



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
201B	West	2,219 SF	Q3 2026
305	East	1,948 SF	June 2026
402	West	6,815 SF**	Immediately
407	West	3,011 SF	60-90 Days Notice

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

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2026 Est.)

Additional Rent: \$23.40 psf

Parking Rate

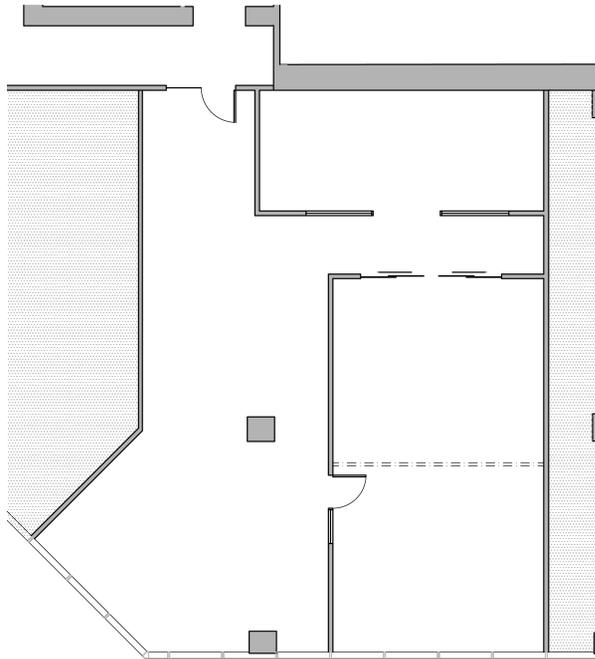
259 stalls

\$175/month + applicable taxes

Ratio: 1:600 SF



| Unit 201B



Rentable Area: 2,219 SF
Availability: Q3 2026

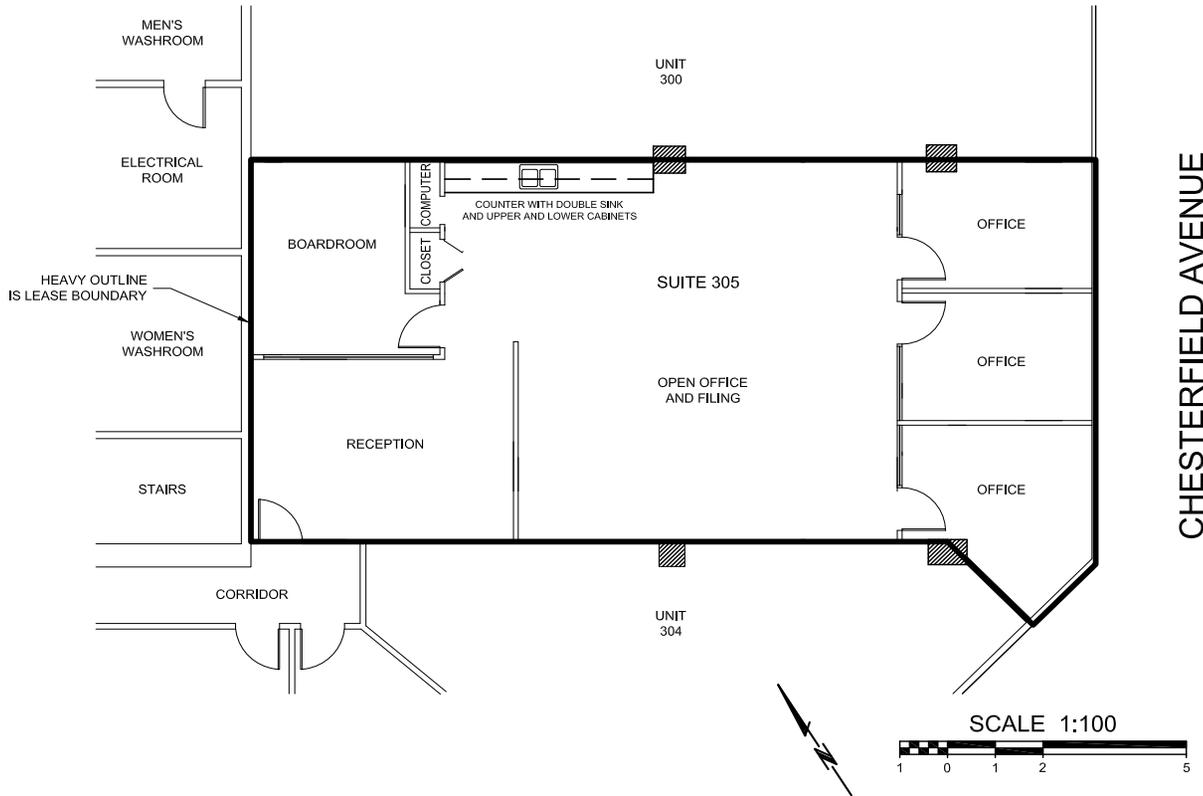
This space offers 3 private offices
and an open area.



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

| Unit 305



Rentable Area: 1,948 SF
Availability: June 2026

Several private offices, space for boardroom, and kitchen with Eastward views.



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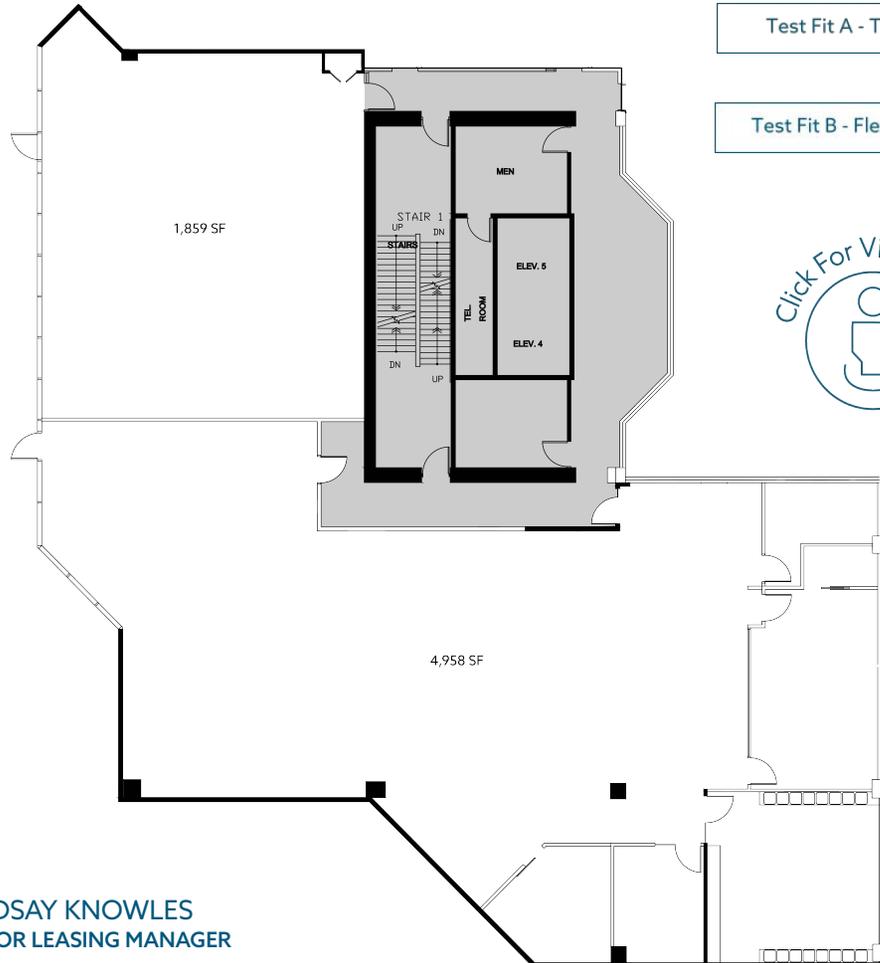
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Unit 402

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



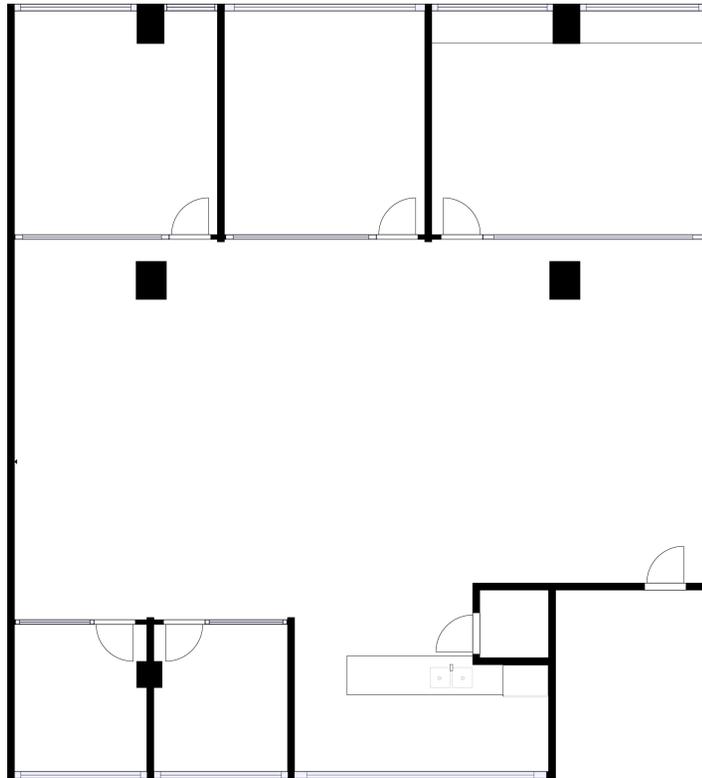
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| Unit 407

Rentable Area: 3,011 SF
Availability: 60-90 Days Notice

Well-designed built-out space featuring four private offices, a boardroom, a spacious open area, and a kitchenette with sink and cabinetry.



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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 1983 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



Waterfront
Park



Boston Pizza

Lonsdale Quay
Market



Tap & Barrel



Seabus
Terminal



PIER 7



JOEY Shipyards

12 Minutes to
Downtown
Vancouver



www.warringtonpci.com

WARRINGTON PCI MANAGEMENT

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