

**AVISON  
YOUNG**

**For Lease**

**West Quay**

252 West Esplanade, North Vancouver, BC



Brand-new office space available  
for lease in Lower Lonsdale

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## Brand-new office space for lease

**West Quay**  
252 West Esplanade, North Vancouver, BC



### Location

West Quay is situated on the north side of West Esplanade directly across the street from Waterfront Park, accessible by a new controlled pedestrian crosswalk. Lower Lonsdale is the focal point of the North Shore's commercial activity, where the Lonsdale Quay and the SeaBus terminal are located. In addition to access to public transit, the Esplanade corridor offers retail amenities, financial institutes, restaurants, cafes, and a number of craft breweries all within walking distance. This Lower Lonsdale neighborhood features a number of new mixed use developments. Nestled around the revitalized Shipyards District at the foot of Lonsdale you will find hotels, restaurants, Shipbuilders Plaza, a museum and an art gallery.



### Property details

#### AVAILABLE AREA

Unit 206 1,692 sf

#### AVAILABILITY

Immediate

#### ASKING RENTAL RATE

Please contact listing agents

#### ADDITIONAL RENT (2024 ESTIMATE)

\$18.70 psf per annum

#### PARKING

Three reserved stalls per unit at a cost of \$125 per stall per month

#### ZONING

CD-649 - This zoning is flexible and permits most commercial uses. Please contact listing agents for a copy of the full zoning bylaw


 **94** **WALKER'S PARADISE**  
Daily errands do not require a car

 **64** **GOOD TRANSIT**  
Many nearby public transportation options


 **72** **VERY BIKEABLE**  
Biking is convenient for most trips

### Features

 Brand new second floor office space

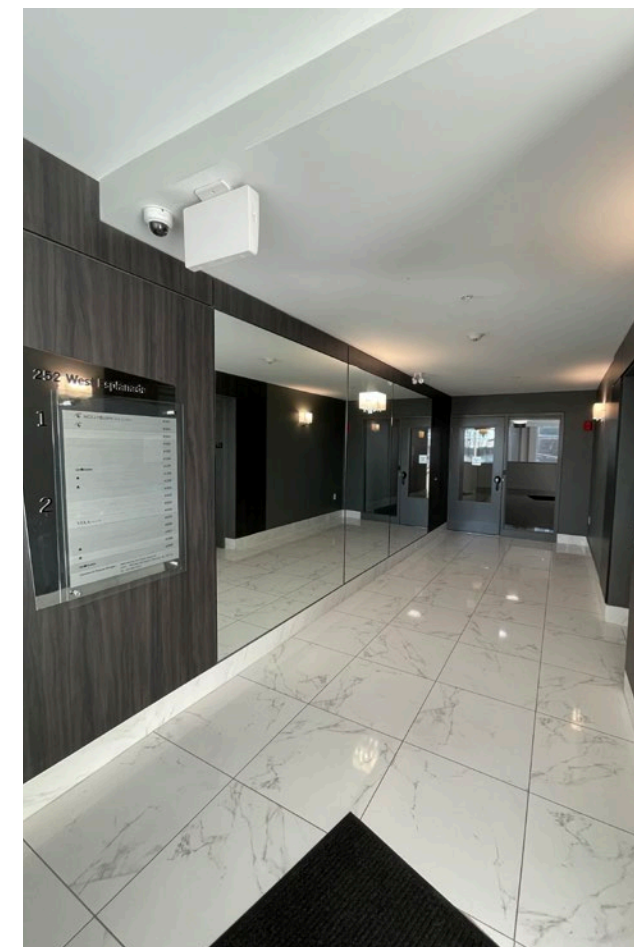
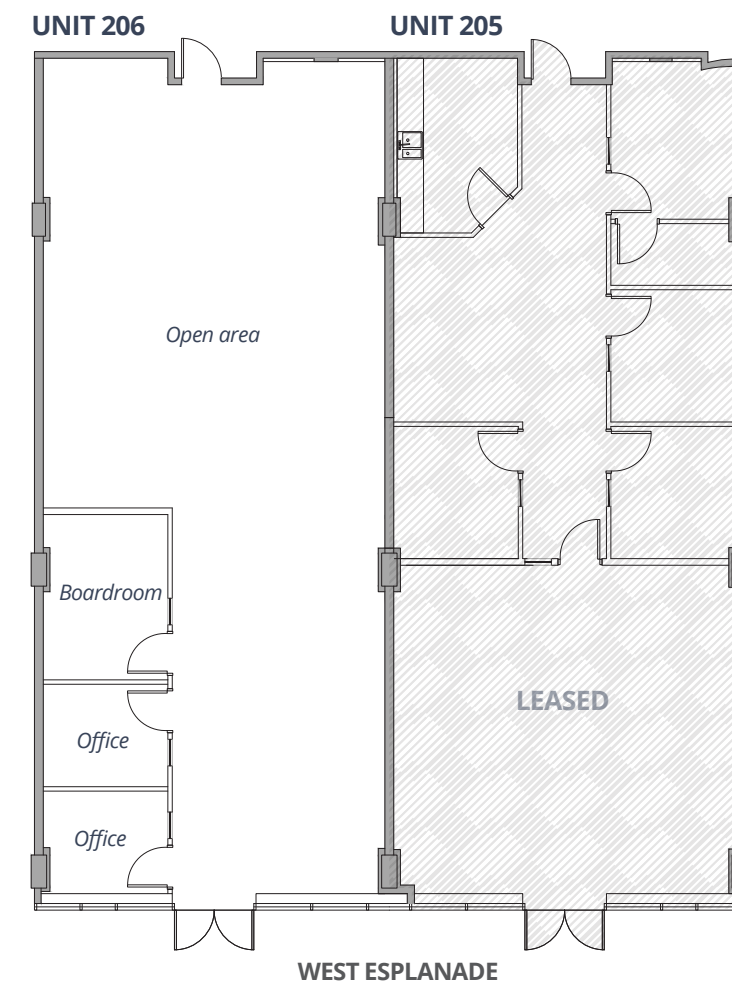
 Access to bike storage and shower facilities

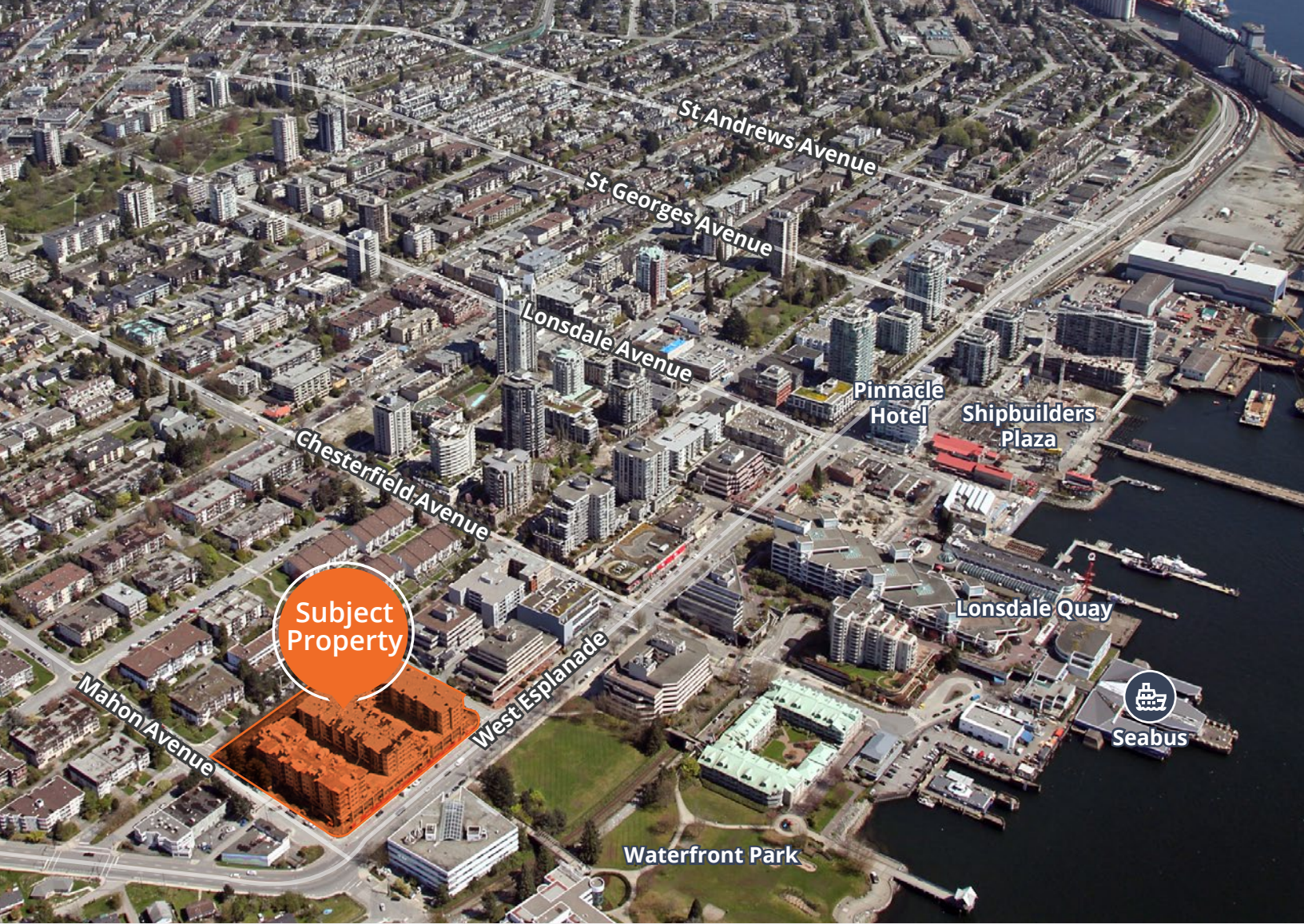
 Patio access

 Striking views of the Burrard Inlet across Waterfront Park

 Proximity to the Seabus, Lonsdale Quay and the Shipyards District

### Floorplan





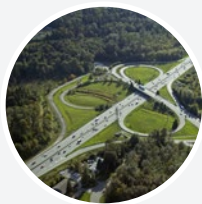
Subject Property



**7 MINUTE WALK**  
to Lonsdale Quay



**10 MINUTE DRIVE**  
to Lionsgate Bridge



**8 MINUTE DRIVE**  
to Trans Canada Highway 1



**20 MINUTE DRIVE**  
to Downtown Vancouver



**15 MINUTE SEABUS RIDE**  
to Downtown Vancouver

## Contact for more information

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