

#303-350 EAST ESPLANADE NORTH VANCOUVER, BC

FOR SALE OR LEASE

Well improved, loft style office in the heart of the Shipyards District with unobstructed views



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**AVISON
YOUNG**

Opportunity

Premium strata office unit for sale or lease at 350 East Esplanade. Unit #303 offers a unique opportunity to occupy a well-appointed office unit in one of North Vancouver's most sought-after commercial corridors. This two-level, professionally finished loft-style workspace provides modern design, offering an ideal environment for users seeking a distinctive and inspiring office setting. The suite features an impressive private rooftop patio providing an exclusive outdoor area, and floor-to-ceiling windows with unobstructed views of the Vancouver Harbour and flooding the space with natural light.

Location

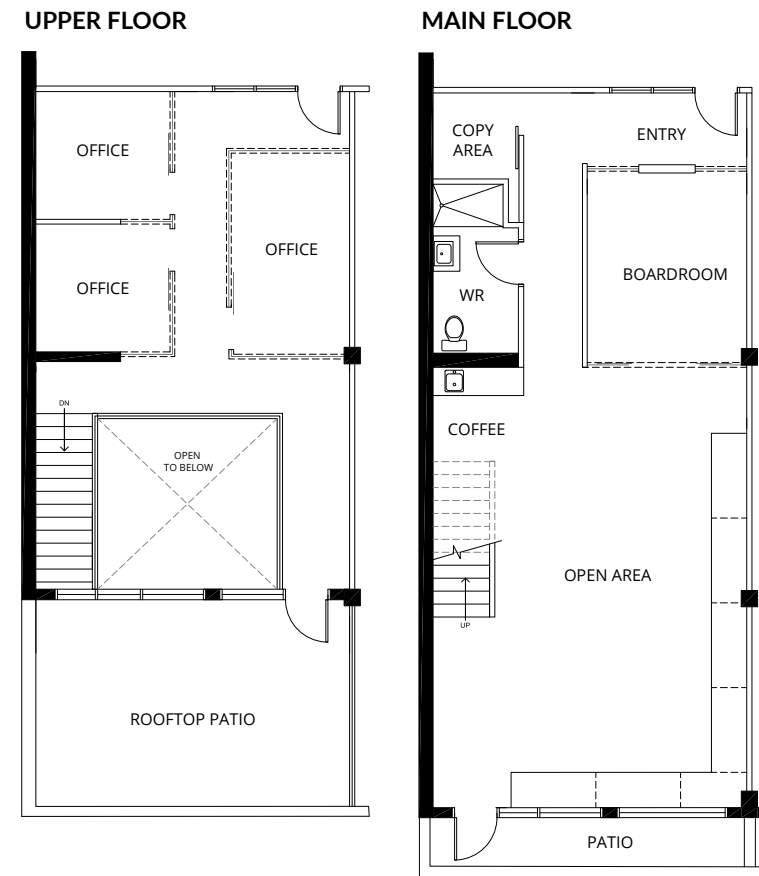
Situated in the heart of the Shipyards Brewery District in Lower Lonsdale, 350 East Esplanade is positioned within one of North Vancouver's most active and rapidly evolving commercial hubs. The location provides excellent connectivity, just steps from Lonsdale Quay and minutes to Downtown Vancouver via the Seabus, making it highly accessible for employees, clients, and partners.

Property details

	Unit 303
AVAILABLE AREA	1,856 square feet
PID	030-402-590
PROPERTY TAX (2025)	\$21,695.57
MONTHLY STRATA FEES (2025)	\$827.84








Floor plan






EAST ESPLANADE

Property highlights

-  Open plan office and showroom area
-  Two levels with large rooftop patio
-  Abundant natural light with floor to ceiling windows
-  Unobstructed views overlooking the Vancouver Harbour
-  Air conditioned office

Area highlights

-  Direct access to public transit via the Lonsdale Quay bus loop and SeaBus terminal
-  Abundant street parking in the immediate area
-  Several restaurants, shops, and cafes in the immediate area



SALE PRICE
\$2,199,000



LEASE RATE
\$40.00 per square foot per annum



ADDITIONAL RENT (2026 ESTIMATE)
\$17.50 per square foot per annum



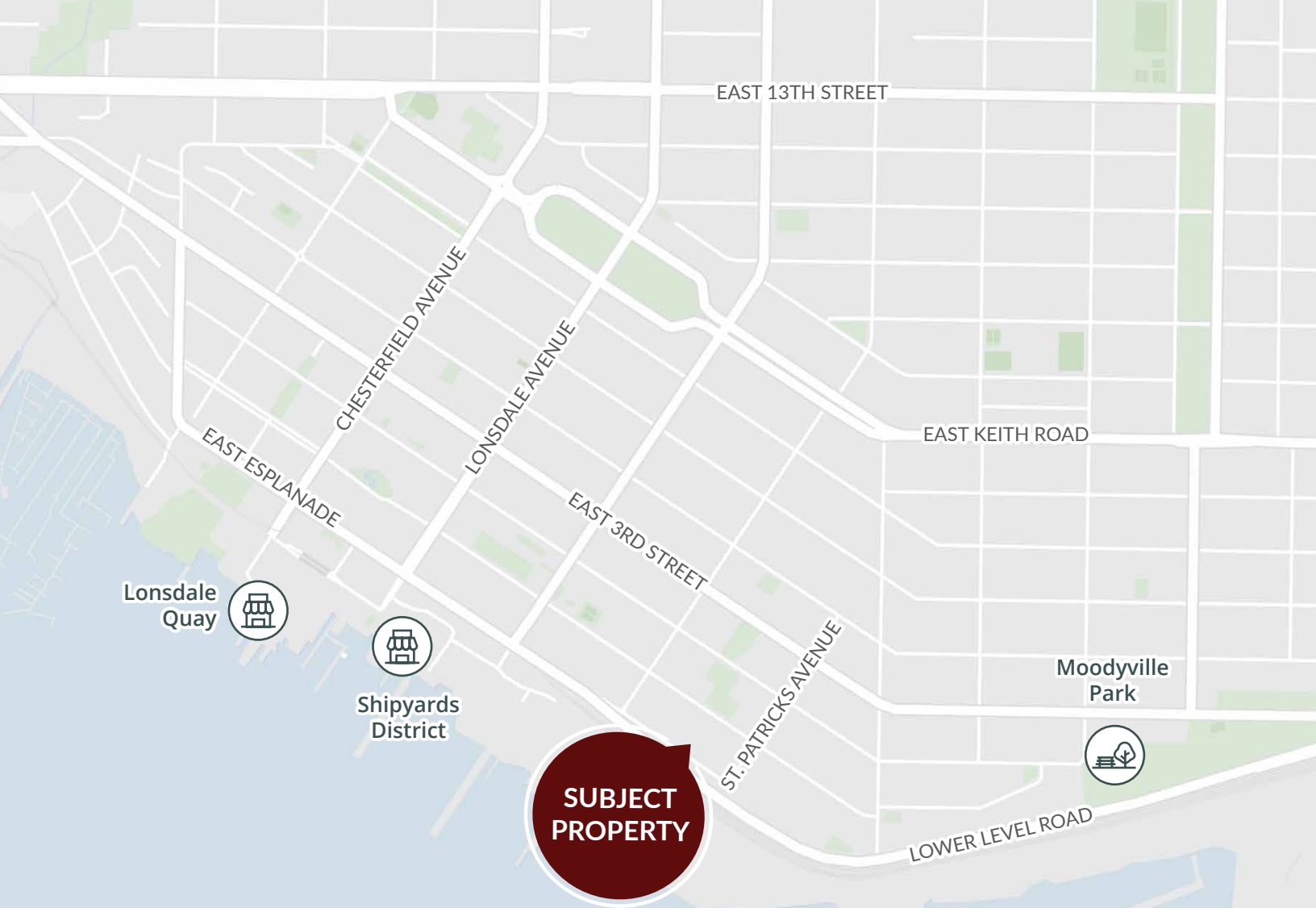
PARKING
Three (3) reserved stalls



AVAILABILITY
30 days notice



ZONING
M-4 industrial zone



Downtown
Vancouver
12
MINUTE
SEABUS RIDE

Lonsdale
Quay
10
MINUTE
WALK

Highway
1
8
MINUTE
DRIVE

Contact for more information

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