

FOR LEASE | OFFICE
312 EAST ESPLANADE
NORTH VANCOUVER, BC

 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

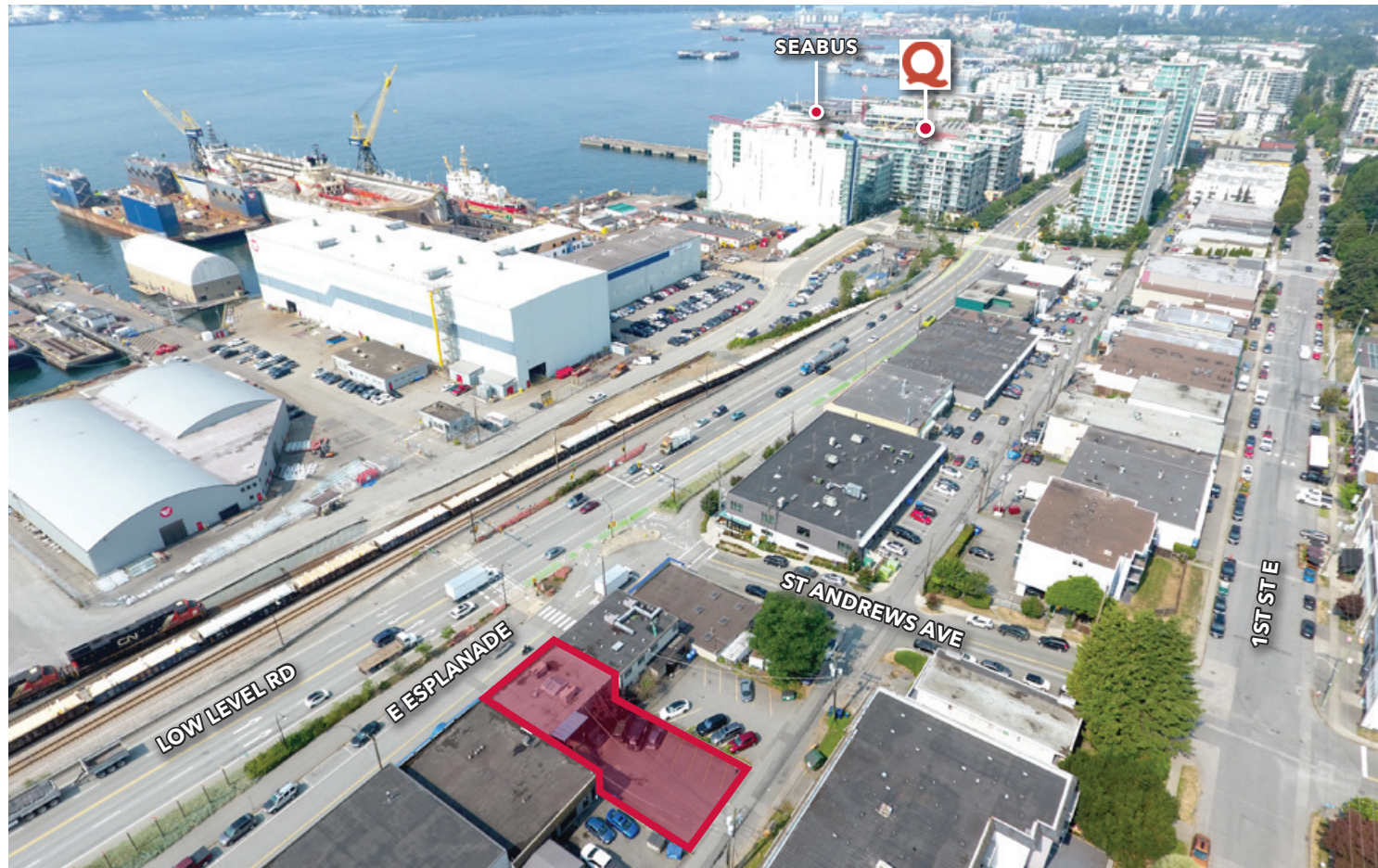


- ▶ Lower Lonsdale Office Space
- ▶ 1,980 SF Full Second Floor

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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.

Features

- ▶ Full floor with exceptional views
- ▶ Air conditioned
- ▶ 2 washrooms
- ▶ Kitchen with dishwasher
- ▶ 3 private offices plus boardroom/showroom
- ▶ 2 open areas
- ▶ Security
- ▶ 4 parking stalls included
- ▶ Walking distance to Lonsdale Quay and SeaBus
- ▶ Within the "brewery" district

Zoning

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

Size

1,980 SF

Basic Rent

\$3,630.00 per month

Additional Rent

\$2,090.55 per month

Total Rent

\$5,720.55 per month plus GST and utilities

Availability

Immediate





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