

145 WEST 15TH STREET, UNIT 103
NORTH VANCOUVER

 LEE &
ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



**MAJOR PRICE
REDUCTION**

**BEST VALUED OFFICE UNIT ON
THE NORTH SHORE**
1,913 SF

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FOR SALE | CENTRAL LONSDALE STRATA OFFICE
145 WEST 15TH STREET, UNIT 103
NORTH VANCOUVER, BC

Location

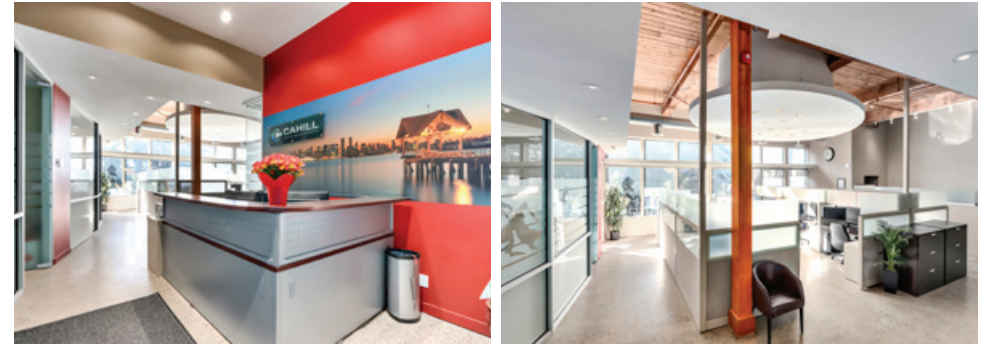
Known as the heart of North Vancouver, Central Lonsdale is one of the City's most popular neighbourhoods and offers remarkable amenities from local artisan shops, restaurants, pubs, grocery stores, top primary and secondary schools, and an abundance of parks and community amenities.

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	103 - 145 West 15th Street, North Vancouver, BC
PID	027-845-451; 027-845-681; 027-845-699; 027-845-702
Size	1,913 SF
Zoning	CD-390
Property Taxes	\$20,118.65 (2023)
Strata Fees	\$1,579.96 per month
Price	\$1,500,000.00



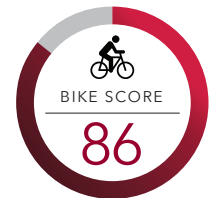
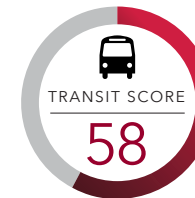
Features

- ▶ Bright open plan with 11 workstations
- ▶ 4 private offices
- ▶ Boardroom
- ▶ Kitchenette
- ▶ Brick & beam character space
- ▶ Security
- ▶ High ceilings
- ▶ Air conditioned
- ▶ Polished concrete floors
- ▶ 3 parking stalls



Demographics	1 km	3 km	5 km
Population	30,463	94,747	181,985
Median Age	42.9	42.7	42.6
Households	15,104	39,678	75,413
Average HH Income	\$107,364	\$139,484	\$138,698
Median Income	\$110,334	\$138,249	\$130,410
Total Daytime Population	22,784	87,185	210,526
Daytime Employees	10,520	46,185	130,503
Owned Dwellings	6,788	23,135	41,366

Source: Environics Analytics 2023 estimate



PLAZA 15 COMMON AREAS

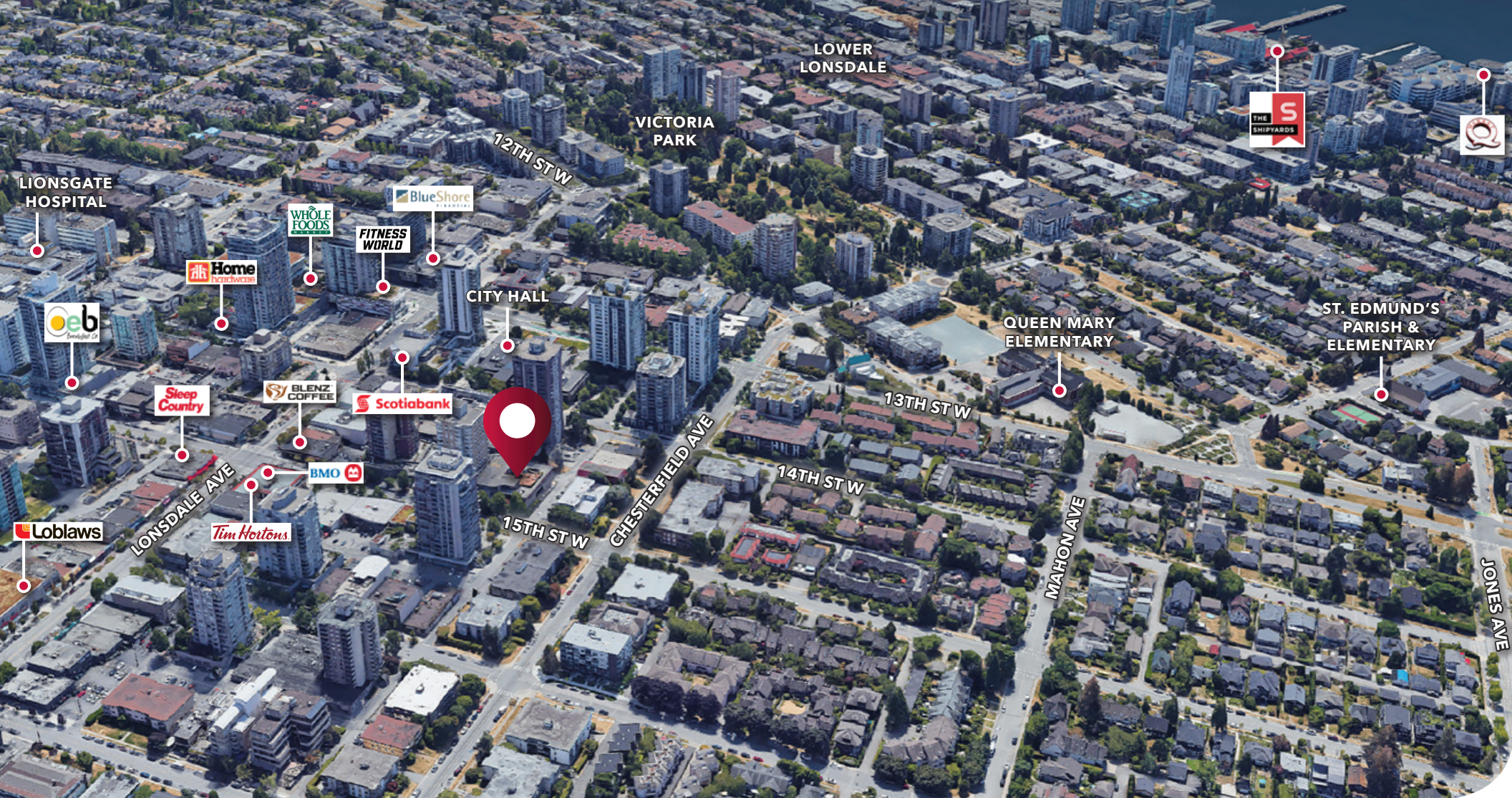


11.0 km TO DOWNTOWN > 16 min (car) 24 min (bus) 40 min (bike)



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CELEBRATING OVER



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