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





- ► Lower Lonsdale Office Space
- 1,987 SF Available

#### Arash Rezai

Unit 300

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Unit 102





# **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 permonth + 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 permonth + 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

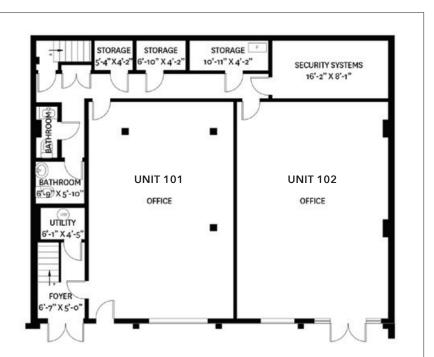
M-4 (Industrial Commercial) – contact listing agents for a copy of the zoning bylaw.

## **Features**

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







GROUND FLOOR PLAN Ceiling Height: 8'-0"



## **UNIT 300**

## Size

# Availability

1,987 SF

Immediate

## **Basic Rent**

\$3,642.83 per month

#### **Additional Rent**

\$2,326.45 per month (2025 estimate)

#### **Total Rent**

\$5,969.28 per month + GST (hydro included)

#### **Unit Features**

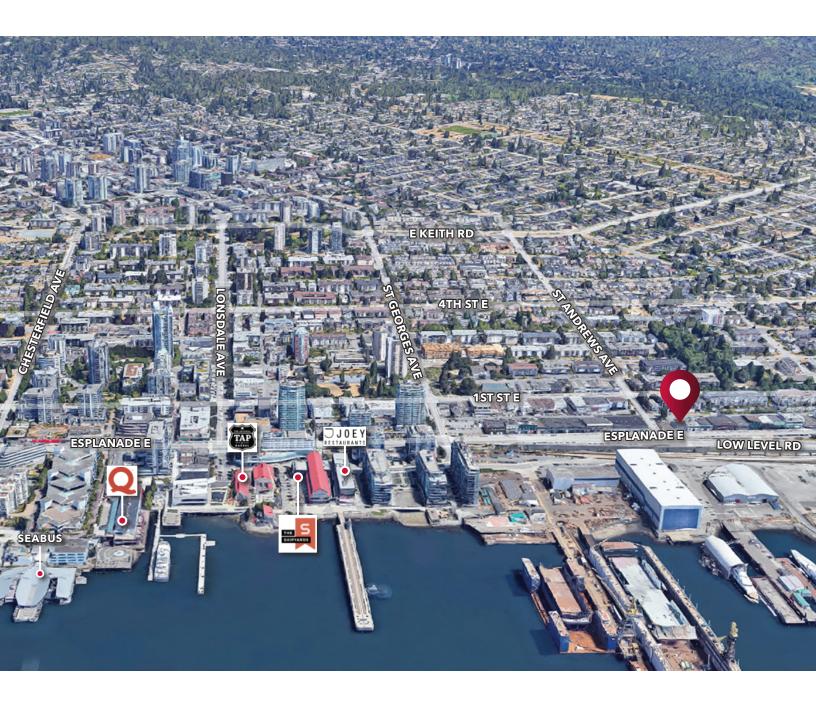
- ► Full floor with exceptional views
- ▶ 4 private offices plus boardroom
- ► Air conditioned
- ► Exclusive men and female washrooms
- ► Kitchen
- Security
- ► Turnkey furnished may be possible
- ► 4 parking stalls included











#### Arash Rezai

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