

145 WEST 15<sup>TH</sup> STREET, UNIT 214  
NORTH VANCOUVER

 LEE &  
ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES



**CENTRAL LONSDALE MEDICAL  
OFFICE FOR LEASE**  
**1,012 SF**

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**FOR LEASE | CENTRAL LONSDALE MEDICAL OFFICE**  
**145 WEST 15<sup>TH</sup> STREET, UNIT 214**  
**NORTH VANCOUVER, BC**

**Location**

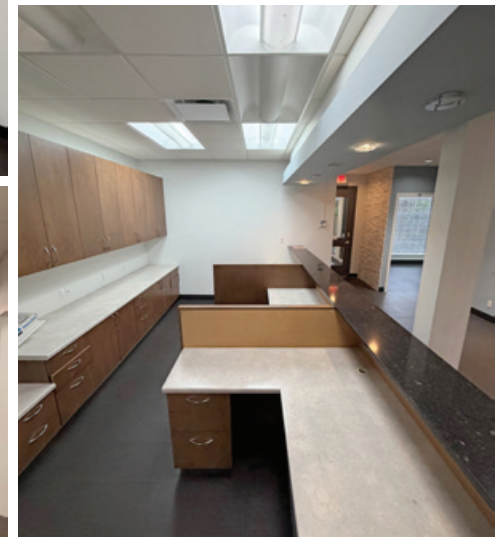
Known as the heart of North Vancouver, Central Lonsdale is one of the City's most popular neighbourhoods and offers remarkable amenities from local artisan shops, restaurants, pubs, grocery stores, top primary and secondary schools, and an abundance of parks and community amenities.

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**

<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>	\$25.00 PSF (2026 estimate)
<b>Availability</b>	Immediate



**Features**

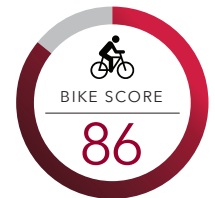
- ▶ Second floor office unit
- ▶ Turn key as a medical clinic
- ▶ 4 exam rooms (2 with sinks)
- ▶ Reception and seating area
- ▶ 3 secured underground parking stalls





Demographics	1 km	3 km	5 km
Population	32,494	100,210	191,553
Median Age	41.5	41.2	40.9
Households	15,260	40,837	77,156
Average HH Income	\$118,970	\$164,058	\$161,262
Median Income	\$87,768	\$114,493	\$107,241
Total Daytime Population	24,488	93,463	225,125
Daytime Employees	11,869	52,021	144,864
Owned Dwellings	6,835	23,918	42,112

Source: Environics Analytics 2025 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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