



For Lease: Medical / Professional Office

156 East 13th Street

North Vancouver, BC

614 SF Medical Office with Exceptional Street Presence

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156 East 13th Street, North Vancouver, BC

Position your practice in one of North Vancouver's most *established* healthcare and commercial corridors.

Located directly across from Lions Gate Hospital, this highly efficient medical office offers outstanding visibility, convenient patient access, and a sought-after location surrounded by healthcare and daily amenity services.

The property is situated on the same block as Whole Foods Market and immediately adjacent to Pharmasave, creating a natural healthcare destination for patients and professionals alike.



Address

156 East 13th Street, North Vancouver, BC



Size

614 SF



Basic Rent

Contact Listing Agents

Additional Rent

\$29.00 PSF (2026 Estimate)



Zoning

CD-166

Property Highlights

- Direct street front exposure
- Across from Lions Gate Hospital
- Same block as Whole Foods Market
- Adjacent to Pharmasave
- Three private exam rooms with sinks
- Functional reception and waiting area
- Accessible handicap washroom
- High ceilings creating an open and spacious feel
- Efficient layout with minimal wasted space
- One dedicated parking stall
- Ideal for medical, wellness, counselling, physiotherapy, chiropractic, massage therapy, specialist clinics, and professional office users

Lennard:



Location Overview

North Vancouver's Central Lonsdale medical corridor continues to be one of the North Shore's most desirable professional office locations. The immediate area benefits from strong pedestrian traffic, excellent transit access, and a concentration of medical and healthcare-related businesses.

The property's proximity to Lions Gate Hospital provides a unique opportunity for healthcare practitioners seeking a location close to physicians, specialists, and complementary healthcare services.

Move-in ready healthcare and professional office space designed for operational efficiency and patient comfort.

The unit features a thoughtfully designed floor plan that maximizes usable area while providing a professional and welcoming experience for clients and patients.

Layout Features



Reception Area

Professional reception desk area with excellent visibility upon entry.



Waiting Area

Comfortable patient waiting area adjacent to reception.



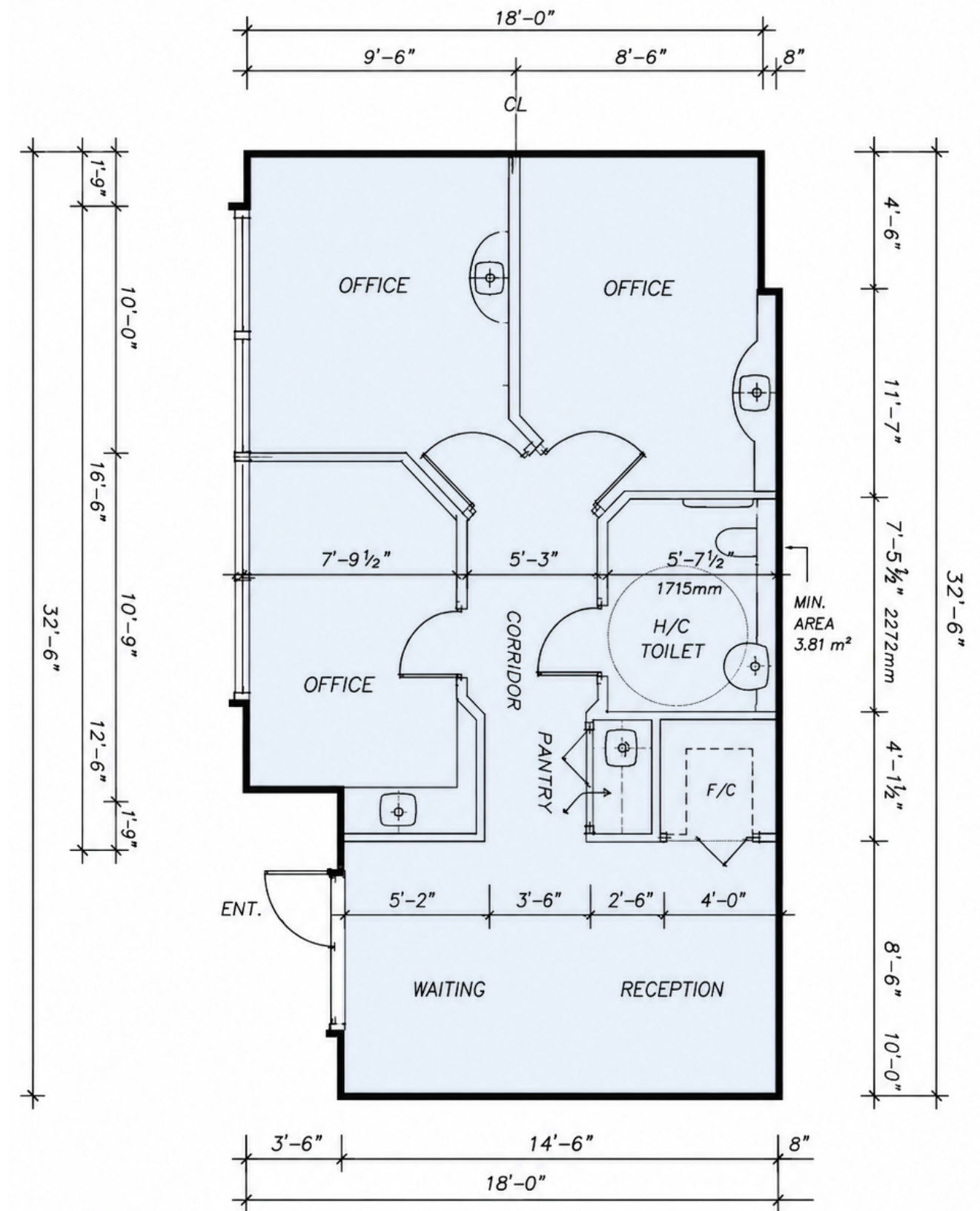
Three Exam Rooms

Three private treatment/exam rooms. Each room includes a sink, making the space well suited for medical and healthcare uses.



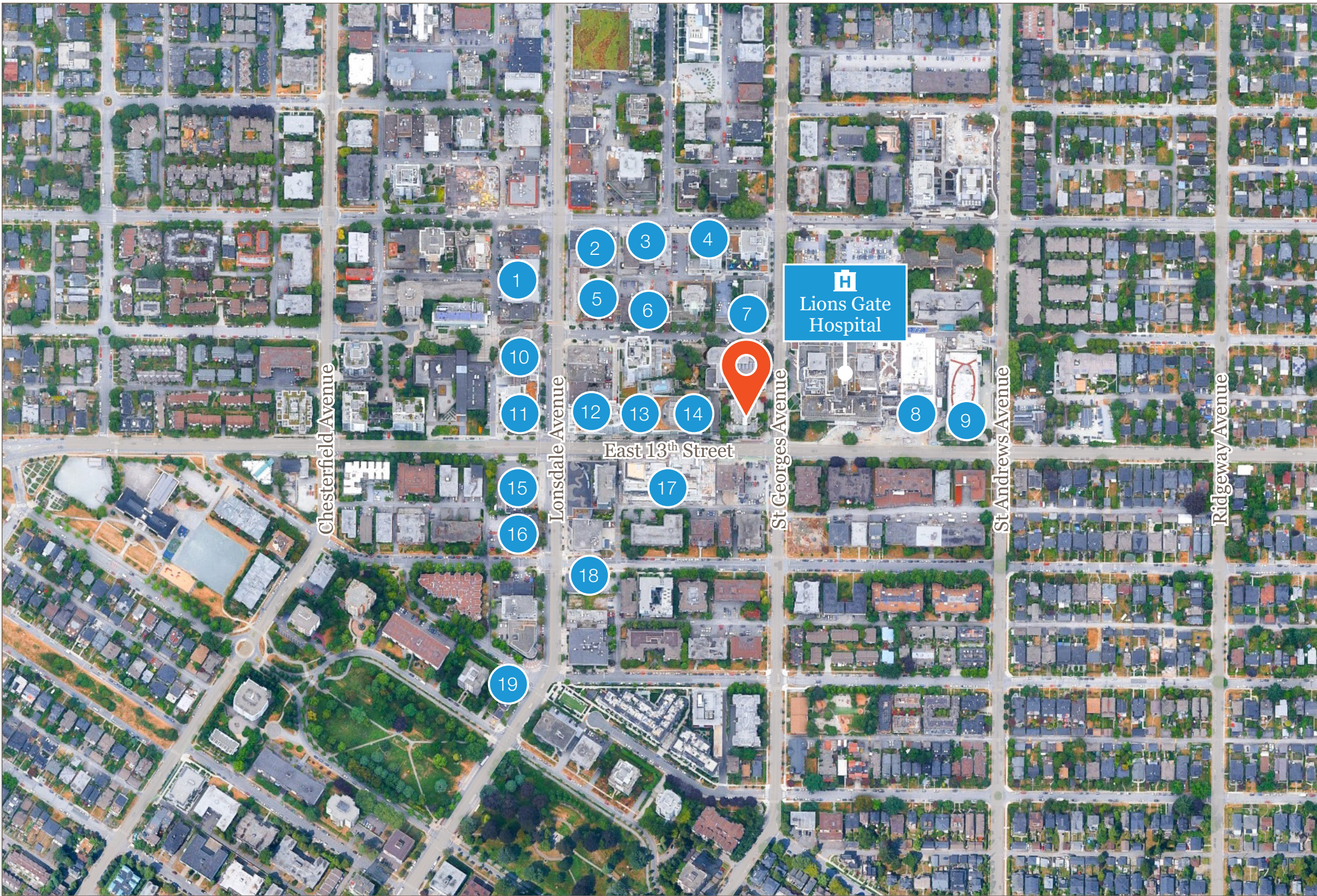
Accessible Washroom

Handicap accessible washroom designed to accommodate a broad range of users.



Nearby Amenities

- 1 Lonsdale Court Shopping Mall
- 2 Hachi Hana
- 3 Haida Sandwich
- 4 OEB Breakfast Co
- 5 TD
- 6 Pho North Vancouver
- 7 Kim's Café
- 8 Waves Coffee House
- 9 Blenz Coffee
- 10 Scotiabank
- 11 Chipotle
- 12 Fitness World
- 13 Whole Foods Market
- 14 Nando's PERi-PERi Chicken
- 15 Petro-Canada
- 16 Yasna Bakery
- 17 Millennium Parking
- 18 Narenj Restaurant
- 19 Phonatic Social Restaurant



Walk Score

98

Walker's Paradise

Bike Score

87

Very Bikeable

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