

**AVISON  
YOUNG**

# For Lease

**140 East Esplanade**  
North Vancouver, BC



995 square feet of prime retail  
space in Lower Lonsdale

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Property details

AVAILABLE AREA  
995 square feet

LEASE RATE  
\$45.00 per square foot per annum

ADDITIONAL RENT (2025 ESTIMATE)  
\$25.80 per square foot per annum

ZONING  
CD – 393 permitting a wide range of retail and office uses  
*\*Please contact listing agents for a complete zoning description*

AVAILABILITY  
Immediate

Area highlights

- Vibrant Lower Lonsdale neighbourhood
- Proximity to the Lonsdale Quay and Shipyards District
- Busy community year round

Opportunity

Premium ground-floor retail space on East Esplanade. This versatile unit features an efficient open-plan layout, a private in-suite washroom, and excellent street presence ideal for a wide range of retail or professional office uses.

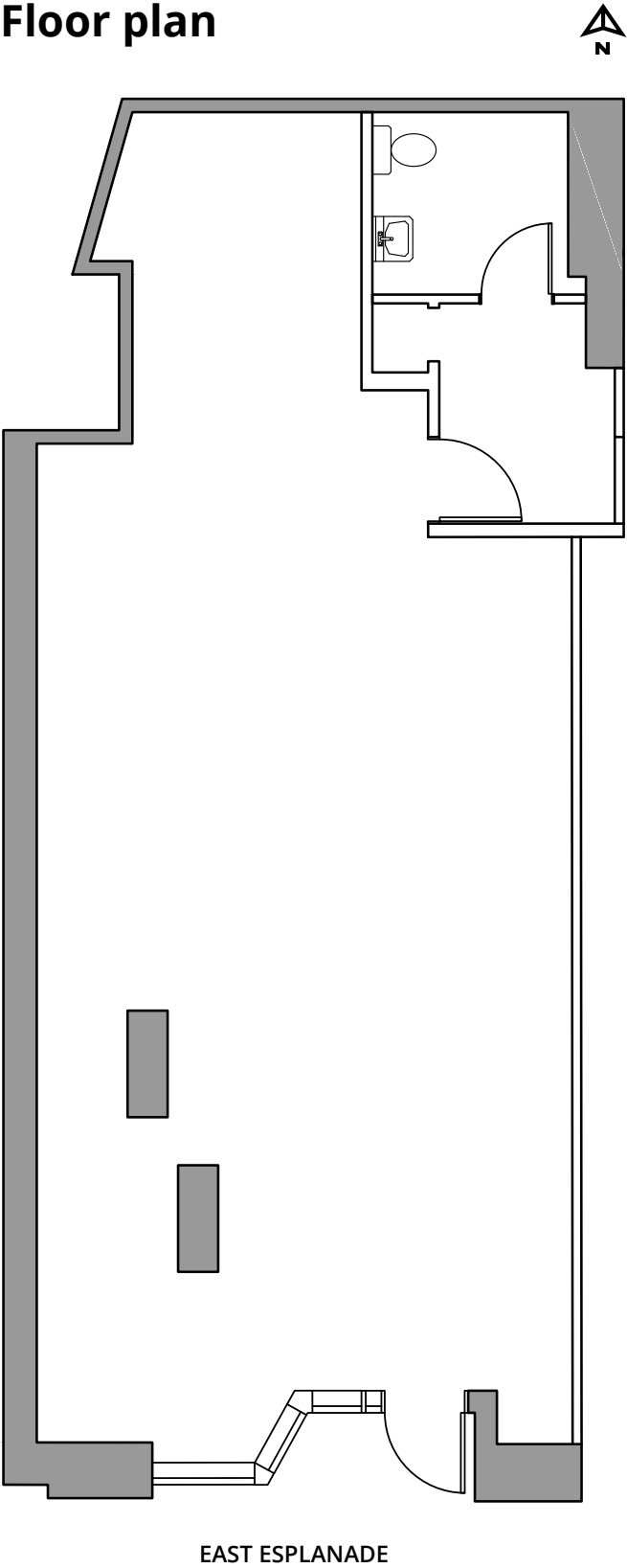
Location

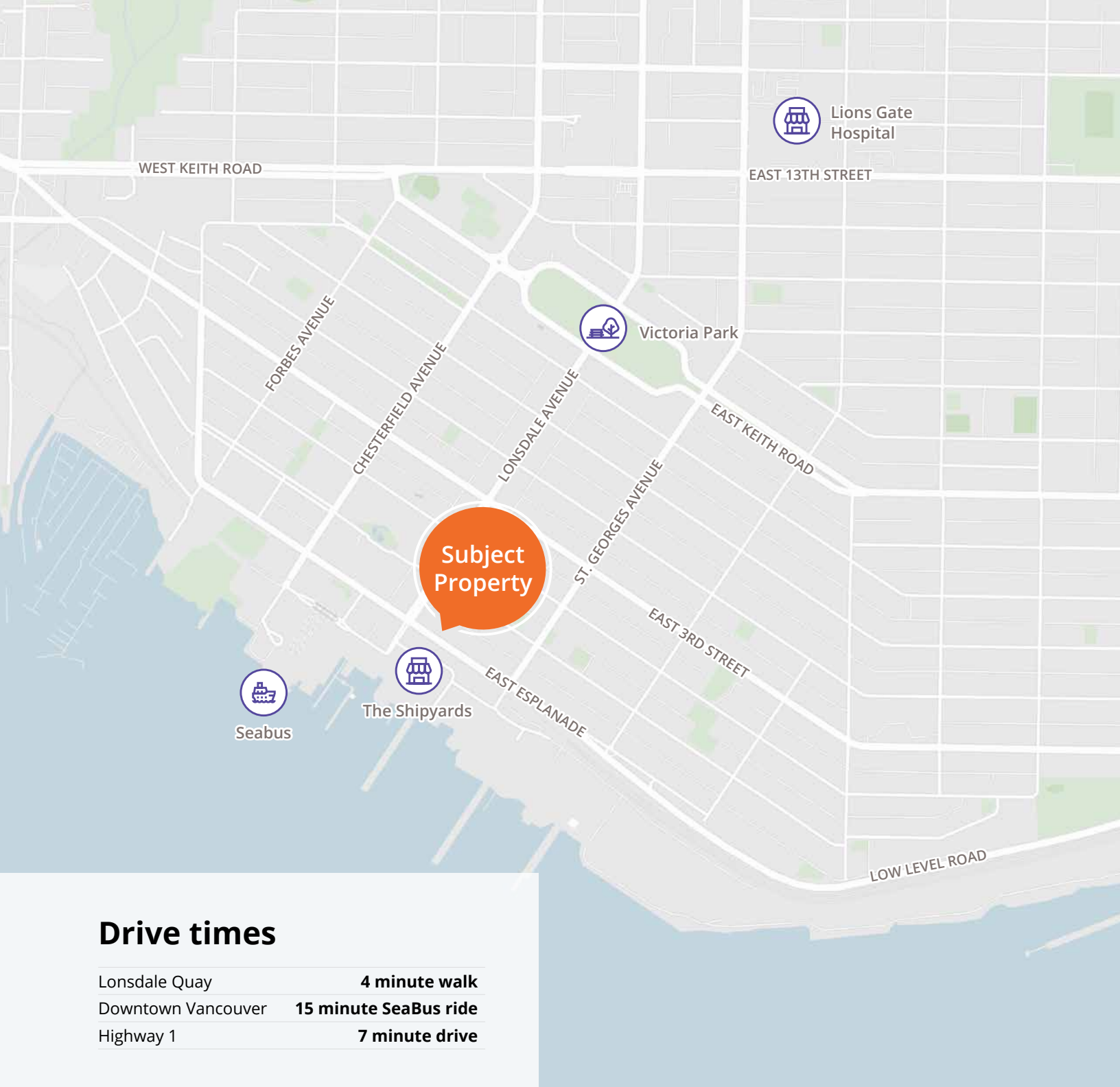
Located in one of North Vancouver’s most active commercial corridors, this location offers seamless access to public transit, major commuter routes, and the vibrant Shipyards District - one North Vancouver’s fastest-growing hubs for dining, recreation, and daily amenities. This central location provides strong pedestrian traffic, exposure to both local residents and visitors, and the opportunity to establish your business within a thriving waterfront community.

Property highlights

- Ground-floor, street-front unit
- Excellent signage opportunity
- High ceilings
- Washroom in unit
- One (1) reserved parking stall

Floor plan





## Drive times

Lonsdale Quay	<b>4 minute walk</b>
Downtown Vancouver	<b>15 minute SeaBus ride</b>
Highway 1	<b>7 minute drive</b>

## Contact for more information

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