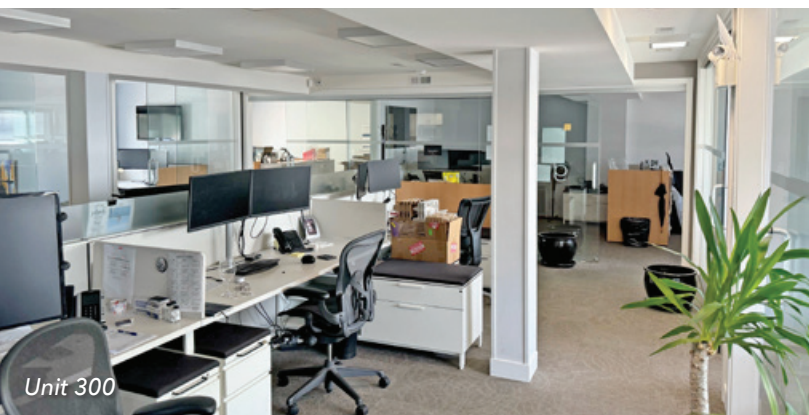


FOR LEASE | OFFICE
310 EAST ESPLANADE
NORTH VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



Unit 300



Unit 102

NEW RATES
UTILITIES INCLUDED

- Lower Lonsdale Office Space
- 1,987 SF Available

Arash Rezai
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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



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

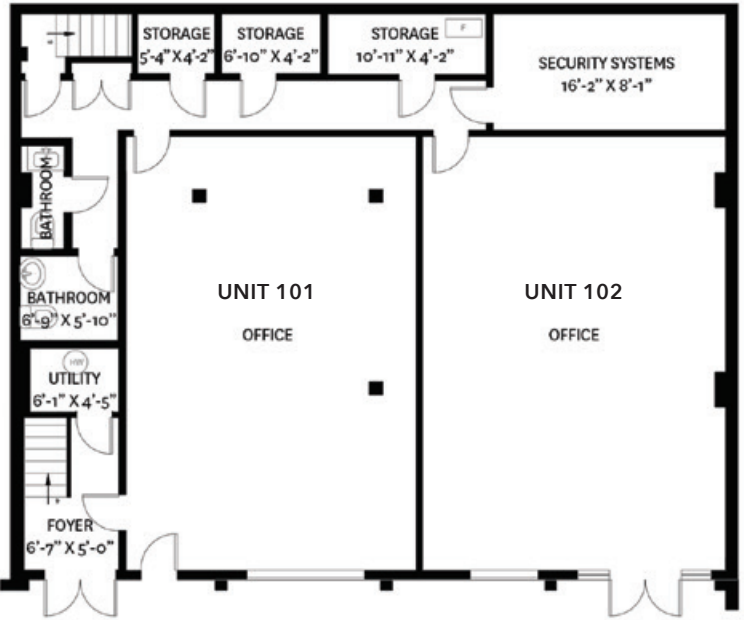
- ▶ Rear parking
- ▶ Walking distance to Lonsdale Quay and SeaBus
- ▶ Within the "brewery" district



Unit 101



Unit 102



GROUND FLOOR PLAN
Ceiling Height: 8'-0"



THIRD FLOOR PLAN
Ceiling Height: 8'-0"

UNIT 300

Size
1,987 SF

Availability
Immediate

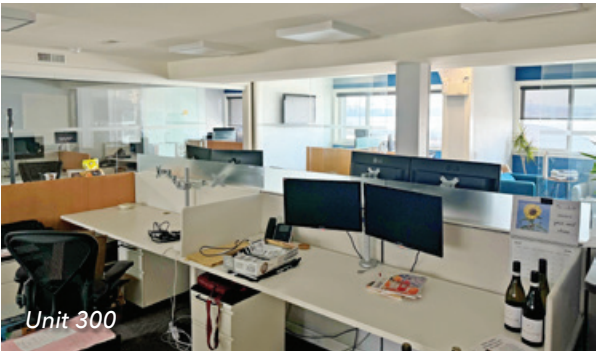
Basic Rent
\$3,642.83 per month

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



Unit 300



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