# FOR LEASE | OFFICE 312 EAST ESPLANADE NORTH VANCOUVER, BC





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

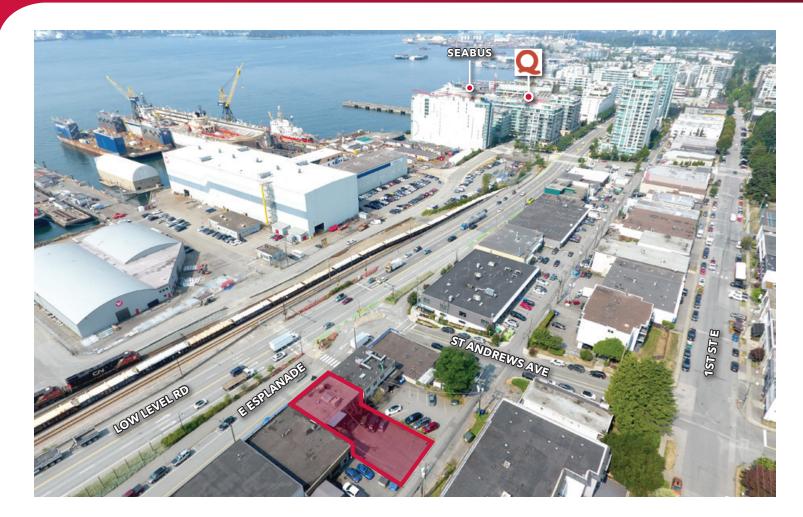
#### Arash Rezai

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#### 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

## **Z**oning

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





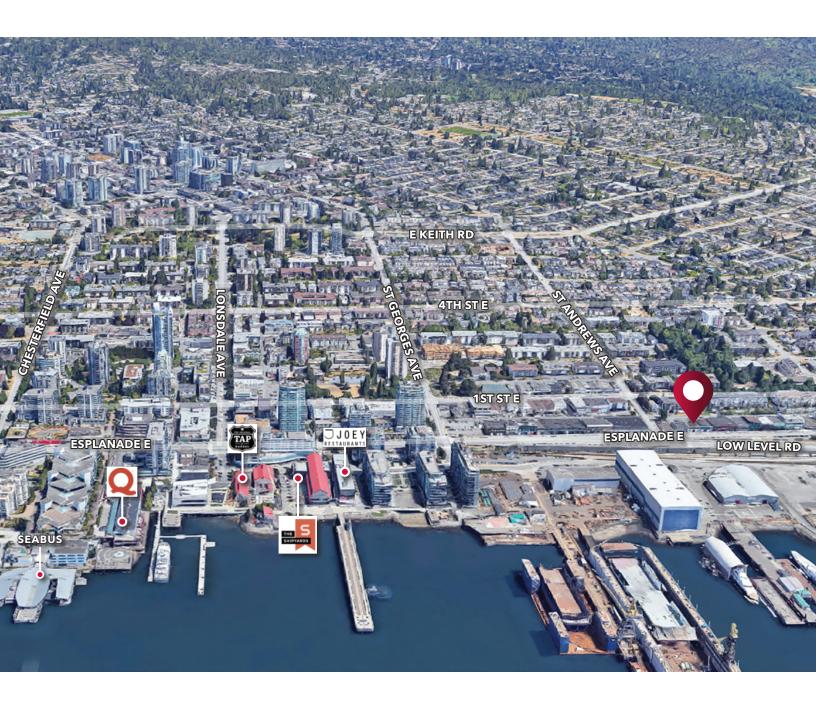












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