

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

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



**UTILITIES  
INCLUDED**

- ▶ **Lower Lonsdale Office Space**
- ▶ **1,987 SF Available**

**Arash Rezai**  
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CELEBRATING OVER  
  
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.

**Features**

- ▶ Rear parking
- ▶ Walking distance to Lonsdale Quay and SeaBus
- ▶ Within the “brewery” district
- ▶ Full floor with exceptional views
- ▶ 5 private offices plus boardroom
- ▶ Air conditioned
- ▶ Exclusive men and female washrooms
- ▶ Kitchen
- ▶ Security
- ▶ Turnkey - furnished may be possible
- ▶ 4 parking stalls included

**Zoning**

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

**Size**

1,987 SF

**Basic Rent**

\$3,146.08 per month

**Additional Rent**

\$2,495.34 per month (2026 estimate)

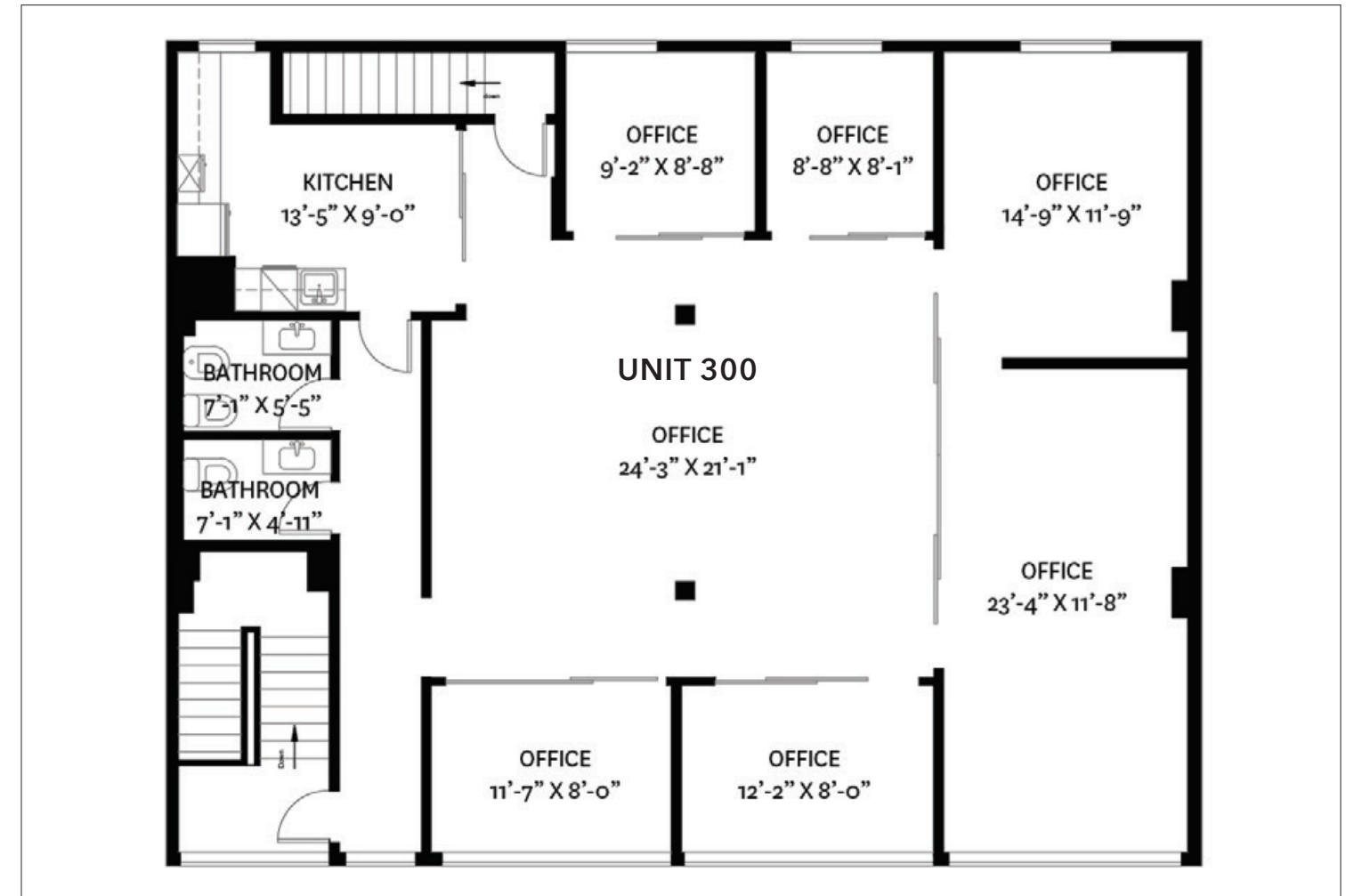
**Total Rent**

\$5,641.42 per month + GST (hydro included)

**Availability**

Immediate

**Third Floor Plan**





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