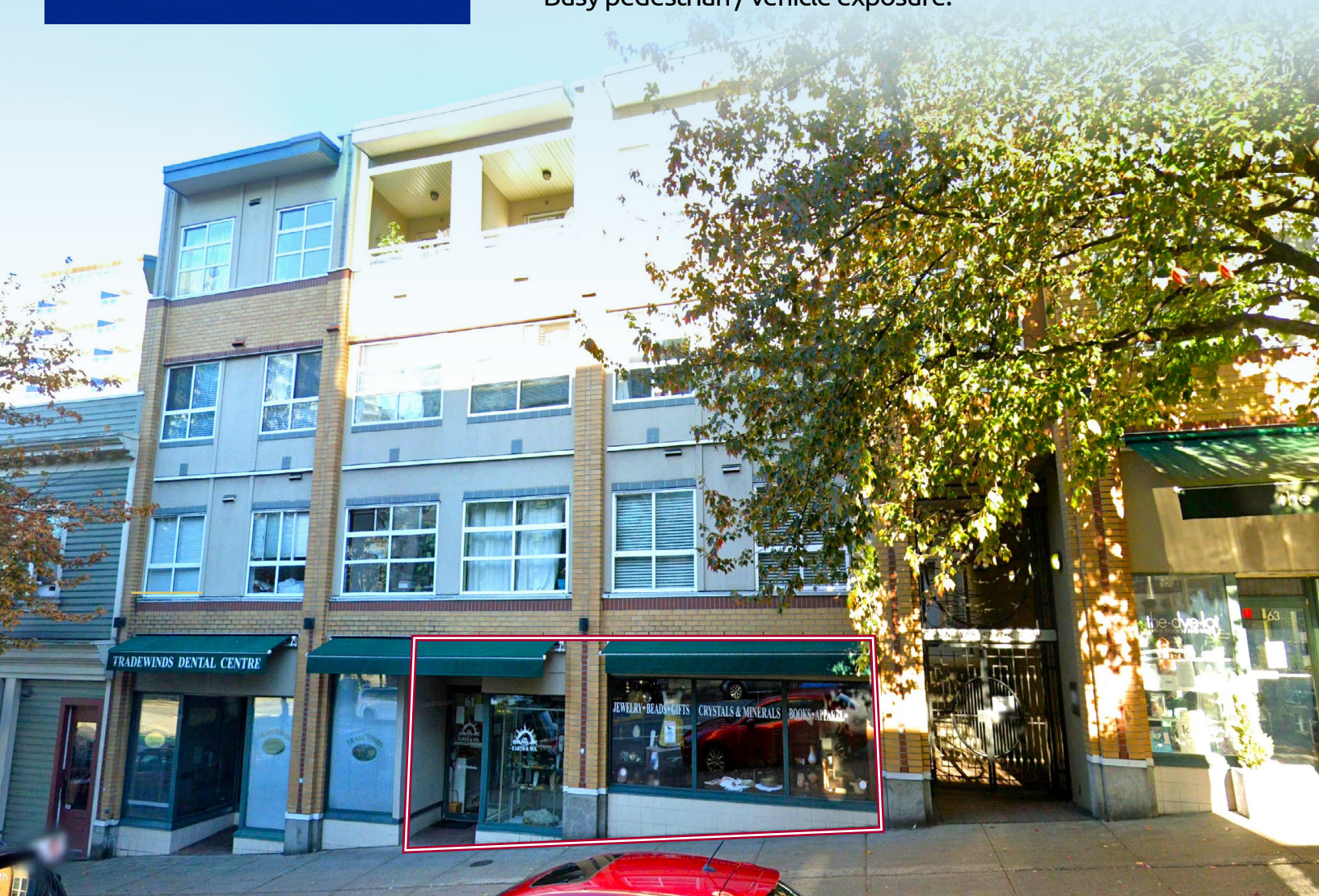


FOR LEASE

61 Lonsdale Avenue
North Vancouver, BC

RETAIL / OFFICE SPACE AVAILABLE

- Located two blocks north of Lonsdale Quay and the Shipyards District.
- 1,460 sq.ft.
- Zoned Retail/Office to incorporate various service-end uses.
- Approximately 17 ft of window frontage.
- Busy pedestrian / vehicle exposure.



Mark Hagedorn

Personal Real Estate Corporation

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61 Lonsdale Ave North Vancouver, BC

PROPERTY INFORMATION

RENTABLE AREA

1,460 sq.ft.

PARKING

One (1) reserved stall free of charge

USE

Retail / Office to incorporate various service-end uses

AVAILABLE

Contact Listing Agent

TOTAL RENT

\$7,100.00 per month

GST and Hydro are extra

LOCATION

This retail/office space is situated in the “**Trade Winds at the Quay**” mixed-use residential/commercial development, just one block north of the intersection of Lonsdale Avenue and West Esplanade. Within a three-minute walk to Lonsdale Quay, The Shipyards waterfront development, and Seabus to Downtown, enjoy all the shops and services this location has to offer.

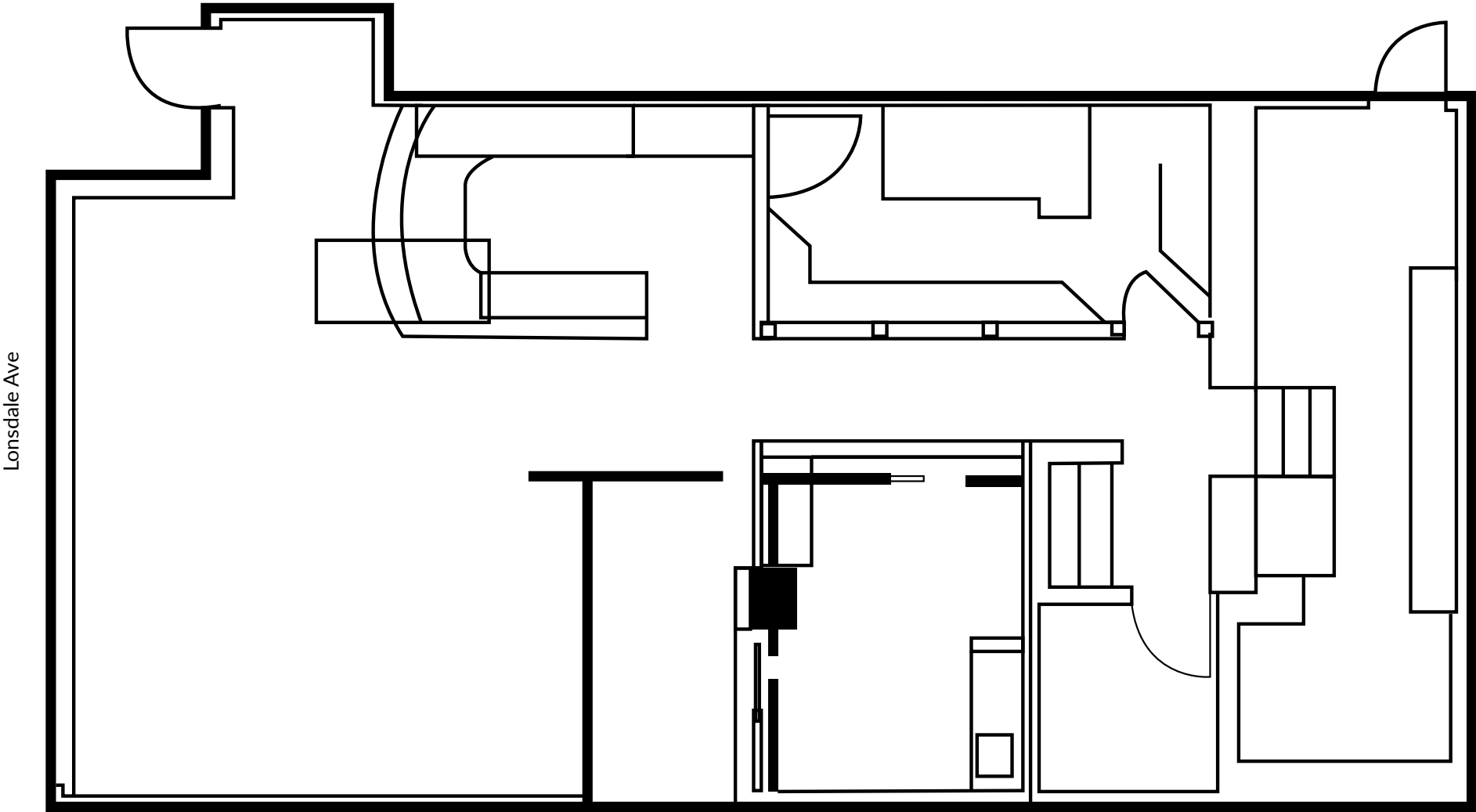
PROPERTY FEATURES

- » Large open plan with a reception/receiving desk, workstations, private office, storage/kitchen area, and a lower private work lab area.
- » Located two blocks north of Lonsdale Quay and the Shipyards District.
- » Zoned Retail/Office to incorporate various service-end uses.
- » Approximately 17ft. of window frontage.



Floor Plan

61 Lonsdale Ave
North Vancouver
1,460 SQ.FT.



Lonsdale Ave



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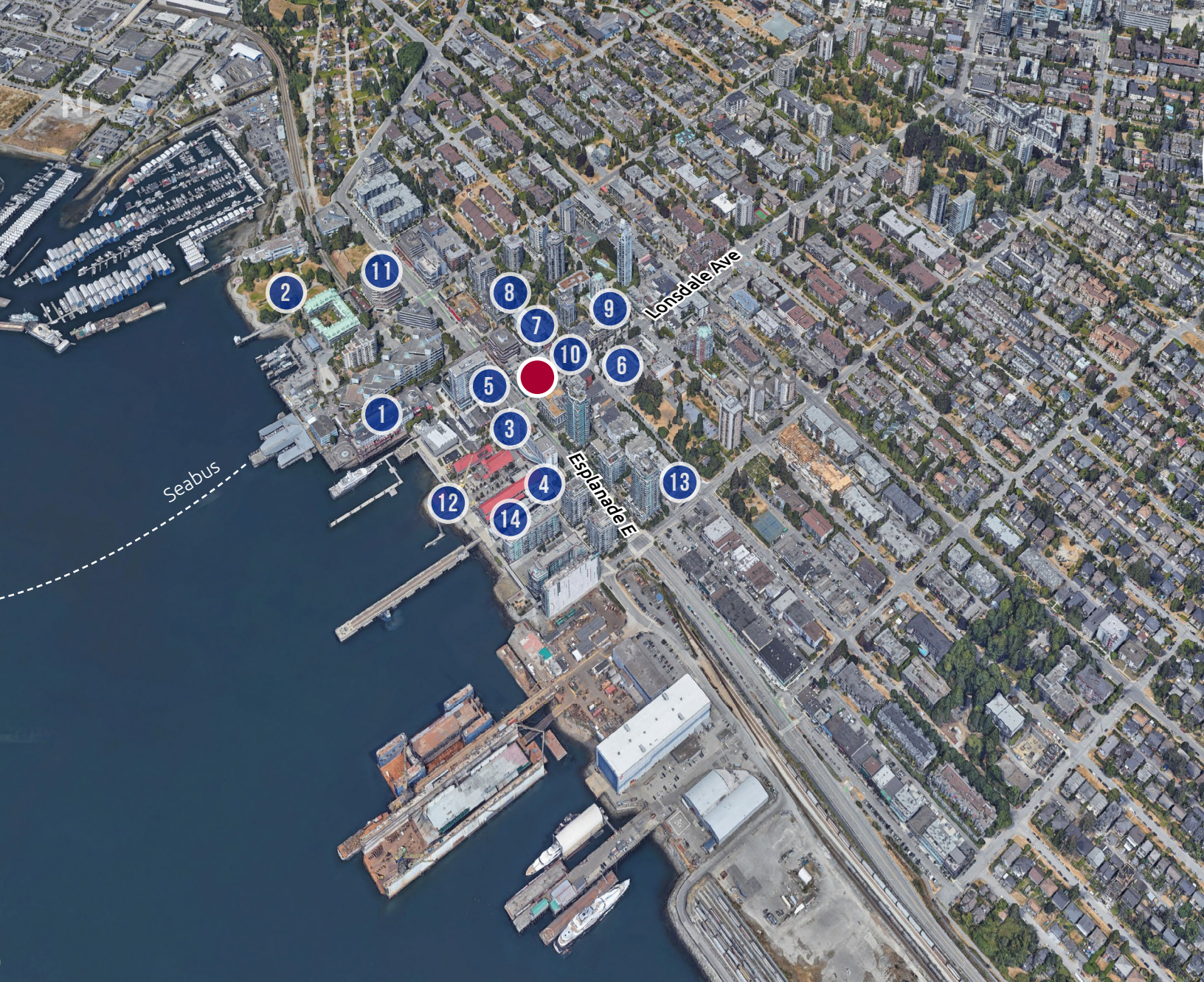
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61 Lonsdale Avenue
North Vancouver, BC





Drive time to

Lions Gate Bridge 13 min

Capilano Mall 7 min

NEARBY

- | | |
|-------------------------|--------------------------------------|
| 1. Lonsdale Quay Market | 8. John Braithwaite Community Centre |
| 2. Waterfront Park | 9. Quesada Burritos & Tacos |
| 3. Pinnacle Hotel | 10. 49th Parallel Cafe |
| 4. Seaside Hotel | 11. Service Canada |
| 5. Starbucks | 12. Pier 7 Restaurant + Bar |
| 6. Jam Cafe | 13. The Gull Bar & Kitchen |
| 7. Earnest Ice Cream | 14. Joey's Shipyards |

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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.

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