



138 EAST 13TH STREET
NORTH VANCOUVER, BC



CENTREVIEW

FOR LEASE

Office and Retail Opportunities Available in North Vancouver's Premier Mixed-Use Development

Terry Thies*, Principal
604.646.8398
terry.thies@avisonyoung.com

**Terry Thies Personal Real Estate Corp.*

Ian Whitchelo*, Principal
604.647.5095
ian.whitchelo@avisonyoung.com

**Ian Whitchelo Personal Real Estate Corporation*



Platinum member

Property Summary

Property Address

138 East 13th Street, North Vancouver

Available Areas (approx.)

RETAIL

East 13th Street 2,800 sf

OFFICE / RETAIL

Second Floor 5,541 sf (can be demised)

OFFICE*

Second Floor **LEASED**

Third Floor 12,400 sf

**units can be demised as small as 900 sf*

Property Features

- Unrivaled location on North Vancouver's major commercial thoroughfare
- Access to exterior decks
- Generous inducement package available
- Immediate access to over 90,000 sf of retail amenities
- Well-serviced by public transportation
- Underground parking for tenants and customers
- 11,000 sf child care facility within development

Availability

Immediate

Asking Lease Rate

Office \$32.00 NNN per sf/per annum

Retail \$45.00 NNN per sf/per annum

Estimated Operating Costs (2018)

\$14.50 per sf/per annum*

**plus management fee*

Zoning

CD-631

This Comprehensive Development Zone allows for a wide range of uses.

Please contact listing agents for a copy of the complete zoning bylaw

Parking

One stall per 500 sf plus paid hourly visitor parking

Opportunity

CentreView, developed by Onni Group, presents the opportunity to live and work in the heart of Central Lonsdale, the North Shore's premier commercial district. It offers an exclusive leasing advantage set within a high-quality new mixed-use development comprised of two towers of 342 residential homes, four floors of prime office space, and an abundance of retail amenities anchored by Whole Foods and Shoppers Drug Mart.

Location

CentreView is located on the highly-exposed northeast corner of Lonsdale Avenue and 13th Street in North Vancouver. It benefits from close proximity to many community amenities including Lion's Gate Hospital, North Vancouver City Library, and North Vancouver City Hall. The Upper Levels Highway is four minutes away and Downtown Vancouver is accessible via the SeaBus at Lonsdale Quay in approximately 30 minutes, or 25 minutes by car.



WALK SCORE: 94
Daily errands do not require a car



TRANSIT SCORE: 59
Many nearby public transportation options



BIKE SCORE: 89
Mostly flat, excellent bike lanes



RETAIL TENANTS

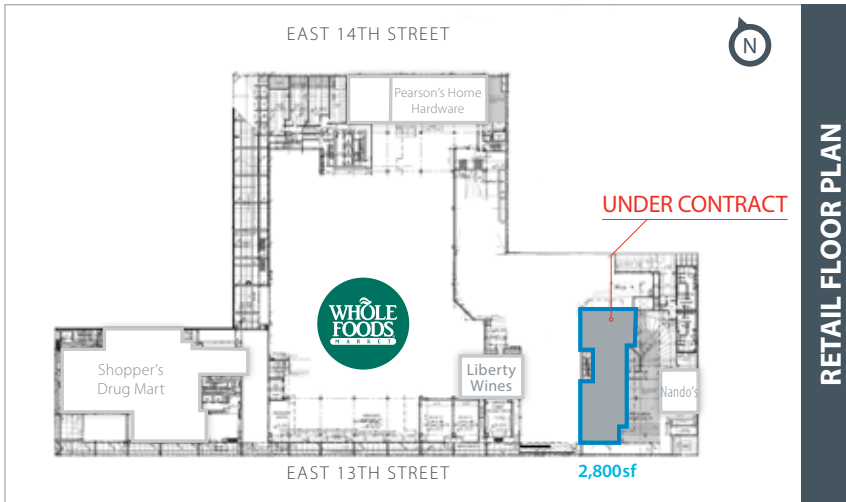


123DENTIST.COM



LIBERTY WINES





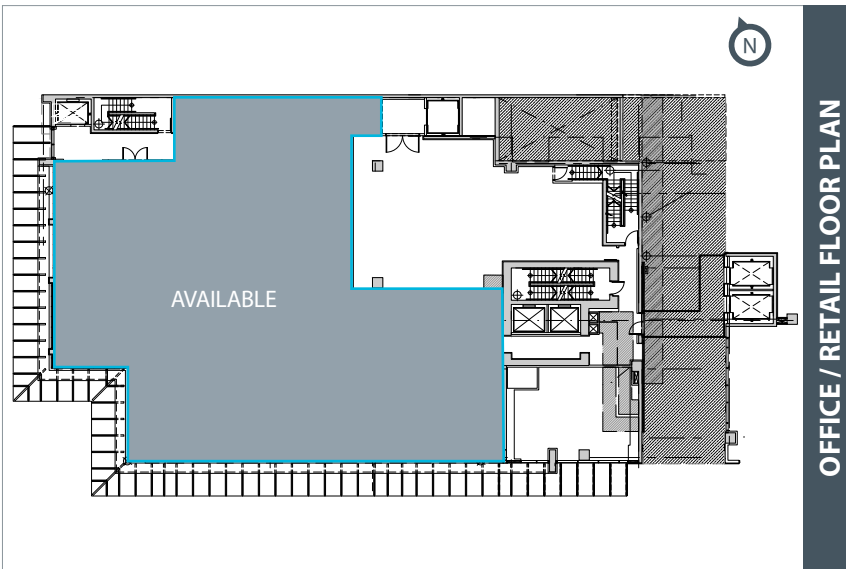
LEVEL 1

RETAIL FLOOR PLAN

Available Area*

- 2,800 sf

*approx.



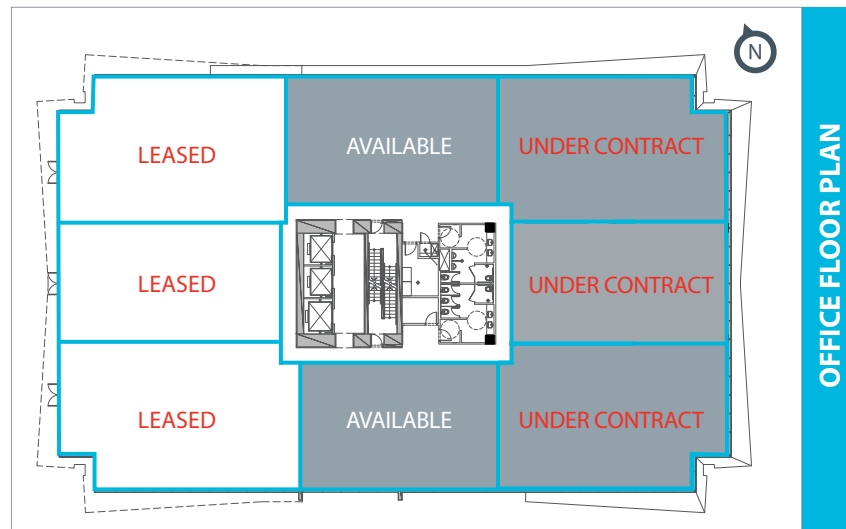
LEVEL 2

OFFICE / RETAIL FLOOR PLAN

Available Area*

- 5,541 sf

*approx. / can be demised



LEVEL 3

OFFICE FLOOR PLAN

Available Area*

- Various sizes from 900 sf to 12,400 sf
(sample layouts available)

*approx.



Partnership. Performance.

Avison Young
 #2900-1055 W. Georgia Street
 Box 11109 Royal Centre
 Vancouver, BC V6E 3P3, Canada



avisonyoung.com

Terry Thies*, Principal
 604.646.8398
 terry.thies@avisonyoung.com

**Terry Thies Personal Real Estate Corp.*

Ian Whitchelo*, Principal
 604.647.5095
 ian.whitchelo@avisonyoung.com

**Ian Whitchelo Personal Real Estate Corporation*

© 2018 Avison Young. All rights reserved.

E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate (B.C.) Inc.; DBA, Avison Young.