

elle

Built By:

 POLYGON

Polygon Elle Homes Ltd.

Central Lonsdale Strata Office For Sale

118 W 15th Street, North Vancouver, B.C.

ESTIMATED JULY 2026 OCCUPANCY

OFFICE: NOW SELLING UNITS RANGING FROM 563 SF - 8,412 SF



Joe Genest*

Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Jack Allpress*

Senior Managing Director Leasing & Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Claudia Claasen

Director Leasing & Sales
(604) 834-6680
Claudia.Claasen@MarcusMillichap.com


Marcus & Millichap


*Personal Real Estate Corporation


OPPORTUNITY

Elle offers a rare chance for medical and business professionals to own thoughtfully designed strata office spaces in the vibrant heart of Central Lonsdale, an area known for its thriving community, and growing business opportunities and proximity to Lions Gate Hospital.


This dynamic development offers brand-new commercial spaces, all comprised within a high-quality, mixed-use development which encompasses a 22-storey concrete tower. Located just steps away from Lonsdale and 15th, Elle is surrounded by a rich tapestry of restaurants, boutique shops and essential daily-needs retail (grocery, drug, banking etc.) - the perfect place to locate your medical or professional enterprise!

 Over 12,000 SF of premium office space in Central Lonsdale's thriving and ever-evolving commercial and medical hub.


 2nd floor office units ranging from 563 SF - 8,412 SF, ideal for various uses including general and specialty medical and dental uses, education, business, finance & law offices, and child care architects, consultants etc.

 Designed to support modern commuting and wellness, Elle's commercial spaces feature end-of-trip facilities, including:

- Private shower-equipped washrooms for convenience and comfort
- Secure bike storage lockers

 Prime frontage on 15th Street W, near Lonsdale Avenue (17,000+ vehicles/day), and close proximity to key retail anchors such as Loblaws City Market, London Drugs, Whole Foods and Shoppers Drug Mart, plus several financial institutions.

 Walking distance to Lions Gate Hospital (6 minutes) and easily accessible via public transportation.

 The Subject Site is positioned to capitalize on strong foot traffic, vehicular traffic, and a growing residential demographic.

 Polygon is a highly reputable developer recognized for quality construction and design communities throughout Metro Vancouver.



PROJECT OVERVIEW

Address:	118 W 15th Street, North Vancouver, B.C. (the "Subject Site")
Zoning:	Retail-Service Group 1 Use <i>Target uses include: Medical, dental, and professional offices.</i>
Commercial Parking:	One underground parking stall included per unit plus six shared visitor stalls
Access:	Separate commercial lobby and elevator with wheelchair accessibility
Timing:	Est. July 2026
Size*:	563 SF - 8,412 SF

* See page 4 for unit configurations. Multiple size ranges available



Images shown are for illustrative purposes only and sourced from Adobe Stock. Units will be delivered in shell condition.



PRICING | OFFICE UNITS - SECOND FLOOR

UNIT	Size	\$PSF	Price
UNIT 201	970 SF	\$1,204	\$1,168,000
UNIT 202	563 SF	\$1,062	\$598,000
UNIT 203	1,071 SF	\$932	\$998,000
UNIT 204	SOLD		
UNIT 205	SOLD		
UNIT 206	745 SF	\$1,340	\$998,000
UNIT 207	931 SF	\$1,287	\$1,198,000
UNIT 208	745 SF	\$1,340	\$998,000
UNIT 209	955 SF	\$1,254	\$1,198,000
UNIT 210	1,100 SF	\$1,325	\$1,458,000
UNIT 211	672 SF	\$1,188	\$798,000
UNIT 212	660 SF	\$1,209	\$798,000
TOTAL	8,412 SF	\$1,214	\$10,210,000



Contiguous up to 8,412 SF
 *Ceiling Heights 10'8" - 11'8"

LOCATION OVERVIEW

Central Lonsdale offers a dynamic blend of local vitality and residential charm. Home to diverse range of cafes, restaurants, boutiques, and essential services, including Loblaws City Market, Lions Gate Hospital, the upcoming brand-new Harry Jerome Community Centre, and the esteemed Centennial Theatre, Central Lonsdale illuminates an amenity rich community.

This area benefits from accessibility and convenience with easy access to Lower Lonsdale, which is home to the vibrant Shipyards District and iconic Lonsdale Quay, Brewery District, and efficient transit options, including the SeaBus, ensuring seamless access to the City of Vancouver. Central Lonsdale is experiencing attractive growth and economic expansion, becoming one of Metro Vancouver's most desirable neighborhoods. Elle by Polygon presents a fantastic opportunity to capitalize on the growing community and economic prosperity of North Vancouver.



LIONS GATE HOSPITAL
6 MIN WALK



WHOLE FOODS MARKET
8 MIN WALK



SHOPPERS DRUG MART
8 MIN WALK



HARRY JEROME COMMUNITY RECREATION CENTRE
15 MIN WALK



9.20%
POPULATION GROWTH
(2017 - 2022)*



7.10%
PROJ. POPULATION GROWTH
(2022 - 2027)*



\$105,630,37
AVG. HOUSEHOLD INCOME



97
WALK SCORE



86
BIKE SCORE



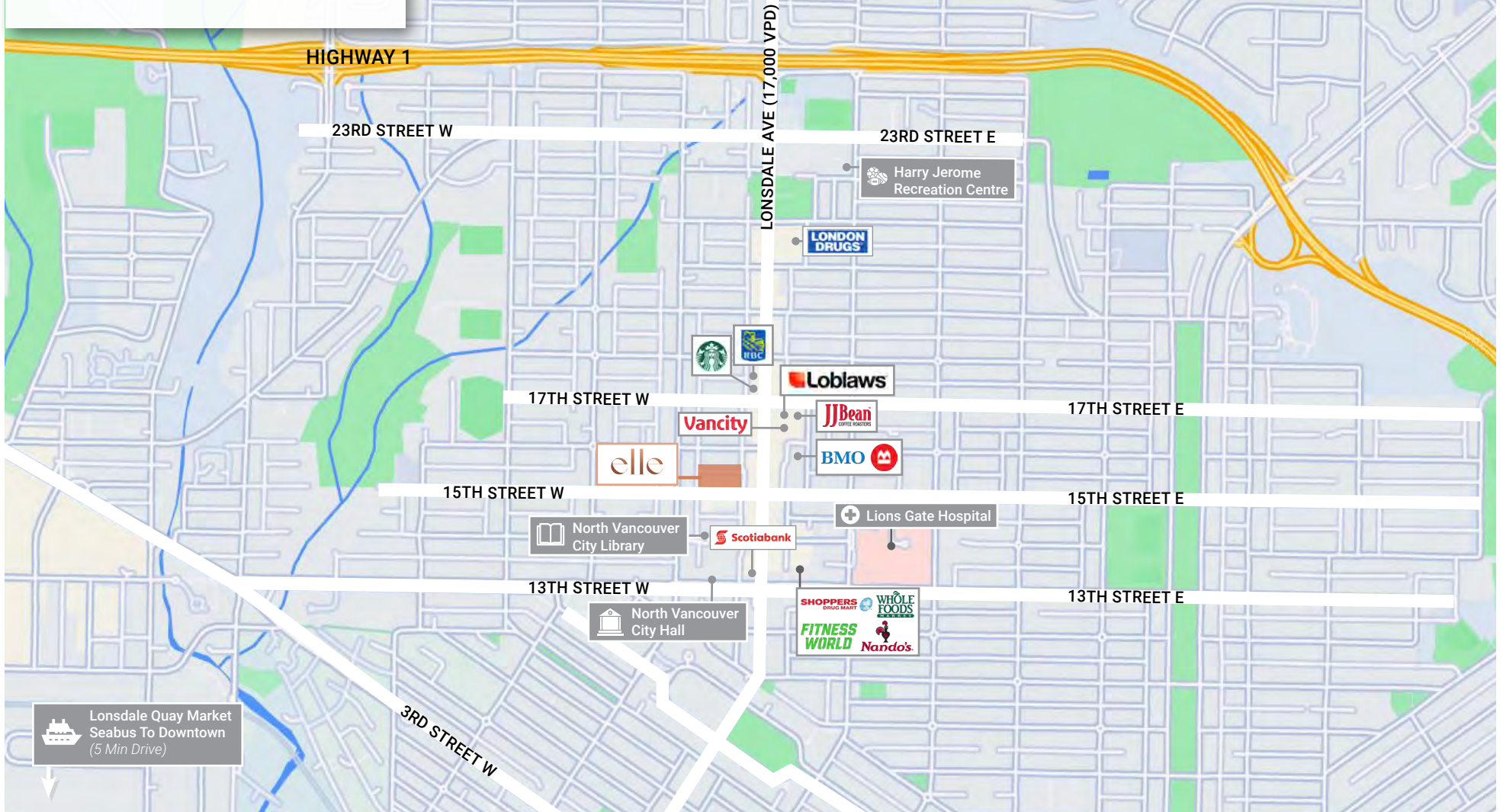
1.6 KM to
THE SHIPYARDS



400 M (6-min walk) to
LIONS GATE HOSPITAL

*Within 1 KM radius of the subject property.

LOCATION OVERVIEW



CONSTRUCTION UPDATE - APRIL 2026



Marcus & Millichap

[MarcusMillichap.com](https://www.MarcusMillichap.com)

Joe Genest*

Managing Director Investments
(604) 398-4341
JGenest@MarcusMillichap.com

Jack Allpress*

Senior Managing Director Leasing & Investments
(604) 638-1975
JAllpress@MarcusMillichap.com

Claudia Claasen

Director Leasing & Sales
(604) 834-6680
Claudia.Claasen@MarcusMillichap.com

Marcus & Millichap

1100 - 1111 West Georgia Street
Vancouver, BC V6E 4M3
T (604) 638-2121

*Personal Real Estate Corporation



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a trademark of Marcus & Millichap Real Estate Investment Services, Inc. Used under license by Marcus & Millichap Real Estate Investment Services Canada Inc. © 2026 Marcus & Millichap. All rights reserved.