonsdale Quay in 20 minutes. Central Lonsdale has become a focal point of North Vancouver and is home to major financial institutions, abundant restaurants and cafes, fitness facilities, a variety of retail shops, and numerous medical, dental, and other professional office services.



Office Floorplan - Level 2
*Units may be combined



Office Floorplan - Level 3
*Units may be combined

AMENITIES

BANK

1. RBC Royal Bank
2. CIBC
3. HSBC
4. BMO
5. TD Canada Trust
6. Scotiabank
7. BlueShore Financial

CAFÉS

8. Chiptole
9. JJ Bean Coffee Roasters
10. Tim Hortons
11. Blenz
12. Take Five Café

RESTAURANTS

13. Browns Socialhouse
14. Jack Lonsdale's Public House
15. Zeitoon Restaurant
16. Yaas Restaurant
17. Bridge Deck Tasting Room
18. Bravo Cucina

GROCERY / PHARMACY

19. London Drugs
20. Loblaws City Market
21. Shoppers Drug Mart
22. Whole Foods
23. Ayoub's Dried Fruits and Nuts

FITNESS

24. Oxygen Yoga & Fitness
25. Steve Nash Fitness World
26. Club 16 Trevor Linden Fitness



88 **VERY WALKABLE**
Most errands can be accomplished on foot

86 **VERY BIKABLE**
Biking is convenient for most trips

TO LONSDALE QUAY
Six minute drive

LIONS GATE BRIDGE
15 minute drive

TO DOWNTOWN VANCOUVER
20 minute SeaBus ride

TO TRANS-CANADA HIGHWAY 1
10 minute drive

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For more information, please contact

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