



# For Lease

## 22 - 1501 Lonsdale Avenue

North Vancouver

1,229 sq.ft. Office Space

**BABYCH** GROUP  
COMMERCIAL

22 - 1501 Lonsdale Avenue  
North Vancouver

# Opportunity

This building is located directly on Lonsdale Avenue on the corner of West 15th Street and Lonsdale Avenue. Central Lonsdale is in close proximity to the Trans Canada Highway and the Seabus Terminal. Amenities nearby include excellent access to public transportation, many different bank branches, and an abundance of excellent restaurants and other food options along Lonsdale Avenue.

## Property Details

**Available Unit:**  
Unit 22: 1,229 sq.ft.

**Zoning:**  
C-1A

**Basic Rent:**  
\$20.00 per sq.ft.

**Additional Rent:**  
\$28.35 per sq.ft.

**Parking:**  
Reserved underground parking at  
\$150.00 per stall per month

## Building Features

- High exposure along Lonsdale
- 3 Offices
- Kitchenette
- Shared Washroom
- Second floor walk up
- Abundance of natural light

Office Space | For Lease



22 - 1501 Lonsdale Avenue  
North Vancouver

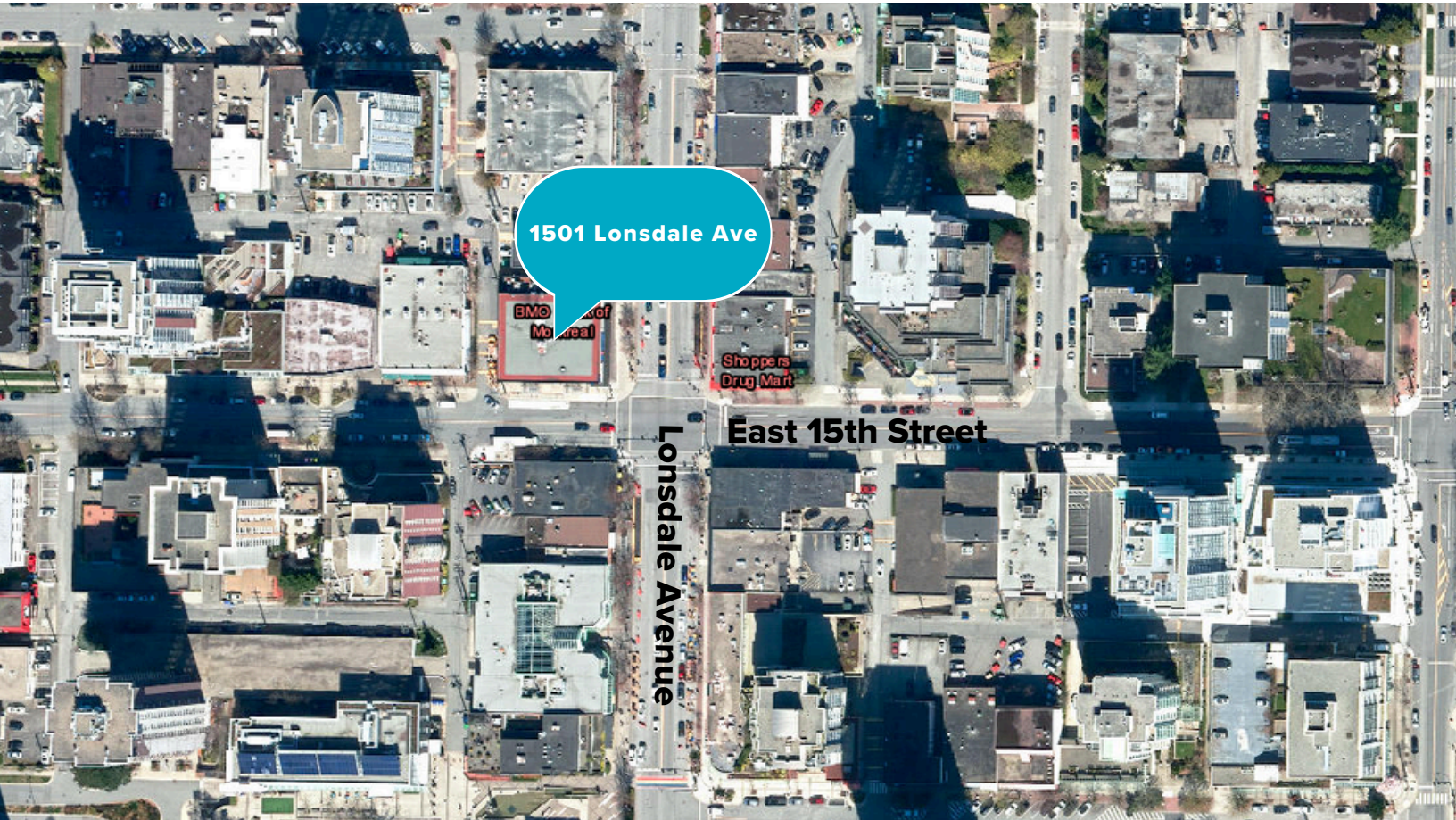
Office Space | For Lease

## Nearby Amenities

- North Vancouver Library
- Bank of Montreal
- TD Canada Trust
- Scotiabank
- Vancity
- CIBC
- City of North Vancouver
- Loblaws
- Tim Hortons
- London Drugs
- UPS
- Purolator
- Subway
- Chipotle



## Location



## Contact Agents

### Ross Forman

Personal Real Estate Corporation  
Principal | Advisor  
ross@formanpilkington.com

### Jeff Pilkington

Personal Real Estate Corporation  
Advisor  
jeff@formanpilkington.com



### Babych Group Realty Vancouver Ltd.

201, 1 Lonsdale Avenue  
North Vancouver, BC V7M 2E4  
604-980-3003

[www.formanpilkington.com](http://www.formanpilkington.com)

