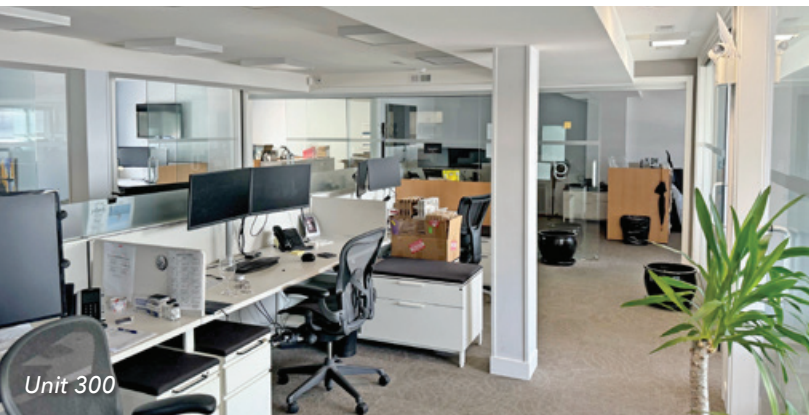


FOR LEASE | OFFICE
310 EAST ESPLANADE
NORTH VANCOUVER, BC



NEW RATES

- ▶ Lower Lonsdale Office Space
- ▶ 690 to 1,987 SF Available

Arash Rezai
Personal Real Estate Corporation
D 604.630.3406 C 604.356.2356
arash.rezai@lee-associates.com

James Bayley
Personal Real Estate Corporation
D 604.630.3385 C 604.719.4583
james.bayley@lee-associates.com

CELEBRATING OVER
50
YEARS IN VANCOUVER



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

UNIT 101

Size
 690 SF

Basic Rent
 \$1,500.00 per month

Additional Rent
 \$728.53 per month

Total Rent
 \$2,228.53 per month plus GST and utilities

Unit Features

- ▶ Air conditioned
- ▶ Open floorplan
- ▶ Shared washrooms
- ▶ Security
- ▶ Street level entrance

Availability
 November 1, 2024

UNIT 102

Size
 720 SF

Basic Rent
 \$1,600.00 per month

Additional Rent
 \$760.20 per month

Total Rent
 \$2,360.20 per month plus GST and utilities

Unit Features

- ▶ Air conditioned
- ▶ 4 offices
- ▶ Shared washrooms
- ▶ Security
- ▶ Street level entrance

Availability
 Immediate



UNIT 300

Size
 1,987 SF

Availability
 November 1, 2024

Basic Rent
 \$3,642.83 per month

Additional Rent
 \$2,097.94 per month

Total Rent
 \$5,740.77 per month plus GST and utilities

Unit Features

- ▶ Air conditioned
- ▶ Full floor
- ▶ Exclusive men and female washrooms
- ▶ Exceptional views
- ▶ Kitchen
- ▶ 4 private offices plus boardroom
- ▶ Security
- ▶ Turnkey - furnished may be possible



Unit 300



Unit 300



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