

145 WEST 15TH STREET, UNIT 100
NORTH VANCOUVER

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



**CENTRAL LONSDALE MEDICAL
OFFICE FOR LEASE**
1,555 SF

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FOR LEASE | CENTRAL LONSDALE MEDICAL OFFICE

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NORTH VANCOUVER, BC

Location

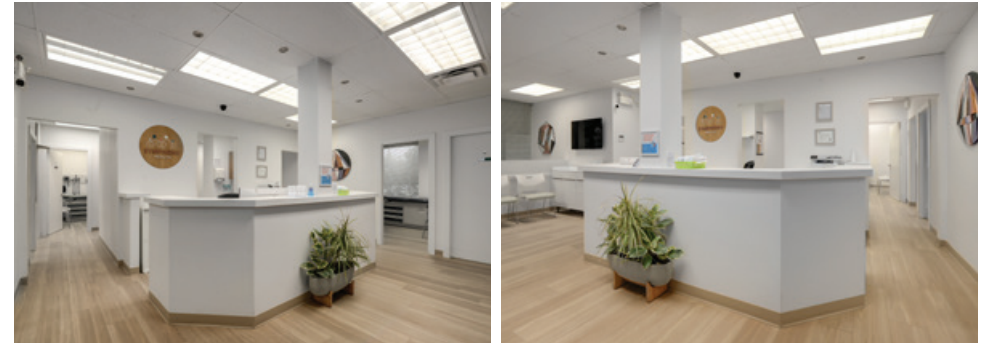
Known as the heart of North Vancouver, Central Lonsdale is one of the City's most popular neighbourhoods and offers remarkable amenities from local artisan shops, restaurants, pubs, grocery stores, top primary and secondary schools, and an abundance of parks and community amenities.

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

| | |
|------------------|---|
| Civic Address | 100 - 145 West 15th Street, North Vancouver, BC |
| Size | 1,555 SF |
| Zoning | CD-390 |
| Basic Lease Rate | \$32.00 PSF |
| Additional Rent | \$25.00 PSF (2025 estimate) |
| Availability | November 1, 2025 |



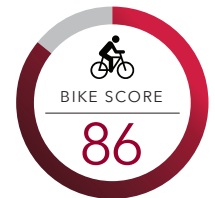
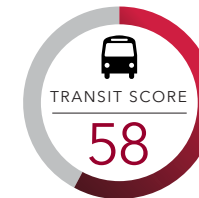
Features

- ▶ Main floor office unit
- ▶ Turn key as a medical clinic
- ▶ 6 exam rooms (5 with sinks)
- ▶ Meeting room
- ▶ Reception and seating area
- ▶ Staff room with kitchenette
- ▶ 3 secured underground parking stalls



| Demographics | 1 km | 3 km | 5 km |
|--------------------------|-----------|-----------|-----------|
| Population | 32,615 | 99,503 | 188,504 |
| Median Age | 41.6 | 41.3 | 41.2 |
| Households | 15,203 | 40,311 | 76,529 |
| Average HH Income | \$111,266 | \$150,714 | \$148,277 |
| Median Income | \$85,492 | \$108,989 | \$101,684 |
| Total Daytime Population | 26,045 | 93,030 | 212,827 |
| Daytime Employees | 12,248 | 48,552 | 127,535 |
| Owned Dwellings | 6,811 | 23,541 | 41,623 |

Source: Environics Analytics 2024 estimate



11.0 km
TO DOWNTOWN



16
min



24
min



40
min



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CELEBRATING OVER
50
YEARS IN VANCOUVER

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