

For Lease: Office

1434 Lonsdale Avenue

North Vancouver, BC

Rarely Available Office Space Fronting Lonsdale
With Private Retail Level Entrance and Elevator

\$20 PSF Net in Year 1 With \$2 PSF Increases per Year

*New Lease
Incentive!*



Lennard:

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Opportunity

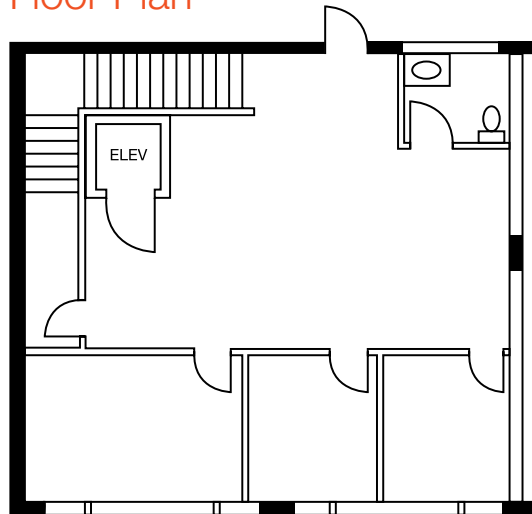
Lennard Commercial is pleased to offer a well-improved second floor office space fronting Lonsdale Avenue with a private retail level entrance and elevator. The space is improved with a functional layout, providing an ideal solution for professional users seeking a central North Vancouver location.



Location

Situated at 1434 Lonsdale Avenue, this office is centrally positioned in the heart of North Vancouver's Central Lonsdale corridor. Tenants benefit from excellent connectivity, with major transit routes and public transportation steps away, as well as abundant nearby amenities including restaurants, cafés, shops, and services. The property's central location offers both convenience for employees and prominent accessibility for clients, making it an ideal choice for a wide range of office users.

Floor Plan



	Available Space	
	Ground Floor	200 SF
	Second Floor	1,068 SF
	Total	1,268 SF
	Basic Rent	
	\$28.00 PSF/annum	
	Additional Rent (2025 estimate)	
	\$24.64 PSF/annum	
	New Leasing Incentive	
	Year 1	\$20.00
	Year 2	\$22.00
	Year 3	\$24.00
	Year 4	\$26.00
	Year 5	\$28.00
	Zoning	
	C-1A - Central Lonsdale	
	Mixed Use A	
	Availability	
	Immediate	

Property Highlights

- Well-improved office space
- Private ground floor entrance and elevator
- Two (2) parking stalls
- Excellent transit access with major routes steps away
- Proximity to restaurants, cafés, shops, and services

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