

# For Lease

132 West Esplanade

North Vancouver, BC

4,450 sf of office space available in Lower Lonsdale.



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# Property details

## AVAILABLE UNITS

Unit	Size	Availability
203	4,450 sf	Immediate
400	15,249 sf	LEASED

## ASKING LEASE RATE

Please contact listing agents

## ADDITIONAL RENT (2024 ESTIMATE)

\$18.65 psf/annum

## ZONING

CD-179 - This Comprehensive Development Zone will accommodate for a wide range of commercial uses, allowing for professional office, retail stores, personal service establishments, as well as restaurants and cafes variety of uses

## PARKING

Reserved monthly parking:  
\$165 + applicable taxes

Random monthly parking:  
\$135 + applicable taxes

## Location

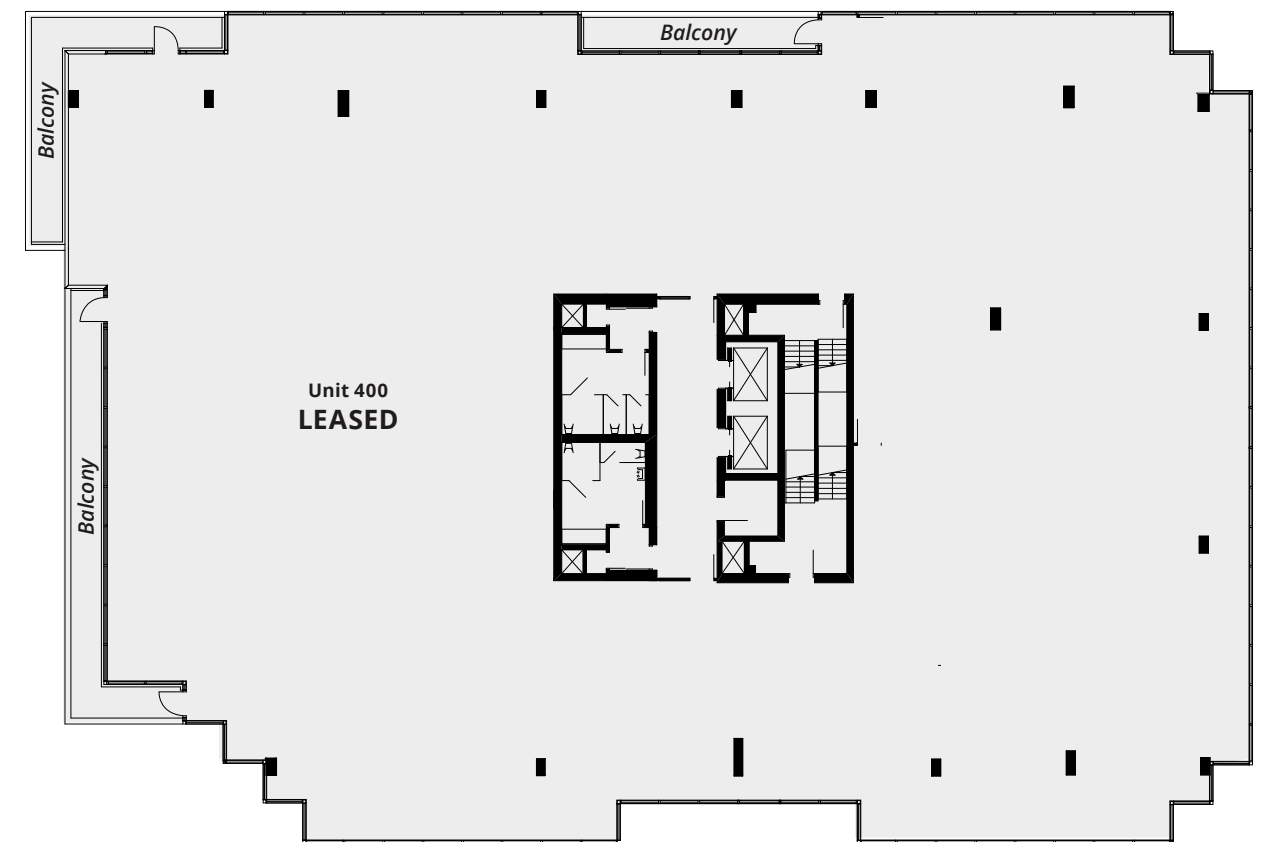
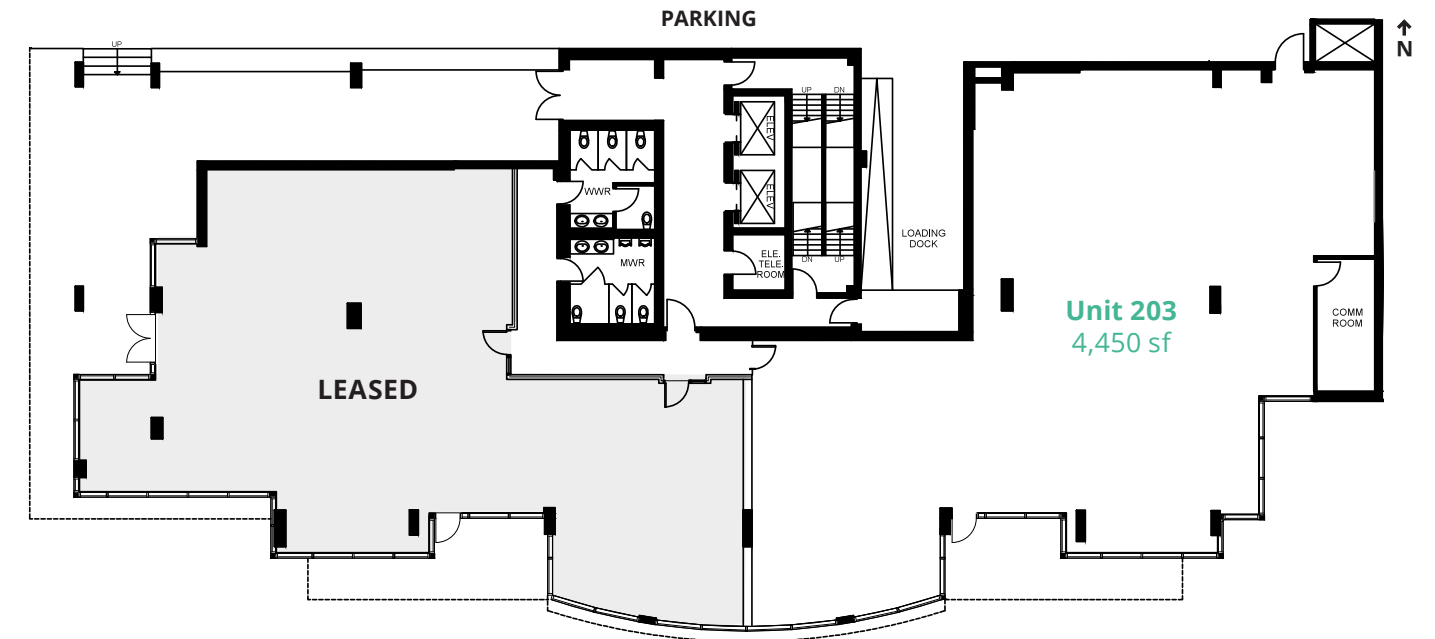
132 West Esplanade is situated in the historical Lower Lonsdale neighbourhood, which is the focal point of commercial activity in North Vancouver. The property is located steps from Lonsdale Quay and the SeaBus, with regular service to Vancouver's downtown core, and enjoys striking views of the Vancouver skyline and Burrard Inlet.

In addition to direct access to public transit, the West Esplanade corridor benefits from many other amenities within walking distance including retail stores, financial institutions, and food services. The construction of various mixed use developments in the area, including the revitalization of the Shipbuilders' Square at the foot of Lonsdale Avenue, makes 132 West Esplanade a central part of the continuously evolving hub of North Vancouver.

## Features

- Direct access to the SeaBus Terminal at Lonsdale Quay via covered walkway
- Adjacent to public plaza on west side of the building
- Recently updated building lobby and common areas
- Abundant natural light throughout 2nd and 4th floor units
- Private balcony space on the 4th floor

## Floorplans





## Amenities

- |                         |                                |                         |
|-------------------------|--------------------------------|-------------------------|
| 1. BCIT Marine Campus   | 6. Waterfront Park             | 11. IGA                 |
| 2. Seabus               | 7. Brown's Socialhouse         | 12. Earnest Ice Cream   |
| 3. Lonsdale Quay Market | 8. Tap & Barrel                | 13. Kids & Co. Daycare  |
| 4. Lonsdale Quay        | 9. Pinnacle Hotel at the Pier  | 14. The Polygon Gallery |
| 5. Boston Pizza         | 10. Shipyards Brewery District | 15. Shoppers Drug Mart  |

## Contact us for more information

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