

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

**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.

**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**

\$2,404.05 per month (2025 estimate)

**Total Rent**

\$6,034.05 per month plus GST and utilities

**Availability**

Immediate





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