

# THE OFFICES AT LONSDALE SQUARE



Lonsdale & East 21st Street, North Vancouver  
Office and Retail Strata Space For Sale

[officesatlonsdalesquare.ca](http://officesatlonsdalesquare.ca)

**DARWIN**

**Colliers**  
INTERNATIONAL



# LONSDALE SQUARE

## THE NEW HEART OF NORTH VANCOUVER

Lonsdale Square will be the new energy centre located in the heart of the North Shore at the north end of the vibrant Lonsdale corridor. This significant community located on Lonsdale will encompass residential space, senior living, a daycare and over 90,000 SF of AAA office and retail strata space. This important new community node will bring connectivity to the residents, business owners and employees in the North Shore and will include:

- A new community park, fronting on Lonsdale and continuing a full block
- Extension and integration of the City's Green Necklace pathway system, including bicycle and pedestrian infrastructure
- Five-storey office and retail strata building
- Exciting retail and restaurant amenities for the larger neighbourhood
- Variety of approximately 800 housing options for an inclusive community; including affordable rental, market rental, Seniors Assisted Living, and family-oriented homes
- Dedicated daycare
- New Harry Jerome Community Recreation Centre right next door



Rendering is in alignment with approved City of Vancouver bylaw 8635, for form, density and use.



# LOCATION



## A VIBRANT ADDRESS THAT CONNECTS YOUR BUSINESS TO THE NORTH SHORE

Located in the new heart of North Vancouver, The Offices at Lonsdale Square is steps away from world-class amenities, everyday services and is surrounded by the beautiful scenery of the North Shore including mountains, parks and trails.

The nearby SeaBus provides a quick connection to Vancouver’s main transit hub, Waterfront Station, while convenient transit arteries and the newly added B-Line bus routes provide easy access throughout the North Shore and Downtown Vancouver. Immediate access to Trans-Canada Highway is provided via Lonsdale Avenue for efficient transportation.

Medical office tenants will appreciate the proximity to healthcare services and Lions Gate Hospital. The Lions Gate Hospital is currently undergoing a \$166 million expansion for a new acute care building which will be a welcome addition for all residents of the Lonsdale Square and surrounding North Shore community.

## DRIVE TIMES

**CAPILANO MALL**  
Drive / 8 minutes  
Transit / 20 minutes

**PHIBBS EXCHANGE**  
Drive / 9 minutes  
Transit / 20 minutes

**PARK ROYAL**  
Drive / 10 minutes  
Transit / 28 minutes

**SEABUS TERMINAL**  
Drive / 10 minutes  
Transit / 13 minutes

**DOWNTOWN VANCOUVER**  
Drive / 20 minutes  
Transit / 32 minutes

**LIONS GATE HOSPITAL**  
Drive / 5 minutes  
Transit / 10 minutes  
Walk / 12 minutes

### Food & Drink

- 1 Browns Social House
- 2 White Spot
- 3 Starbucks
- 4 Blenz
- 5 Tim Hortons
- 6 Subway
- 7 McDonalds

### Retail

- 15 Shoppers Drug Mart
- 16 London Drugs
- 17 Loblaws City Market

### Lifestyle

- 21 Centennial Theatre
- 22 Oxygen Yoga & Fitness
- 23 Club 16 Trevor Linden Fitness
- 24 Steve Nash Fitness

### Services

- 30 Lions Gate Hospital
- 31 RBC
- 32 HSBC
- 33 TD Bank

### Health Care Services

- 37 Northshore Drugstore
- 38 Peoples PharmaChoice Lonsdale
- 39 Wellness Pharmacy North Vancouver
- 40 LifeLabs

- 8 Panago
- 9 Bubble Tea House
- 10 Umi Sushi
- 11 Pawans Indian Kitchen
- 12 Whole Foods
- 13 Alberello Pizza
- 14 JJ Bean

- 18 Persia Food Produce Market
- 19 North Shore Bike Shop
- 20 The Boardroom

### Education

- 25 Carson Graham Secondary School
- 26 Sutherland Secondary School
- 27 Queen Mary Elementary School
- 28 Queensbury Elementary School
- 29 Westview Elementary School

- 34 UPS Store
- 35 Canada Post
- 36 CIBC

- 41 Victoria's Health & Organic Bar
- 42 LivingWell Home Care
- 43 Avita Health





# THE OFFICES AT LONSDALE SQUARE



The Offices at Lonsdale Square will bring over 90,000 SF of AAA office and retail strata space to the vibrant city core of North Vancouver.

An integral part of Lonsdale Square, The Offices at Lonsdale Square will be the foremost business and medical centre on the North Shore. The building offers innovative and sustainable features including energy efficient heating and cooling, daylight sensors in common areas, and high-efficiency water fixtures.

## BUILDING FORM

- 90,000 SF AAA retail and office building over five-storeys
- High quality curtain wall glazing with an abundance of natural light
- Designed by Perkins + Will
- Large, efficient floorplates
- Signage opportunities available (ground floor)
- Stunning arrival experience
- Two high-speed elevators
- Lobby with generous seating
- 13' slab to slab ceiling heights

## PARKING

- Fully secured, underground parking garage
- Ample visitor parking

## HEATING & COOLING

- Individually-controlled heating and cooling system
- Energy efficient heating and cooling provided by four pipe fan coil system
- Fresh outdoor ventilation

## ELECTRICAL/LIGHTING

- Individual subpanels for each unit, minimum 100 amp, 3-phase panel to each unit
- Occupancy and daylight harvesting sensors in common areas

## BEST IN CLASS OFFICE BUILDING AMENITIES

- End-of-trip facilities inclusive of bike storage, washrooms, showers and lockers
- After-hours secure floor-by-floor fob controlled access

## ENVIRONMENTAL/SUSTAINABILITY

- High-efficiency water fixtures that reduce consumption by more than 30%
- Designed to energy efficiency requirements of BC Step Code 3

## SUITE SIZES (APPROX.)

- Office 1,138 - 18,985 SF
- Retail 1,299- 8,885 SF





# THE OPPORTUNITY

Backed by a local developer you can trust with deep North Shore roots, Darwin planned The Offices at Lonsdale Square in response to an office space shortage in North Vancouver. With several nearby office and medical buildings being redeveloped, The Offices at Lonsdale Square is an excellent opportunity to own your space on the North Shore and to join the Lonsdale Square community.

## OWN YOUR SPACE AND INVEST IN NORTH VANCOUVER



### BUILD EQUITY

As you pay down your principal, your equity grows.



### ENJOY FINANCIAL CERTAINTY

Fixed interest rates mean you can lock in monthly payments.



### REALIZE ADVANTAGES

Capital investments bring long-term value while operating expenses and mortgage interest can be written off.



### EXERCISE CONTROL

Avoid annual rent escalations and have a say in your operating expenses and management fees.



### REAP REWARDS

Property ownership means you have a long-term asset that can be subleased or sold.



# DARWIN

The Darwin Group of Companies is a North Vancouver-based construction and development company with over 25 years of experience in construction and real estate development. Since its inception in 1987, Darwin has completed in excess of \$1 billion worth of construction projects in Western Canada and the United States.

Darwin's extensive project portfolio includes major office and industrial developments, shopping centres, community centres, high-rise/low-rise residential communities, senior housing, care facilities, social housing, heritage restoration and large-scale education facilities. At Darwin, a new project represents an opportunity to work with industry-leading designers, engineers and tradesmen to enhance the communities we all live in through effective green building practices and innovative design concepts.

Today, Darwin is one of the largest landowners and developers on the North Shore, with development projects in all three municipalities (District of West Vancouver, City of North Vancouver and District of North Vancouver). Our development portfolio includes over 3.5 million square feet of residential and mixed-use projects in the planning or construction phase of development.

[darwin.ca](http://darwin.ca)

# P E R K I N S + W I L L

Serving its community for over 30 years, Perkins+Will's Vancouver office is a multi-disciplinary design firm known for design excellence, collaboration and innovation, approaching the challenges of architectural, planning, interior and urban design with a global vision and unmatched resources. The office is led by a strong leadership group who provide a range of expertise in corporate/commercial, civic, healthcare, higher education, K-12, and transportation practice areas, including an in-house research department specialized in sustainability.

Founded on the belief that design has the power to transform lives and enhance society, the office is deeply connected to its community, donating one percent of its design services to local, non-profit organizations every year. Committed to the 2030 Challenge, the firm is ranked among North America's leading green practices with one of the largest portfolios of completed, deeply sustainable buildings, interior spaces and urban plans.

[perkinswill.com](http://perkinswill.com)

# Colliers INTERNATIONAL

Colliers International Group Inc. (NASDAQ: CIGI) (TSX: CIGI) is an industry-leading real estate services company with a global brand operating in 69 countries and a workforce of more than 15,000 skilled professionals serving clients in the world's most important markets. With an enterprising culture and significant employee ownership and control, Colliers professionals provide a full range of services to real estate occupiers, owners and investors worldwide.

Colliers professionals think differently, share great ideas and offer thoughtful and innovative advice that help clients accelerate their success. Colliers has been ranked among the top 100 global outsourcing firms by the International Association of Outsourcing Professionals for 13 consecutive years, more than any other real estate services firm

[collierscanada.com](http://collierscanada.com)

# THE OFFICES AT LONSDALE SQUARE



# THE OFFICES AT LONSDALE SQUARE

## Contact Us

### Jason Teahen

Personal Real Estate Corporation  
604 661 0847  
jason.teahen@colliers.com

### Rob Chasmar

Personal Real Estate Corporation  
604 661 0822  
rob.chasmar@colliers.com

### Matt Smith

Personal Real Estate Corporation  
604 661 0835  
matt.smith@colliers.com

### Sheldon Scott

Personal Real Estate Corporation  
604 662 2660  
sheldon.scott@colliers.com

[officesatlonsdalesquare.ca](http://officesatlonsdalesquare.ca)

# DARWIN

Colliers International  
200 Granville St, 19th Floor  
Vancouver, BC V6C 2R6  
[collierscanada.com](http://collierscanada.com)

**Colliers**  
INTERNATIONAL

This document is for a leasehold community. Future purchases will be acquiring a leasehold interest in a unit in the community. The information contained herein is not an offering for sale of any unit in the proposed community. Such an offering can only be made after complying with the requirements of the Real Estate Development Marketing Act (British Columbia), including, if required, filing a disclosure statement. A party's decision to purchase a unit will be entirely at its discretion exercised after such party has had an opportunity to review the disclosure statement for the proposed community, if required. This document/information has been prepared in advance of City or Municipal approvals and is for discussion purposes only. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Community renderings shown are for general illustration purposes and should not be relied upon to accurately represent the building when completed. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2019. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc. PO12196