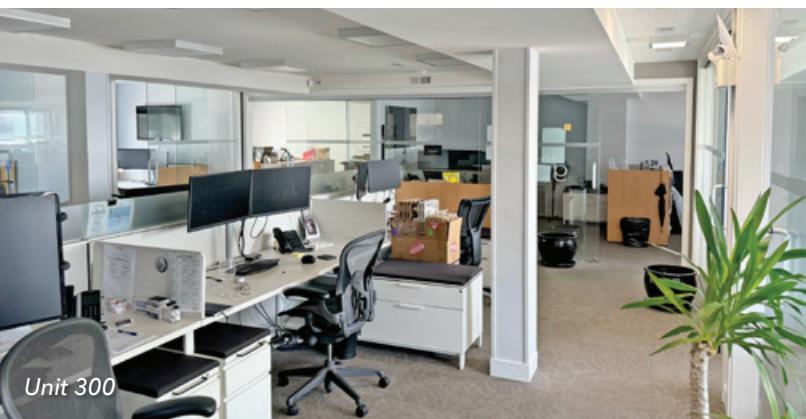


**FOR LEASE | OFFICE
310 EAST ESPLANADE
NORTH VANCOUVER, BC**



- ▶ **Lower Lonsdale Office Space**
- ▶ **1,987 SF Available**

Arash Rezai

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CELEBRATING OVER



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



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

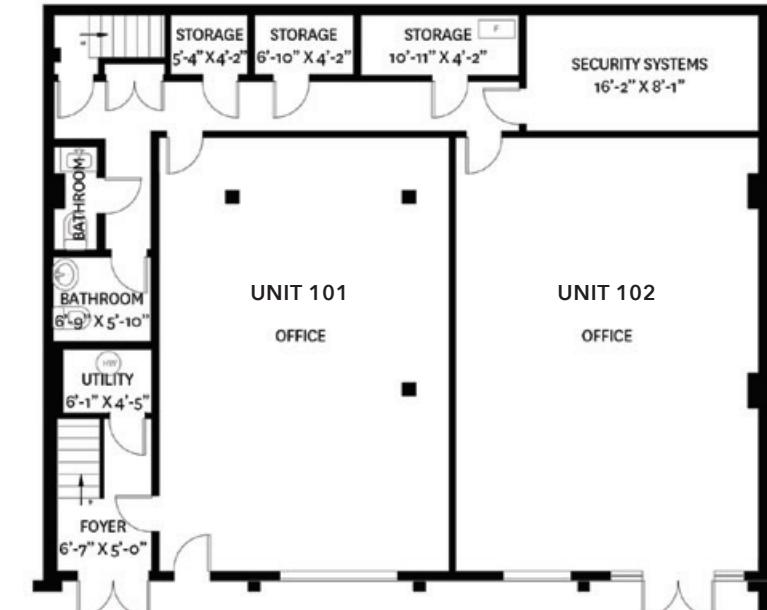
\$2,326.45 per month (2025 estimate)

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



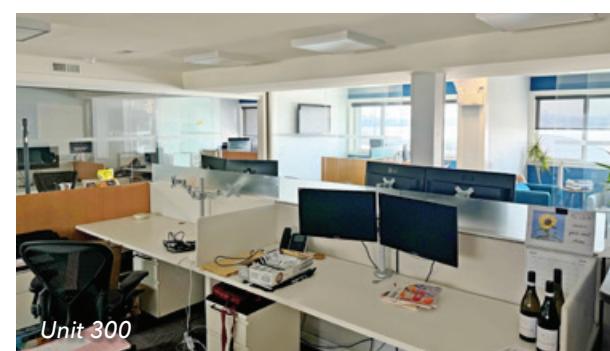
GROUND FLOOR PLAN

Ceiling Height: 8'-0"



THIRD FLOOR PLAN

Ceiling Height: 8'-0"





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