



**FOR LEASE**  
OFFICE SPACE

**221 WEST ESPLANADE**  
NORTH VANCOUVER, BC





## Property Highlights

### PRIME LOCATION IN LOWER LONSDALE

Centrally located class "A" office building in the heart of Lower Lonsdale adjacent to Lonsdale Quay, The Shipyards, Waterfront Park and the North Shore Spirit Trail.

Close to Seabus and 25 minutes to Downtown Vancouver, the location offers stunning views of Vancouver's skyline. Close to attractions like Lonsdale Quay, The Shipyard, shops, restaurants, waterfront parks, gyms, and amenities.

# AVAILABLE SPACE

Suite	Tower	Area	Availability
201	West	5,649 SF*	Immediately
305	East	1,948 SF	Immediately
402	West	6,815 SF**	Immediately

\* can be demised to 2,829 sf and 2,820 SF

\*\* can be demised to 1,859 SF and 4,958 SF

# LEASING RATES

## Basic Rent

Contact Listing Agent

## Operating Cost & Taxes (2025 Est.)

Additional Rent: \$21.61 psf

## Parking Rate

259 stalls  
\$175/month + applicable taxes  
Ratio: 1:600 SF

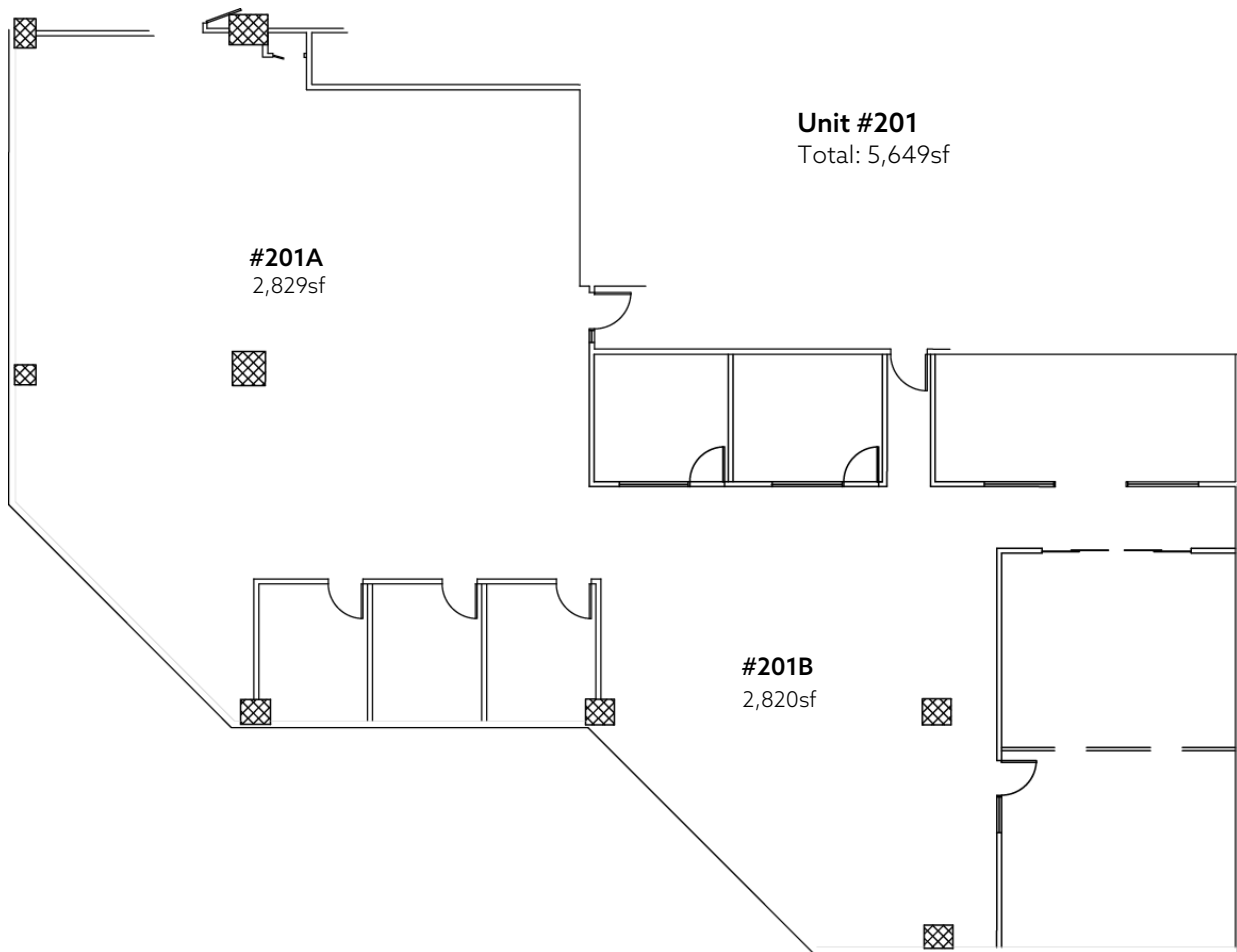


# | Unit 201

**Rentable Area:** 5,649 SF

**Availability:** November 1, 2024

Southwest facing with large kitchen across from a large meeting/training room. Several offices and open area. Premises can be demised as depicted below unit 201A and 201B.



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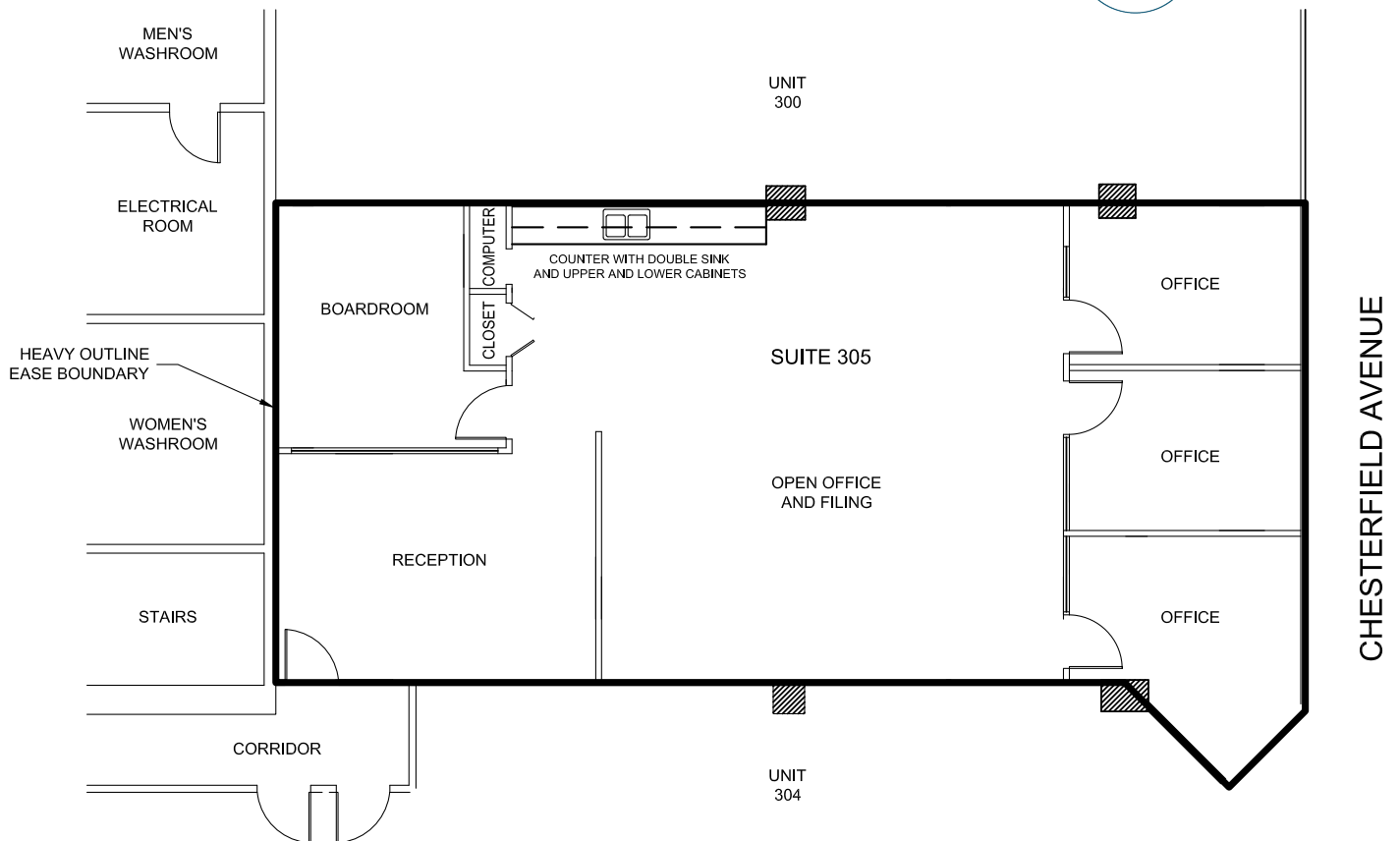
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# | Unit 305

**Rentable Area:** 1,948 SF

**Availability:** Immediately

Newly built out with several private offices, a boardroom, and kitchenette.



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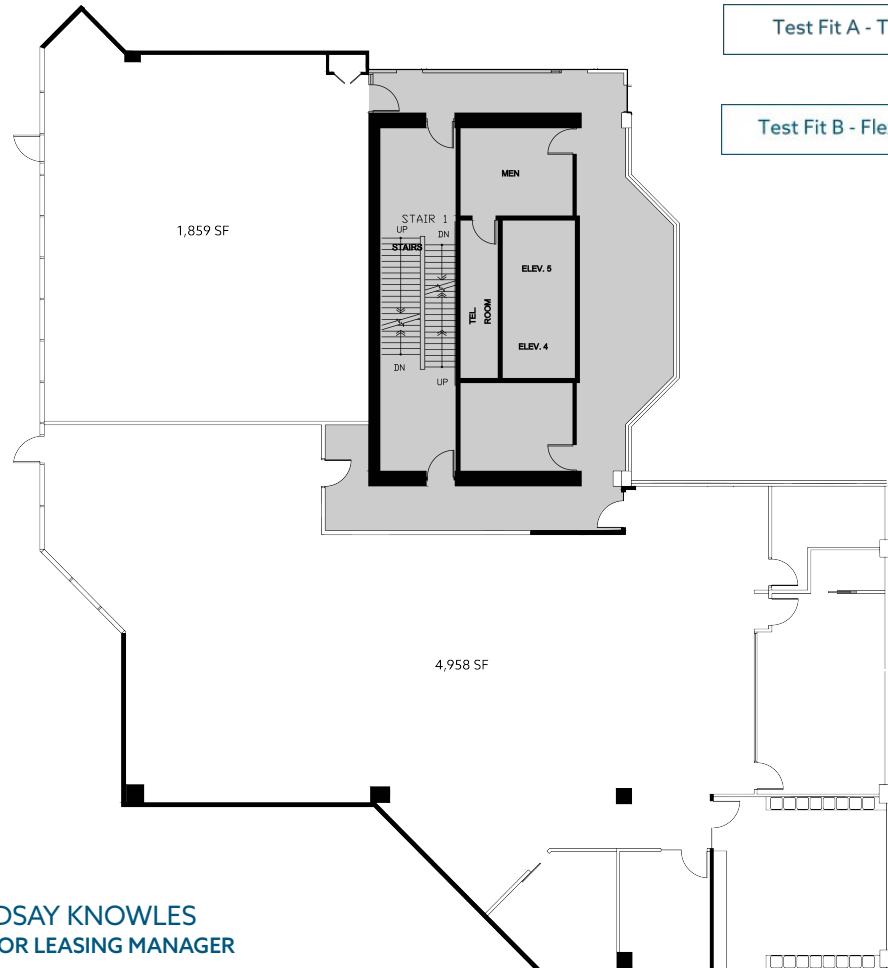
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# Unit 402

2 DIFFERENT TEST FITS AVAILABLE

Rentable Area: 6,815 SF  
Availability: Immediately

This space offers 6,815 square feet of flexible, customizable office space, designed to meet the needs of a wide range of businesses. The space can be demised to accommodate tenant's between 1,859 sf to 4,958 sf. With two distinct test fit options, this unit can accommodate up to **56 occupants**, making it perfect for growing teams or those seeking an efficient, professional work environment.



Test Fit A - Traditional Layout

Test Fit B - Flexible Open Layout



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## BUILDING AMENITIES

The building has undergone recent renovations to include a feature lobby entrance, upgraded common area washrooms and fitness facility.

- 6 floor office building
- 154,000 square feet GLA
- Built in 1985 and recently renovated
- 5 passenger elevators
- Parking ratio: 1/600sf
- Parking rate: \$175 + applicable taxes
- Visitor parking
- Secure bike lock-up area
- On-site security
- Childcare facility on ground floor
- Updated fitness room with lockers and showers
- Nearby transit options



Underground  
Parking



Fibre Internet



Fitness Facility



On-site Security



Walk Score

**73**



Bike Score

**75**



Transit Score

**64**

25 minutes to  
Downtown Vancouver

# North Vancouver

221 West Esplanade



Boston Pizza

## Waterfront Park

Lonsdale Quay Market

Seabus  
Terminal

Tap &amp; Barrel



PIER 7



JOEY Shipyards

12 Minutes to  
Downtown  
Vancouver





[www.warringtonpci.com](http://www.warringtonpci.com)

**WARRINGTON PCI MANAGEMENT**

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MANAGEMENT