

FOR LEASE

# MILLENNIUM

CENTRAL LONSDALE

119 - 149 East 13th Street, North Vancouver, BC

Final Retail Unit Remaining in North Vancouver's Newest Mixed-Use Development



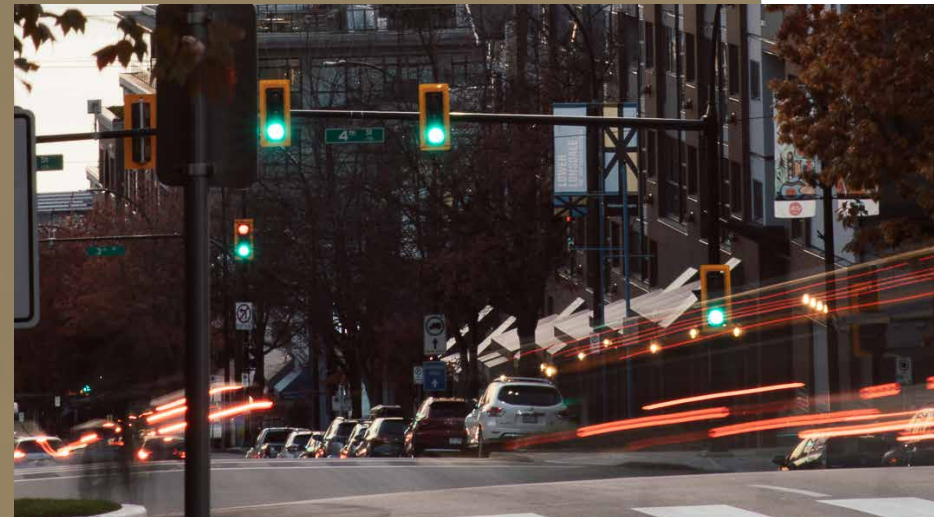
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# NORTH SHORE PREMIUM RETAIL



## PROPERTY DETAILS

### UNIT SIZES

#### Western Block

119 E. 13th Street	2,145 sf
123 E. 13th Street	LEASED
125 E. 13th Street	LEASED
127 E. 13th Street	LEASED

**Total** **8,805 sf**

#### Eastern Block

137 E. 13th Street	LEASED
145 E. 13th Street	LEASED
147 E. 13th Street	LEASED
149 E. 13th Street	LEASED

**Total** **8,199 sf**

*\*Western and Eastern blocks may be combined*

### ADDRESS

119 - 149 East 13th Street  
North Vancouver

### AVAILABILITY

Immediate

### ASKING LEASE RATE NET RENT

Contact Ian Whitchelo and Rory Thies

### ADDITIONAL RENT (2026 ESTIMATE)

\$19.00 psf per annum

### ZONING

CD-004\* - This Comprehensive Development Zone permits a wide range of retail and office uses.

*\*Please contact listing team for a copy of the complete zoning bylaw.*

### PARKING

Secure underground parking on two levels for commercial tenants and visitors, accessed from the lane to the south. Monthly and hourly parking rates will apply.

Under contract

Leased

## OPPORTUNITY

Millennium Central Lonsdale presents retail leasing opportunities in the heart of Central Lonsdale, the North Shore's premier business district.

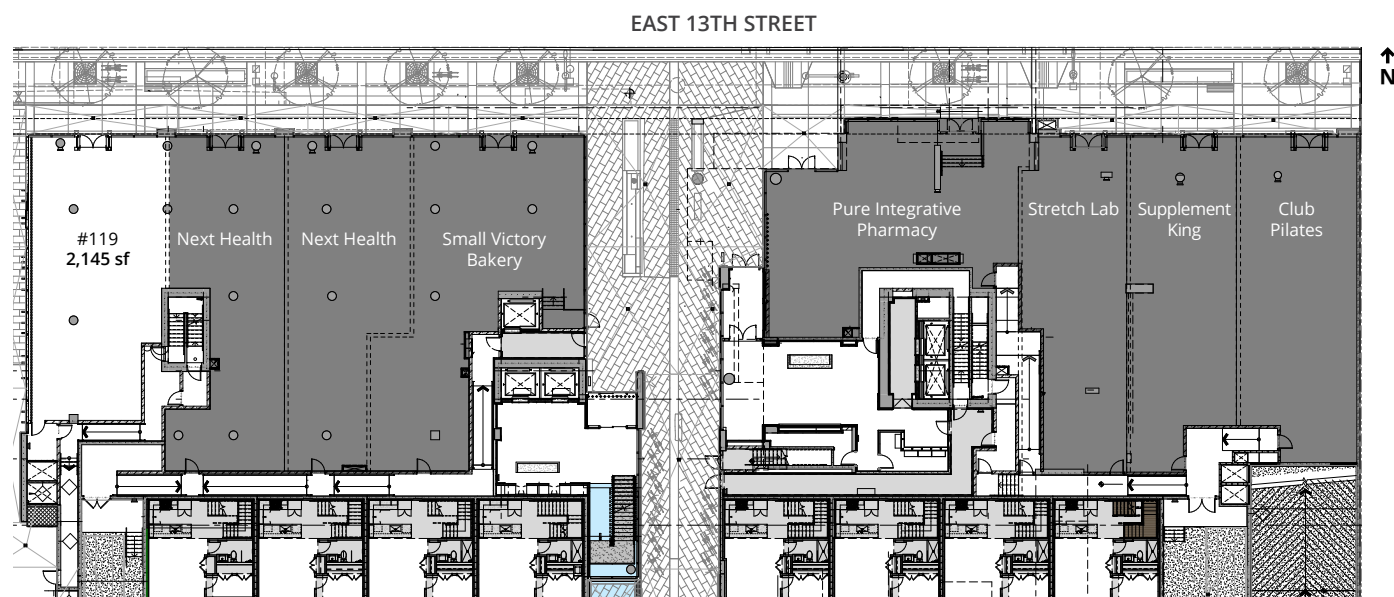
This new development by Millennium offers exciting new retail and office space set within a high-quality mixed-use development comprised of an 18-storey residential tower. The main floor retail units are set within a plaza environment featuring a public "mews" separating the east and west portions of the development in the designated High Street of Central Lonsdale and exposed to the busy 13th Street traffic flow.



-  17,004 sf of premium retail space in North Vancouver's Central Lonsdale commercial hub
-  High ceilings and bright spaces with plenty of glass and natural light
-  Pedestrian mews creates even more frontage for retail businesses
-  Underground parking for tenants and customers
-  Prime exposure to the busy 13th Street traffic directly across from Whole Foods Market
-  Well suited to accommodate a variety of destination and neighborhood retail uses
-  Venting opportunities for restaurant and café uses
-  Rear loading opportunities for retail deliveries
-  Walking distance to Lions Gate Hospital
-  Well-served by public transportation

## LOCATION

Millennium Central Lonsdale at 119 - 149 East 13th Street is located across from Whole Foods Market adjacent to Lonsdale Avenue in North Vancouver's Central Lonsdale area, fronting the busy 13th Street traffic corridor. This location, in the regional city centre benefits from proximity to many community amenities including Lions Gate Hospital, North Vancouver City Library, and North Vancouver City Hall. The Upper Levels Highway is only 4 minutes away and Downtown Vancouver is accessible via the SeaBus at Lonsdale Quay in 20 minutes. Central Lonsdale has become a focal point of North Vancouver and is home to major financial institutions, abundant restaurants and cafes, fitness facilities, a variety of retail shops, and numerous medical, dental, and other professional office services.



Retail Floorplan

■ Leased



# AMENITIES

## BANK

1. RBC Royal Bank
2. CIBC
3. BMO
4. TD Canada Trust
5. Scotiabank
6. BlueShore Financial

## CAFÉS

7. Chipotle
8. JJ Bean Coffee Roasters
9. Tim Hortons
10. Blenz Coffee
11. Take Five Café

## RESTAURANTS

12. Browns Socialhouse
13. Jack Lonsdale's Public House
14. Yaas Grill House
15. Bridge Deck Tasting Room
16. Bravo Cucina

## GROCERY / PHARMACY

17. London Drugs
18. Loblaws City Market
19. Shoppers Drug Mart
20. Whole Foods Market
21. Ayoub's Dried Fruits & Nuts

## FITNESS

22. Oxygen Yoga & Fitness
23. Fitness World
24. Club16 Trevor Linden Fitness



**88** **VERY WALKABLE**  
Most errands can be accomplished on foot

**86** **VERY BIKABLE**  
Biking is convenient for most trips

**TO LONSDALE QUAY**  
6 minute drive

**TO LIONS GATE BRIDGE**  
10 minute drive

**TO DOWNTOWN VANCOUVER**  
20 minute SeaBus ride

**TO TRANS-CANADA HIGHWAY 1**  
4 minute drive

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## For more information, please contact

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