

# UNIQUE SECOND FLOOR OFFICE SPACE AVAILABLE FOR LEASE



# 273 LONSDALE AVENUE

NORTH VANCOUVER, BC

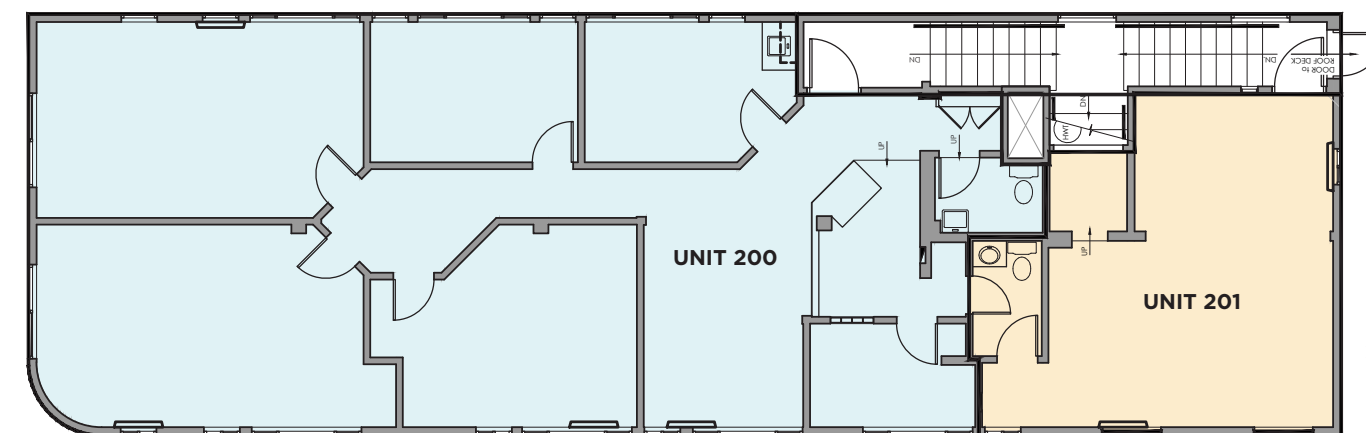


**LOCATION**

Cushman & Wakefield ULC is pleased to bring to market these two well-improved office units for lease on Lower Lonsdale in North Vancouver. Lower Lonsdale is a highly populated neighborhood in North Vancouver and continues to grow fast. The area is highly accessible by SeaBus and public transit, making it a major public transport interchange. The neighborhood is energetic, young and healthy, making it a popular destination and home for young professionals.

**PROPERTY HIGHLIGHTS**

- Great exposure to Lonsdale Avenue
- Corner office units with abundant natural light
- Close proximity to Lonsdale Quay and Shipyards District
- Vibrant community with ample service, retail, and food tenants nearby



**UNIT 200\***

<b>UNIT SIZE:</b>	1,670 SF
<b>TYPE:</b>	2nd Floor Office
<b>BASIC RENT:</b>	Contact Listing Agent
<b>ADDITIONAL RENT:</b>	\$20 PSF
<b>AVAILABILITY:</b>	Immediate

**UNIT 201\***

<b>UNIT SIZE:</b>	469 SF
<b>TYPE:</b>	2nd Floor Office
<b>BASIC RENT:</b>	Contact Listing Agent
<b>ADDITIONAL RENT:</b>	\$20 PSF
<b>AVAILABILITY:</b>	Immediate

\* Units 200 & 201 can be consolidated and leased for a total of 2,139 SF



## LOCATION SCORE



WALK  
SCORE

96

WALKER'S  
PARADISE



TRANSIT  
SCORE

63

GOOD  
TRANSIT



BIKE  
SCORE

67

BIKEABLE

## TRAVEL TIMES

**11 Minute Walk**

LONSDALE QUAY  
SEABUS TERMINAL

**13 Minute Drive**

SECOND  
NARROWS BRIDGE

**35 Minute Drive**

DOWNTOWN  
VANCOUVER



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