

221 West Esplanade

FROM 1,800 SF TO 6,800 SF OF OFFICE SPACE FOR LEASE IN LOWER LONSDALE



Your next office space should provide more than just a place to work – it should support the way your team moves, connects, and grows. At 221 West Esplanade, businesses can establish a Lower Lonsdale home base that brings your team closer to the waterfront, closer to everyday amenities, and closer to a lifestyle employees can enjoy before, during, and after office hours.



Where work meets the waterfront advantage

At 221 West Esplanade, the workday extends beyond the office. Set in the heart of Lower Lonsdale, the building offers a professional North Vancouver home base surrounded by waterfront destinations, neighbourhood amenities, and convenient transit connections. Its accessible location also makes it easy to welcome clients, partners, and visitors from across the city. With practical on-site features and flexible office options, 221 West Esplanade supports a balanced workplace experience for teams, clients, and employees alike.



WATERFRONT LOCATION

A waterfront office experience steps from Lonsdale Quay, The Shipyards, Waterfront Park, the North Shore Spirit Trail, restaurants, shops, gyms, and everyday amenities.



EVERYDAY SUPPORT

From commute options and parking to wellness amenities and a childcare facility on the ground floor, 221 West Esplanade offers practical features that support employees beyond the desk.



WORKPLACE FUNCTIONALITY

A well-rounded office environment supported by underground and visitor parking, secure bike storage, on-site security, and a fitness facility with lockers and showers.

Property features and amenities

221 West Esplanade brings together the practical features tenants rely on each day. With recent improvements to the lobby, common area washrooms, and fitness amenities, the building offers a professional and efficient workplace environment in the well-connected Lower Lonsdale neighbourhood.

- Underground parking
- Visitor parking
- Secure bike lock-up area
- On-site security
- Updated fitness facility
- Lockers and showers
- Five passenger elevators
- Childcare facility on the ground floor
- Nearby transit options
- Recently renovated lobby entrance
- Upgraded common area



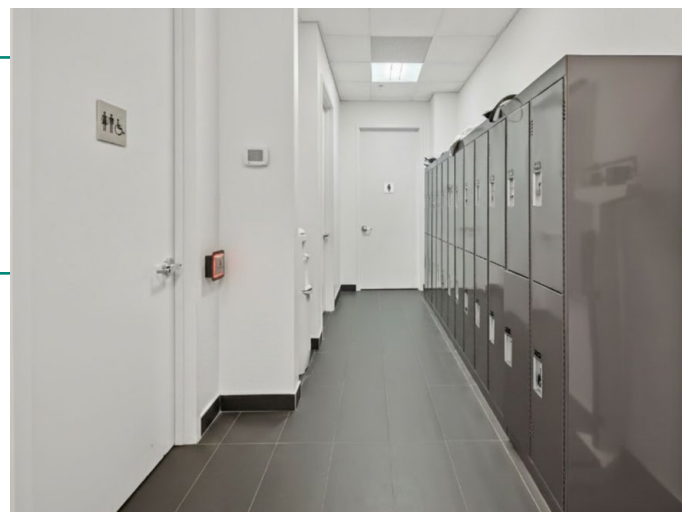
WALK SCORE
94



BIKE SCORE
75



TRANSIT SCORE
64



Steps to the best of Lower Lonsdale

The property connects tenants to a vibrant waterfront neighbourhood. Located within a rich landscape of transit, dining, fitness, parks, and everyday services, 221 West Esplanade is well-positioned to support a balanced workday.

TRANSIT

- Lonsdale Quay SeaBus Terminal
- TransLink | 236 Grouse Mountain
- TransLink | 249 Delbrook

RESTAURANTS AND CAFÉS

- JOEY Shipyards
- Pier 7 Restaurant + Bar
- Fishworks
- Freshii
- Buddha Full
- La Cervecería Astilleros
- Earnest Ice Cream
- Artigiano Shipyards
- Shipyards Coffee
- Tim Hortons

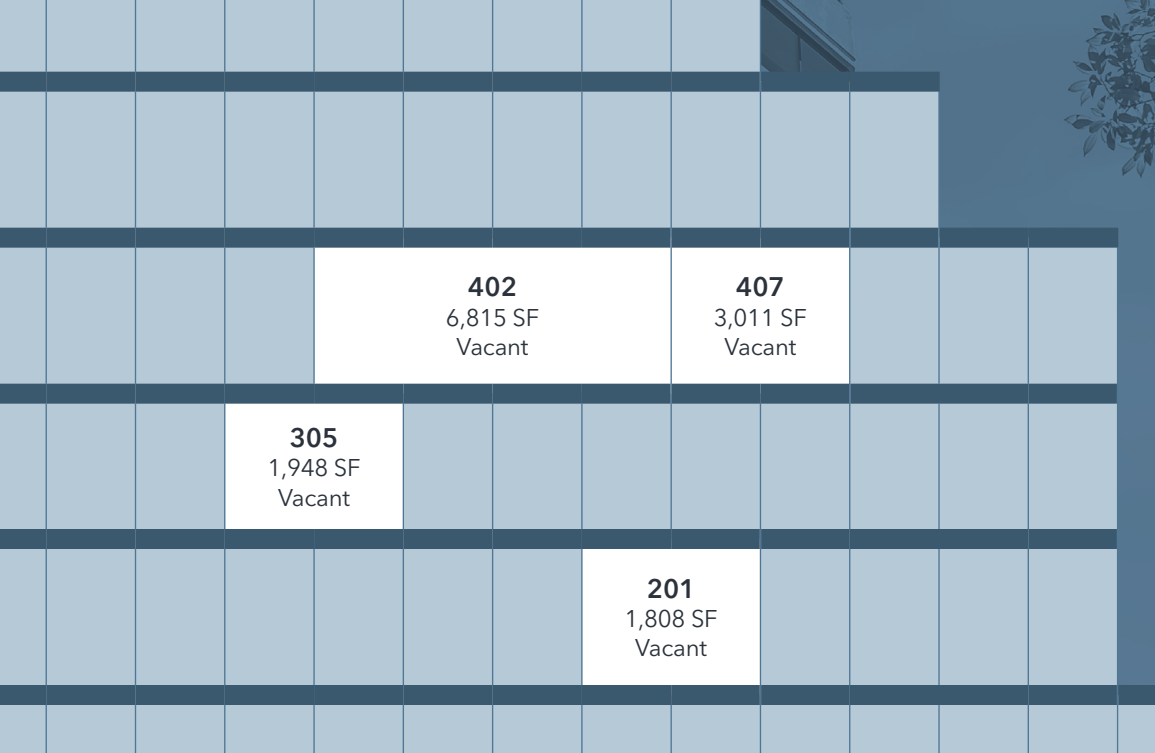
FITNESS AND HEALTH

- Vibe Lounge Strength Training and Pilates
- Lagree West
- Modo Yoga
- The Yoga Shala
- John Braithwaite Community Centre

EVERYDAY CONVENIENCE

- ScotiaBank, TD, BMO
- Shoppers Drugmart
- Fresh St Market





Unit	SF	Status
402	6,815	Vacant
407	3,011	Vacant
305	1,948	Vacant
201	1,808	Vacant

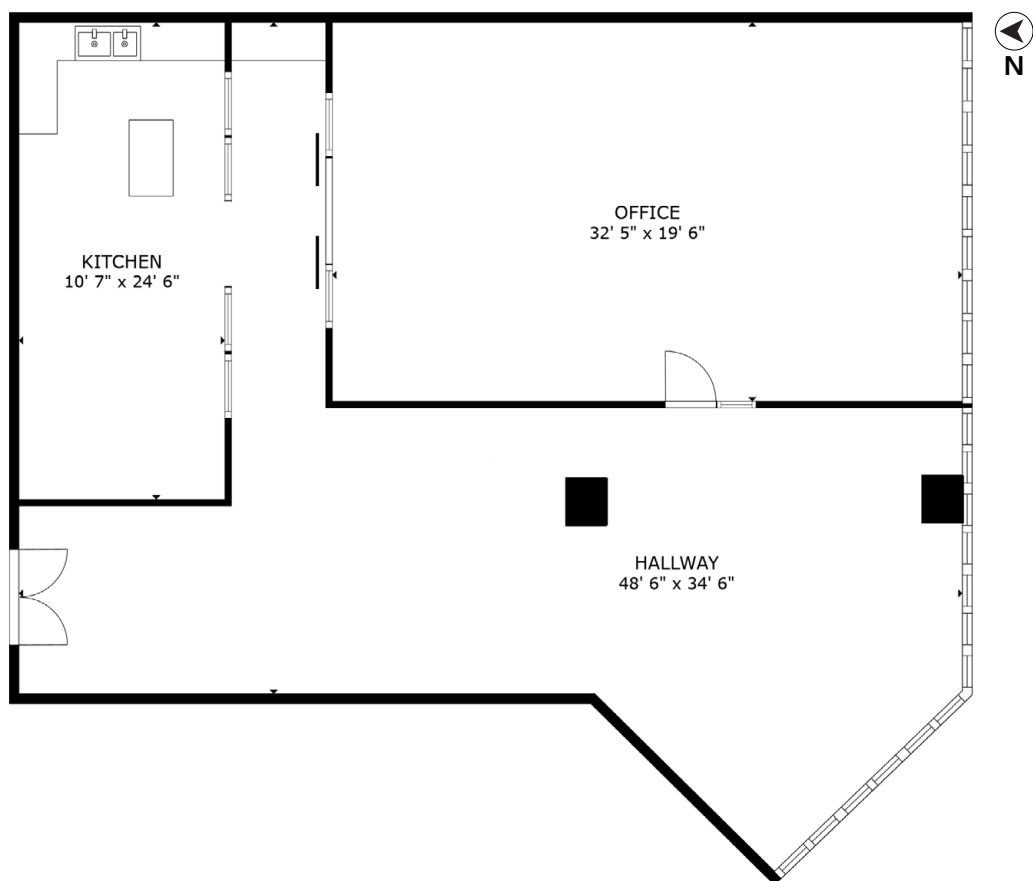
Suite 201

Rentable area

1,808 SF

Availability

Immediate



Sizes and dimensions are approximate, actual measurements may vary.

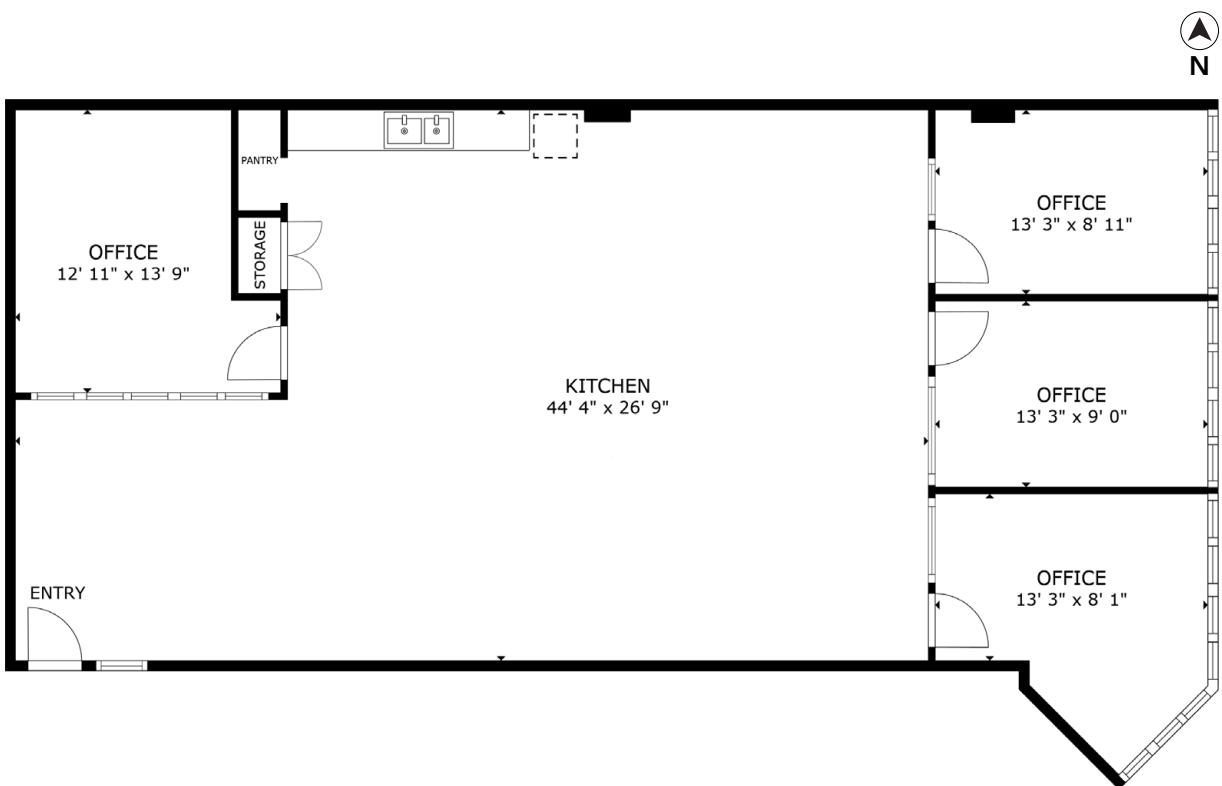
Suite 305

Rentable area

1,948 SF

Availability

Immediate

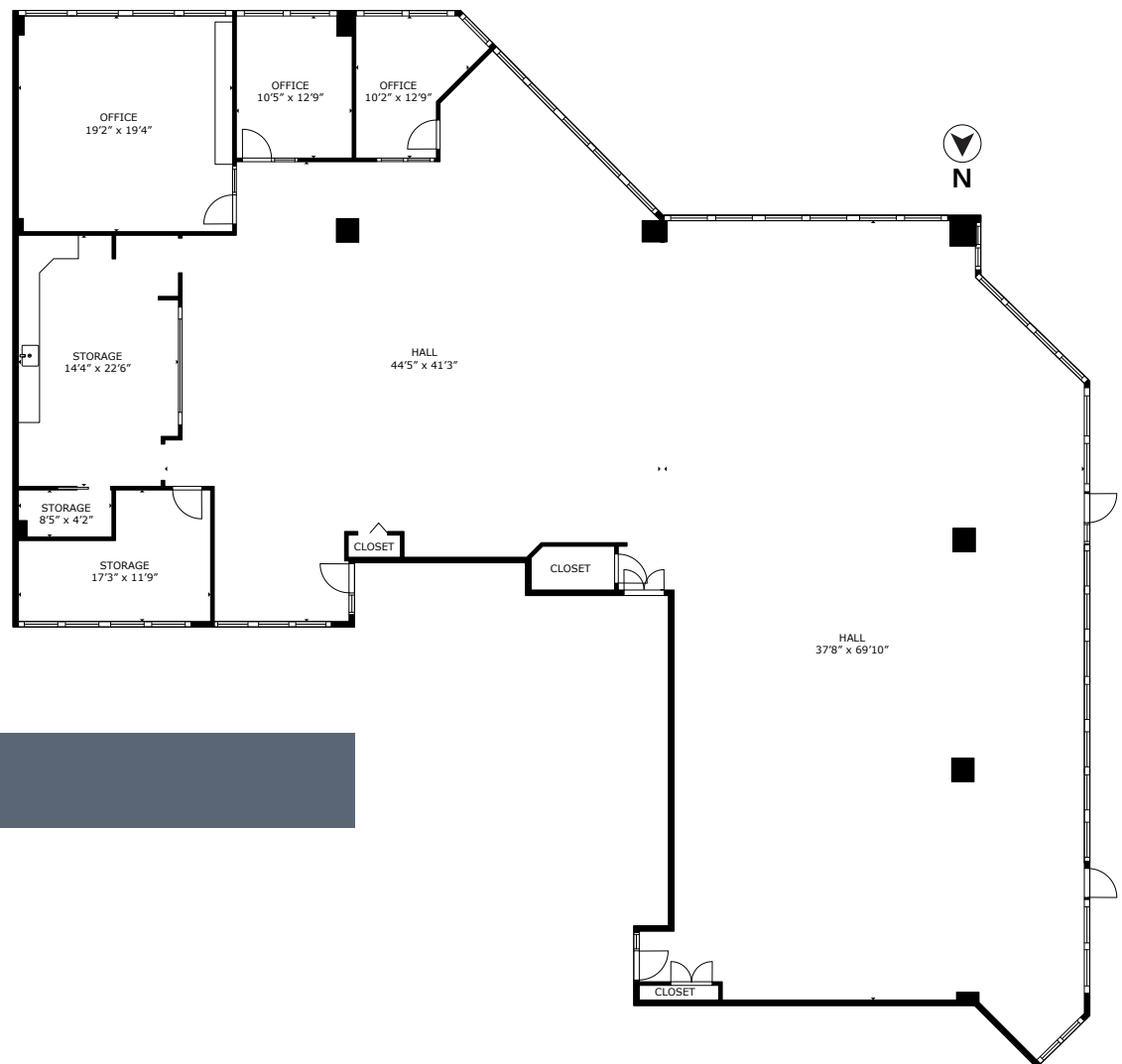


Sizes and dimensions are approximate, actual measurements may vary.

Suite 402

Rentable area
6,815 SF

Availability
Immediate

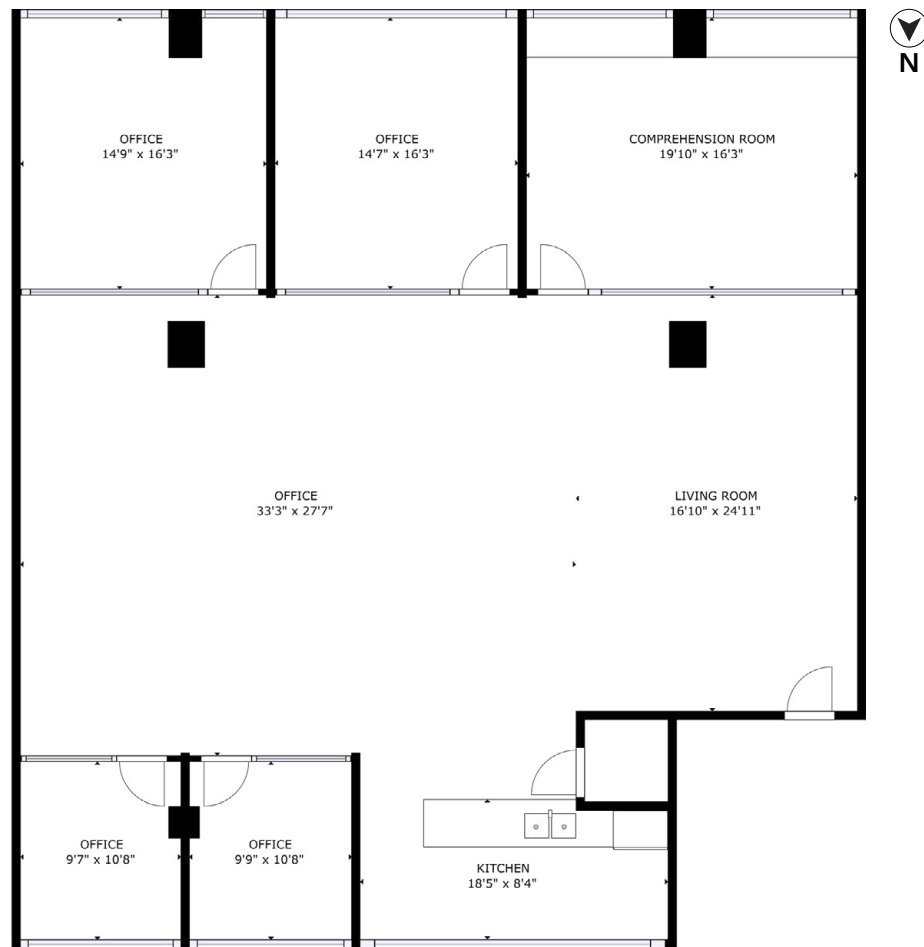


Sizes and dimensions are approximate, actual measurements may vary.

Suite 407

Rentable area
3,011 SF

Availability
Immediate



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A leader in Canadian property management

BGO Properties is a leading provider of property management and leasing services in Canada, delivering professionally managed workplace environments that support tenant satisfaction, operational efficiency, and long-term value.

Backed by a trusted team of industry experts, BGO takes a proactive, solutions-oriented approach to enhancing building performance and tenant experience. Through strong partnerships, responsive service, and thoughtful management, BGO helps create well-positioned workplace environments where businesses can operate with confidence and grow successfully.

66.5M

AREA (SF) OF ASSETS MANAGED /
36% FOR THIRD-PARTY CLIENTS
(AS OF MARCH 31, 2026)

430

NUMBER OF PROPERTIES
MANAGED ACROSS CANADA

920

TEAM MEMBERS
IN CANADA



221 West Esplanade

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