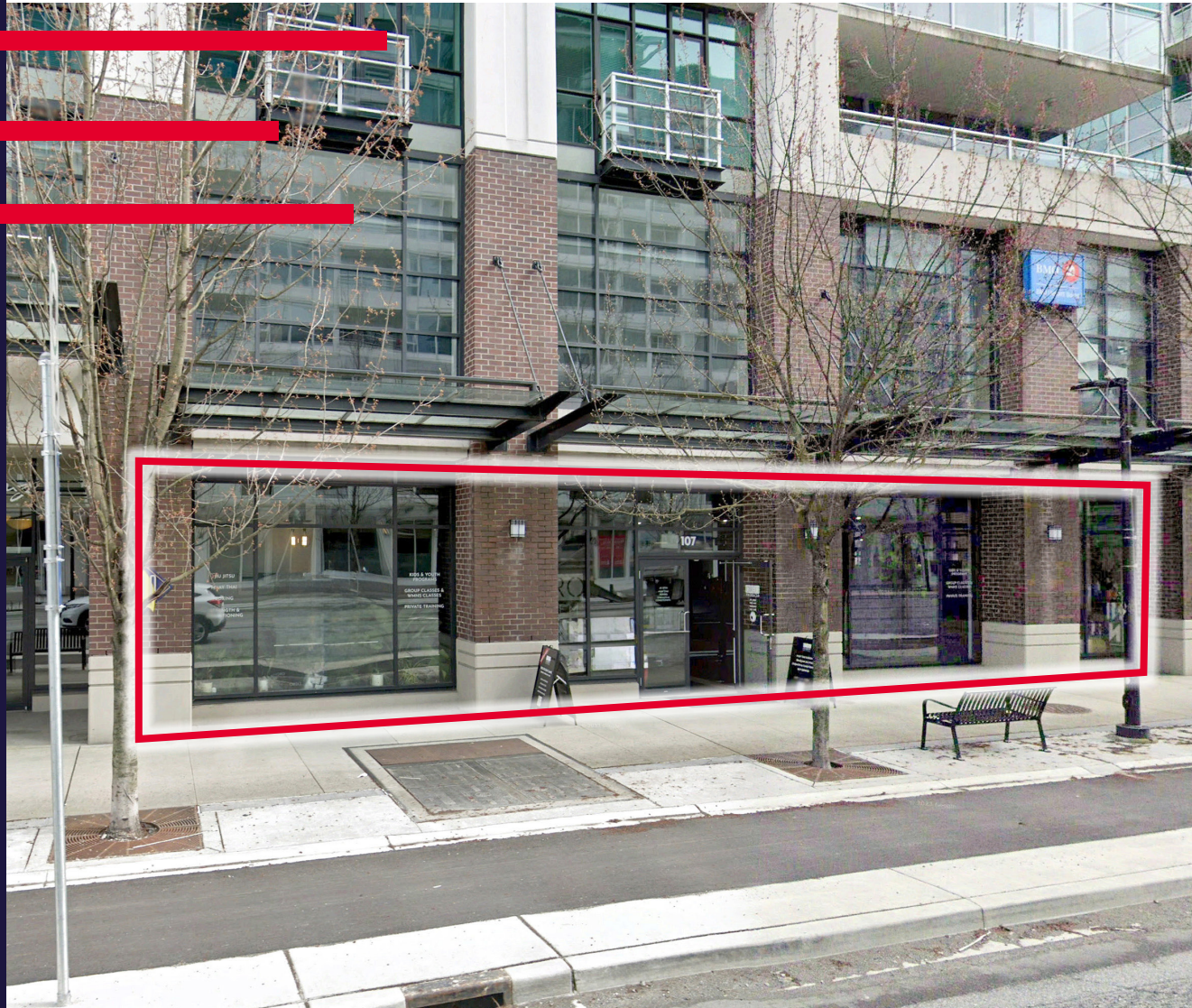


# PRIME LOWER LONSDALE

# RETAIL SPACE FOR LEASE



**#107 - 100 EAST ESPLANADE AVE  
NORTH VANCOUVER, BC**

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## THE LOCATION

100 East Esplanade is ideally positioned in the heart of Lower Lonsdale, one of North Vancouver's most vibrant and rapidly growing waterfront communities. Just steps from Lonsdale Quay, The Shipyards District, and the Seabus terminal, the property benefits from strong pedestrian traffic, excellent transit connectivity, and a dynamic mix of restaurants, retail, and services.

## UNIT SIZE

**Total Area**      **3,396 SF**

## FEATURES

- Expansive street front exposure with great branding opportunities
- High exposed ceilings with floor to ceiling windows, providing great natural light throughout premises
- Open concept retail space with existing fitness studio improvements in place
- Newly improved with fresh paint and flooring, and distributed HVAC throughout premises
- Built out with open reception area, and three (3) customer washrooms: Two (2) washrooms with showers, One (1) universal accessible washroom
- Separate staff kitchenette and washroom at rear of premises, with enclosed administrative office

## NET RENT

Please reach out to listing brokers

## ADDITIONAL RENT

\$27.87 PSF (2025 est.) + 5% of basic rent management fee

## ZONING

CD 393

## AVAILABILITY

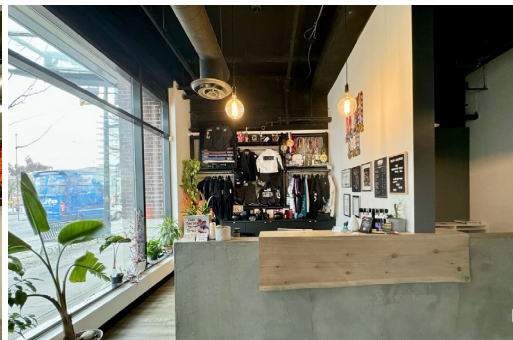
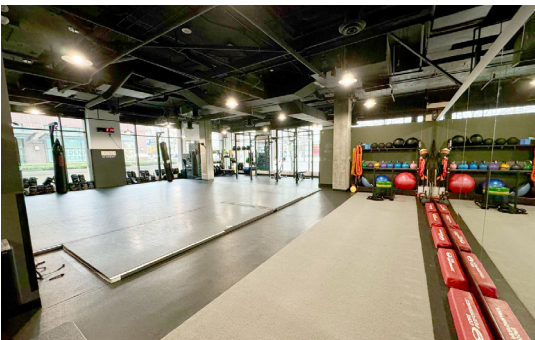
Immediately

## PARKING

Two (2) reserved stalls available at market rates



107 - 100 East Esplanade  
3,396 SF





# INTERIOR IMAGES



## FLOORPLAN



**107 - 100 EAST ESPLANADE**

3,396 SF

\*Furniture not provided within premises

# UNIT #107 100 EAST ESPLANADE AVENUE

NORTH VANCOUVER, BC

PLEASE CONTACT US  
FOR MORE INFORMATION:

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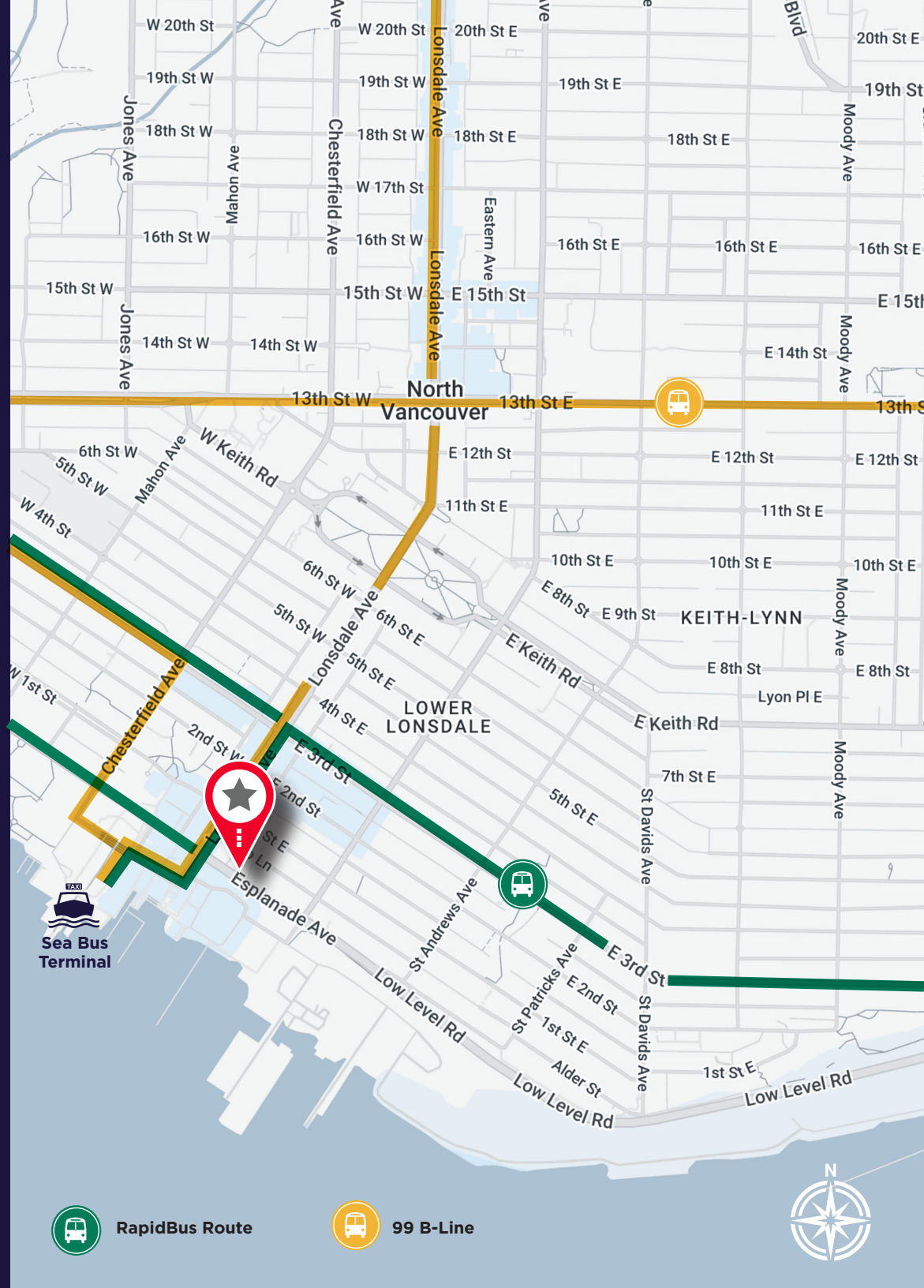
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RapidBus Route



99 B-Line

