



FOR LEASE

332 EAST ESPLANADE

North Vancouver, BC



CUSHMAN & WAKEFIELD





PROPERTY DETAILS

SIZE: 5,974 SF

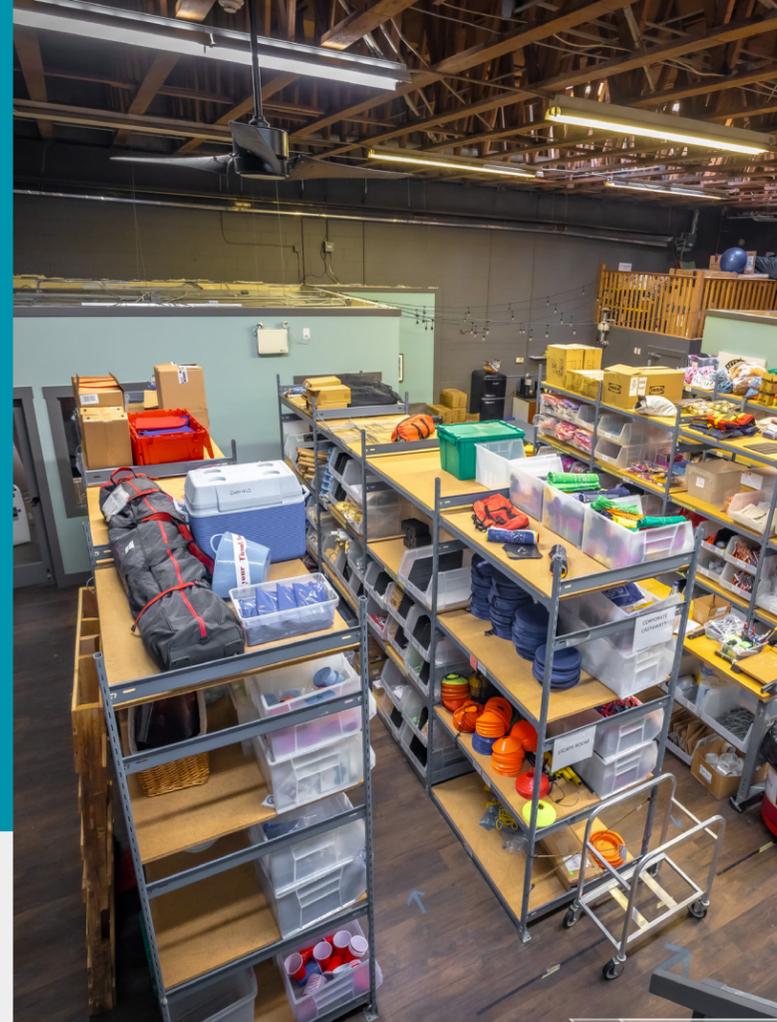
BASIC RENT: \$23.00 PSF

ADDITIONAL RENT: \$8.64 PSF

PARKING: Ten (10) stalls

ZONING: M-4

AVAILABILITY: Immediate



PROPERTY HIGHLIGHTS

OPPORTUNITY

This freestanding building offers a rare chance to lease a versatile commercial asset in North Vancouver's sought-after Shipyards District. The property features rear lane access with dedicated loading and 10 exclusive parking stalls, enhancing functionality for a variety of business operations. With flexible zoning, excellent accessibility, and strong market fundamentals, this building is well-suited for a variety of users.

LOCATION

Situated in the heart of North Vancouver's Lower Lonsdale district, 332 East Esplanade offers exceptional connectivity and convenience for businesses and employees alike. The property is just steps from Lonsdale Quay, the Shipyards District, and the SeaBus terminal, providing seamless access to Downtown Vancouver in under 15 minutes. Its proximity to major arterial routes, including Highway 1 and Main Street, ensures efficient transportation for both commercial operations and commuting staff. Surrounded by a vibrant mix of retail, residential, and waterfront amenities, this location combines urban energy with logistical practicality - making it an ideal setting for a wide range of commercial uses.



Excellent street frontage and visibility



M-4 zoning allows wide range of uses



Efficient floorplan



Fantastic views of the Vancouver Harbour



Rear lane access with dedicated loading





AREA HIGHLIGHTS



Steps from Lonsdale Quay
and Shipyards District



Quick access to SeaBus
and Downtown Vancouver



Close to Highway 1 and
major transit routes



Strong pedestrian and
vehicle traffic



Surrounded by restaurants,
cafes, breweries, and retail
amenities

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