

**AVISON  
YOUNG**

# For Lease

**#203 – 370 East Esplanade**  
North Vancouver, BC



Modern light industrial/office unit  
for lease on East Esplanade with  
grade level loading

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## Opportunity

Exceptional opportunity to lease high-quality light industrial space in one of North Vancouver's most desirable commercial locations. Situated on the second floor of a modern light industrial and office building, Unit #203 features concrete floors, large windows, and breathtaking views over Vancouver Harbour. Offering direct grade level loading, this space is well suited for a variety of uses and can be made available with short notice.

## Property details

### UNIT SIZE

1,067 sf

### LEASE RATE

\$26.00 psf per annum

### ADDITIONAL RENT (2026 ESTIMATE)

\$16.00 psf per annum

### ZONING

M-4 Industrial Zone permitting various industrial and office uses

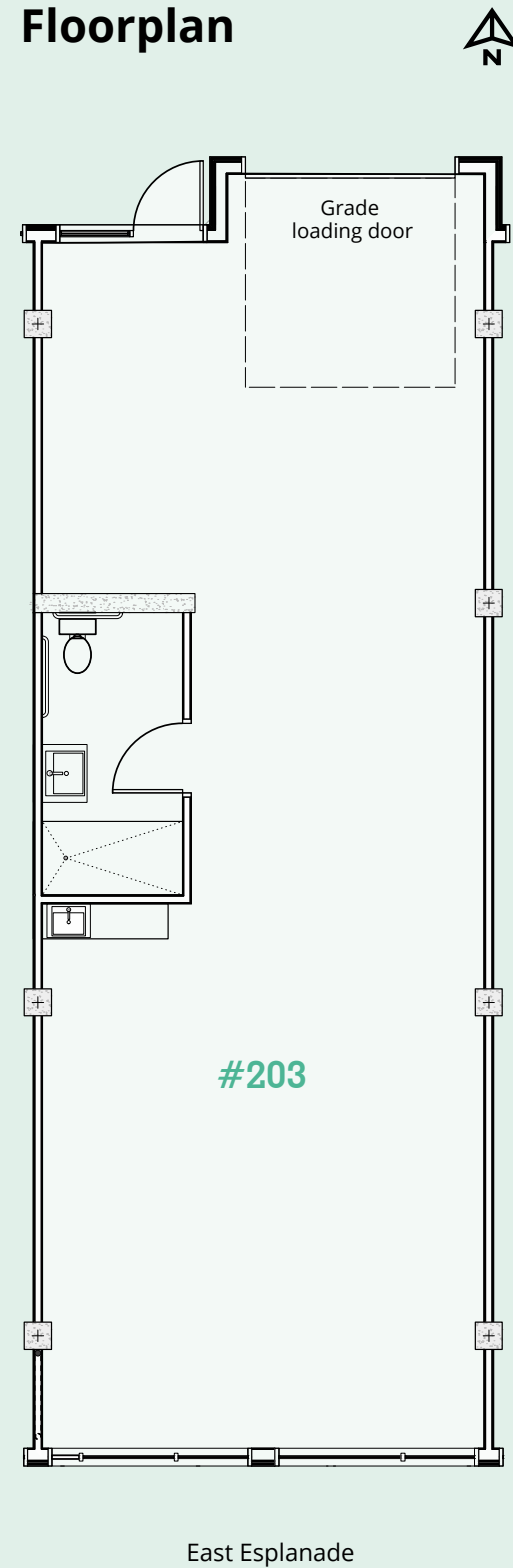
### PARKING

Two (2) reserved stalls

### AVAILABILITY

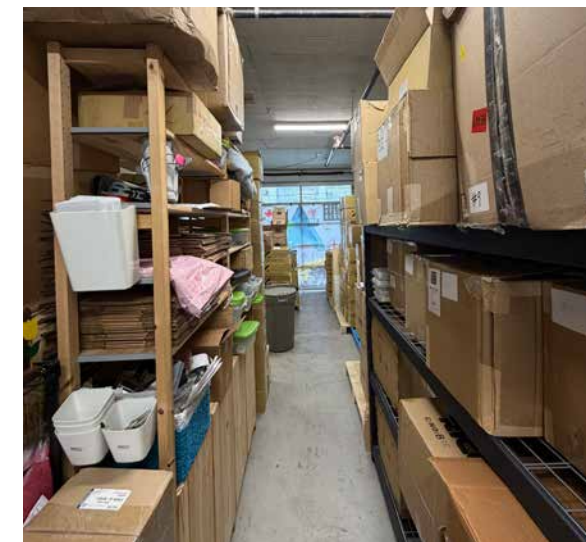
30 days notice

## Floorplan



## Property highlights





-  Concrete floors
-  Kitchenette in unit
-  Private washroom with shower
-  Oversized windows offering abundant natural light
-  Outstanding water views
-  Grade level loading via back lane

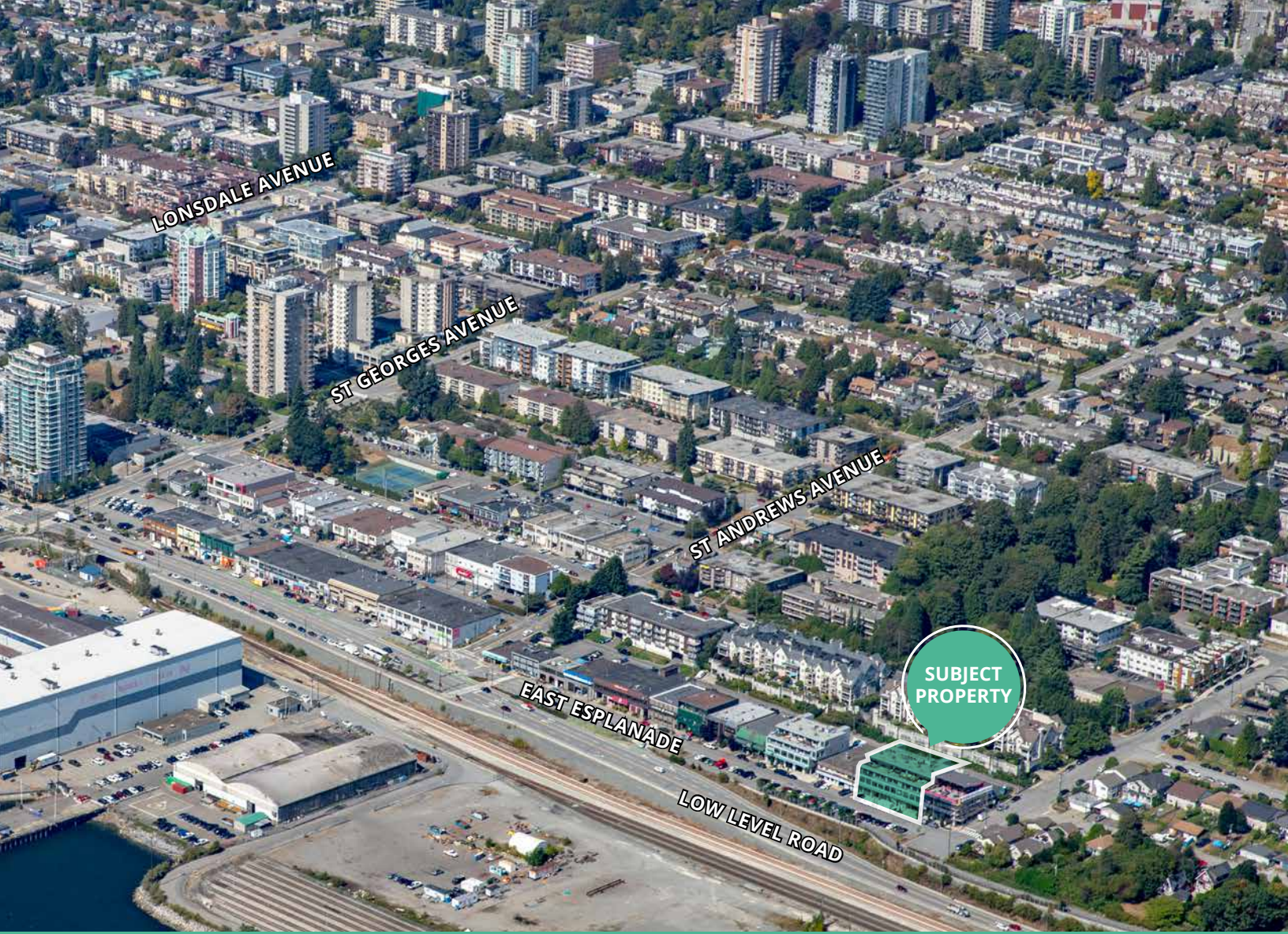


## Location

370 East Esplanade is strategically located on the edge of North Vancouver's vibrant Shipyards District, offering excellent connectivity to Downtown Vancouver via the nearby SeaBus and public transit. Positioned close to major transportation routes including Low Level Road and Highway 1, this location provides seamless access to both urban and industrial centres—ideal for businesses requiring efficient links to suppliers, customers, and distribution networks.

## Area highlights

-  Easy access to Downtown Vancouver via the SeaBus at Lonsdale Quay
-  Major transport routes nearby
-  Abundant shops and restaurants in the immediate area
-  Proximity to the Shipyards District



**10 MINUTE WALK**  
to Lonsdale Quay



**12 MINUTE DRIVE**  
to Lionsgate Bridge



**10 MINUTE DRIVE**  
to Trans Canada  
Highway 1



**25 MINUTE DRIVE**  
to Downtown  
Vancouver



**15 MINUTE  
SEABUS RIDE**  
to Downtown Vancouver

## Contact for more information

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