

# FOR SALE OR LEASE

#214 - 145 WEST 15<sup>TH</sup> STREET  
NORTH VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

## CENTRAL LONSDALE MEDICAL OFFICE PLAZA 15



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## LOCATION

Known as the heart of North Vancouver, Central Lonsdale is one of the City's most popular neighbourhoods and offers remarkable amenities from local artisan shops, restaurants, pubs, grocery stores, top primary and secondary schools, and an abundance of parks and community amenities.

The Property is conveniently located on the south side of West 15th Street between Lonsdale Avenue and Chesterfield Avenue, close proximity to Highway 1 and Keith Road arterial routes, as well as being walking distance from the Lions Gate Hospital, City Hall, public transit routes, Lonsdale Quay and the Seabus for convenient pedestrian access to Downtown Vancouver.

## SALIENT DETAILS

<b>Civic Address</b>	214 - 145 West 15th Street, North Vancouver, BC
<b>Size</b>	1,012 SF
<b>Zoning</b>	CD-390
<b>Basic Lease Rate</b>	\$32.00 PSF
<b>Additional Rent</b>	\$21.00 PSF (2026 estimate)
<b>Asking Price</b>	\$1,000,000
<b>Availability</b>	Immediate



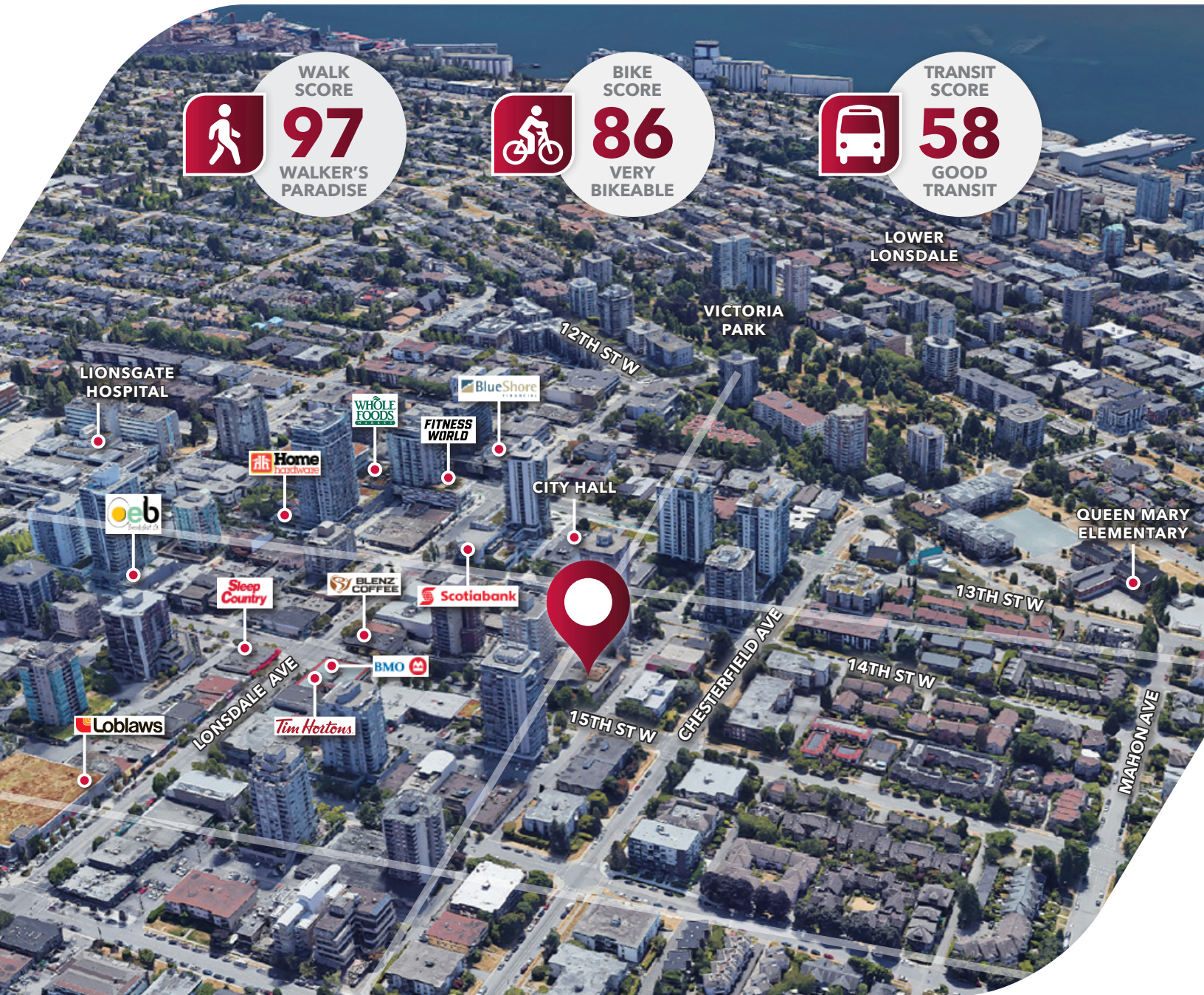
## FEATURES

- » Second floor office unit
- » Turn key as a medical clinic
- » 4 exam rooms (2 with sinks)
- » Reception and seating area
- » 3 secured underground parking stalls



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WALK SCORE  
**97**  
WALKER'S PARADISE

BIKE SCORE  
**86**  
VERY BIKEABLE

TRANSIT SCORE  
**58**  
GOOD TRANSIT

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