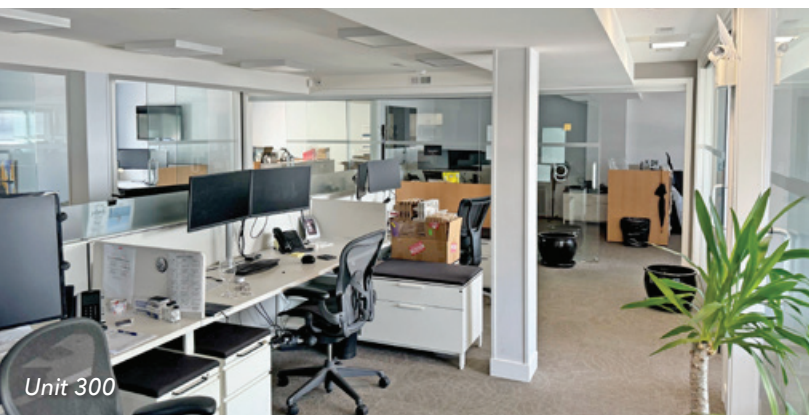


FOR LEASE | OFFICE  
**310 EAST ESPLANADE**  
NORTH VANCOUVER, BC

**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



Unit 300



Unit 102

**NEW RATES**  
UTILITIES INCLUDED

- Lower Lonsdale Office Space
- 1,987 SF Available

**Arash Rezai**  
Personal Real Estate Corporation  
D 604.630.3406 C 604.356.2356  
arash.rezai@lee-associates.com

**James Bayley**  
Personal Real Estate Corporation  
D 604.630.3385 C 604.719.4583  
james.bayley@lee-associates.com

CELEBRATING OVER  
**50**  
YEARS IN VANCOUVER



UNIT 101

**Size**  
690 SF

**Basic Rent**  
\$1,500.00 per month

**Additional Rent**  
\$807.88 per month (2025 estimate)

**Total Rent**  
\$2,307.88 per month + GST (hydro included)

**Unit Features**

- ▶ Open floorplan, air conditioned
- ▶ Shared washrooms
- ▶ Security
- ▶ Street level entrance
- ▶ 1 parking stall included

**Availability**  
LEASED

UNIT 102

**Size**  
720 SF

**Basic Rent**  
\$1,600.00 per month

**Additional Rent**  
\$843.00 per month (2025 estimate)

**Total Rent**  
\$2,443.00 per month + GST (hydro included)

**Unit Features**

- ▶ 4 offices, air conditioned
- ▶ Shared washrooms
- ▶ Security
- ▶ Street level entrance
- ▶ 1 parking stall included

**Availability**  
LEASED

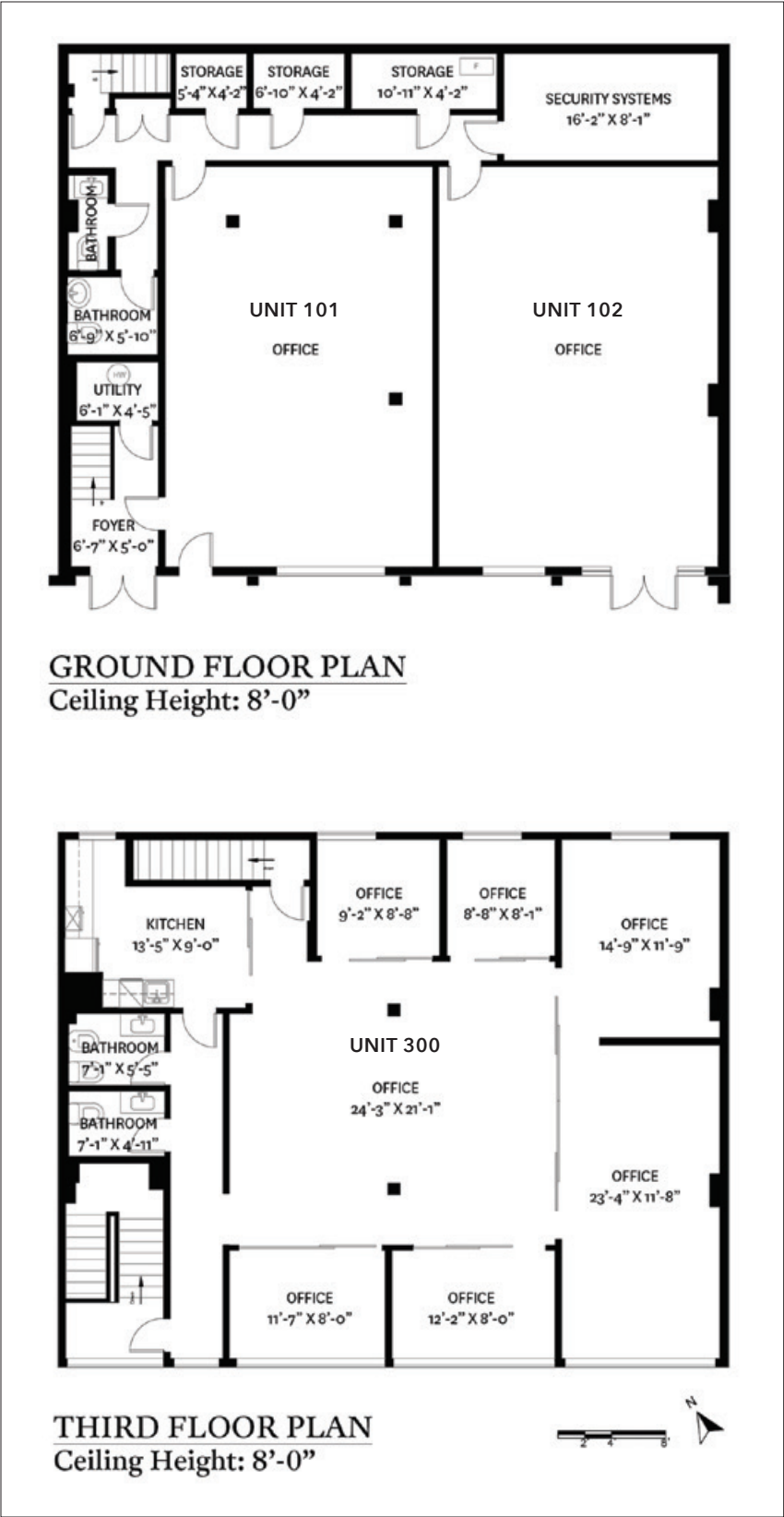


**Location**  
The property is located in Lower Lonsdale, just steps away from the Shipyards District, one of North Vancouver's oldest neighbourhoods that has transformed into a vibrant centre for shopping, dining, and events. Downtown Vancouver is only a short ride away from Lonsdale Quay SeaBus terminal.

**Zoning**  
M-4 (Industrial Commercial) – contact listing agents for a copy of the zoning bylaw.

**Features**

- ▶ Rear parking
- ▶ Walking distance to Lonsdale Quay and SeaBus
- ▶ Within the "brewery" district



UNIT 300

**Size**  
1,987 SF

**Availability**  
Immediate

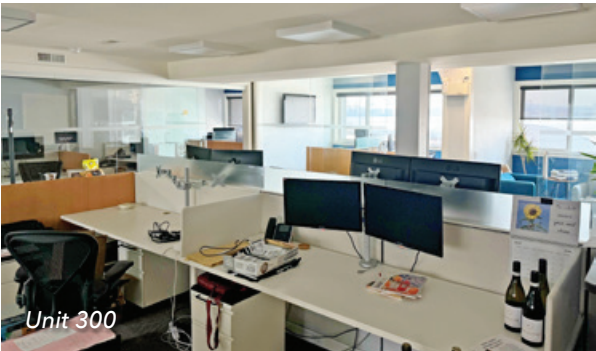
**Basic Rent**  
~~\$3,642.83~~ \$3,146.08 per month

**Additional Rent**  
\$2,326.45 per month (2025 estimate)

**Total Rent**  
\$5,472.53 per month + GST (hydro included)

**Unit Features**

- ▶ Full floor with exceptional views
- ▶ 4 private offices plus boardroom
- ▶ Air conditioned
- ▶ Exclusive men and female washrooms
- ▶ Kitchen
- ▶ Security
- ▶ Turnkey – furnished may be possible
- ▶ 4 parking stalls included







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