

# 332 East Esplanade, North Vancouver

For Lease: Industrial



**Lennard:**

520-800 West Pender Street, Vancouver  
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# 332 East Esplanade, North Vancouver

## 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 8 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.



Available Space  
**5,974 SF**



Basic Rent  
**Contact Listing Agents**

Additional Rent  
**\$8.64 PSF**



Parking  
**Eight (8) Stalls**



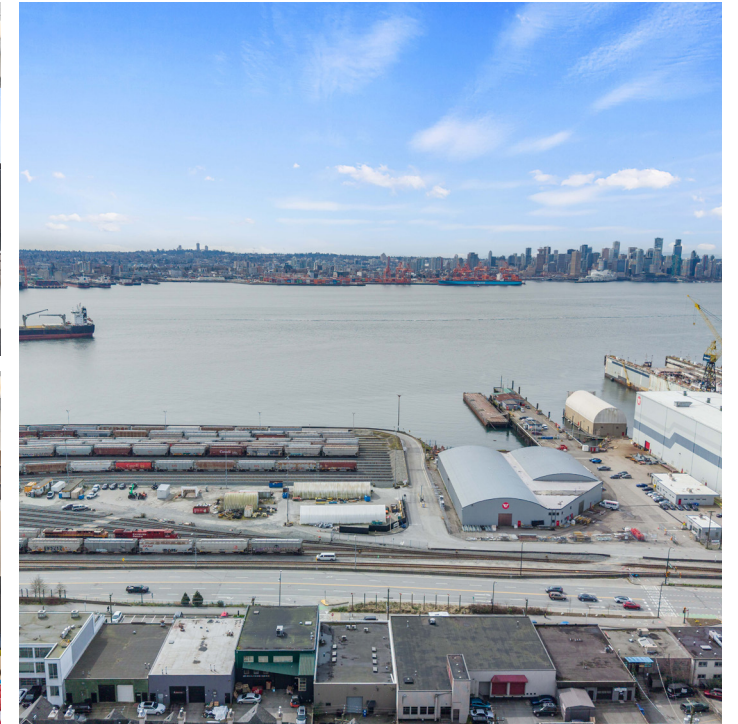
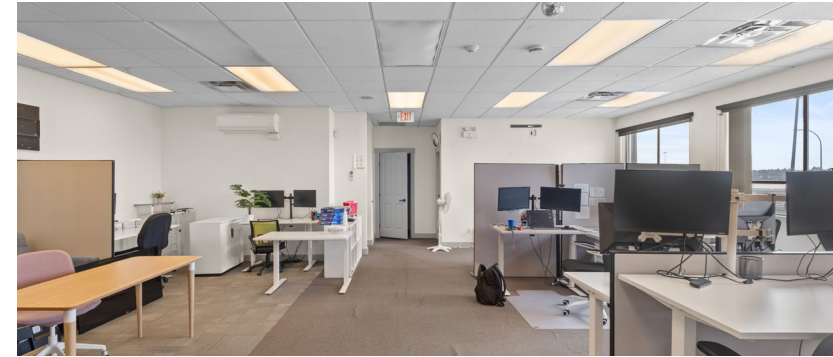
Availability  
**Immediate**



Zoning  
**M-4**

## Property Highlights

- 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

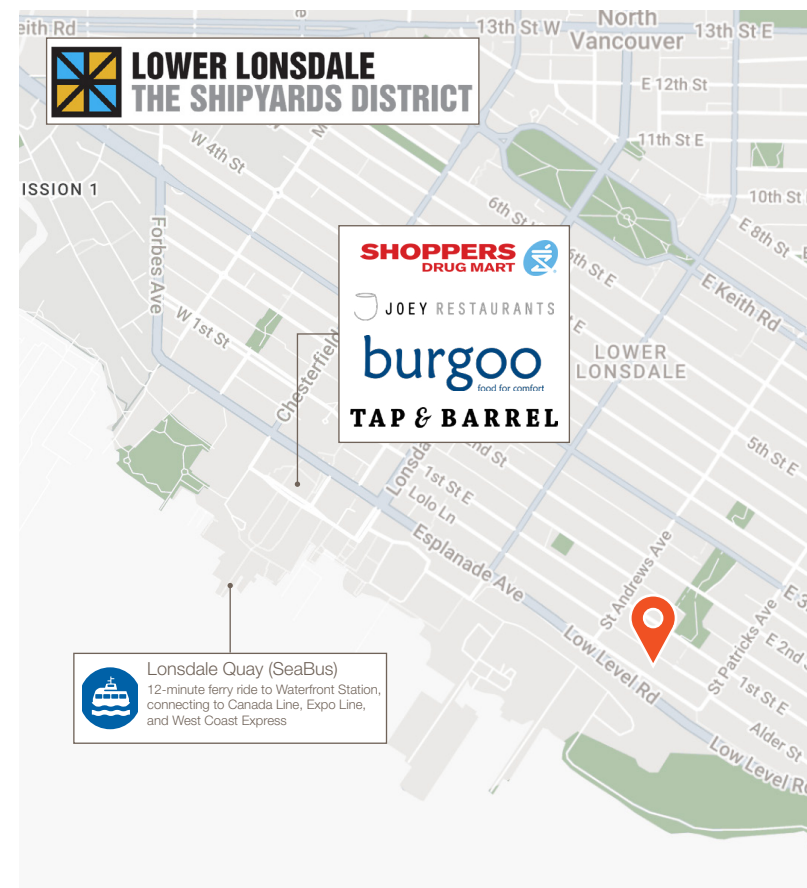


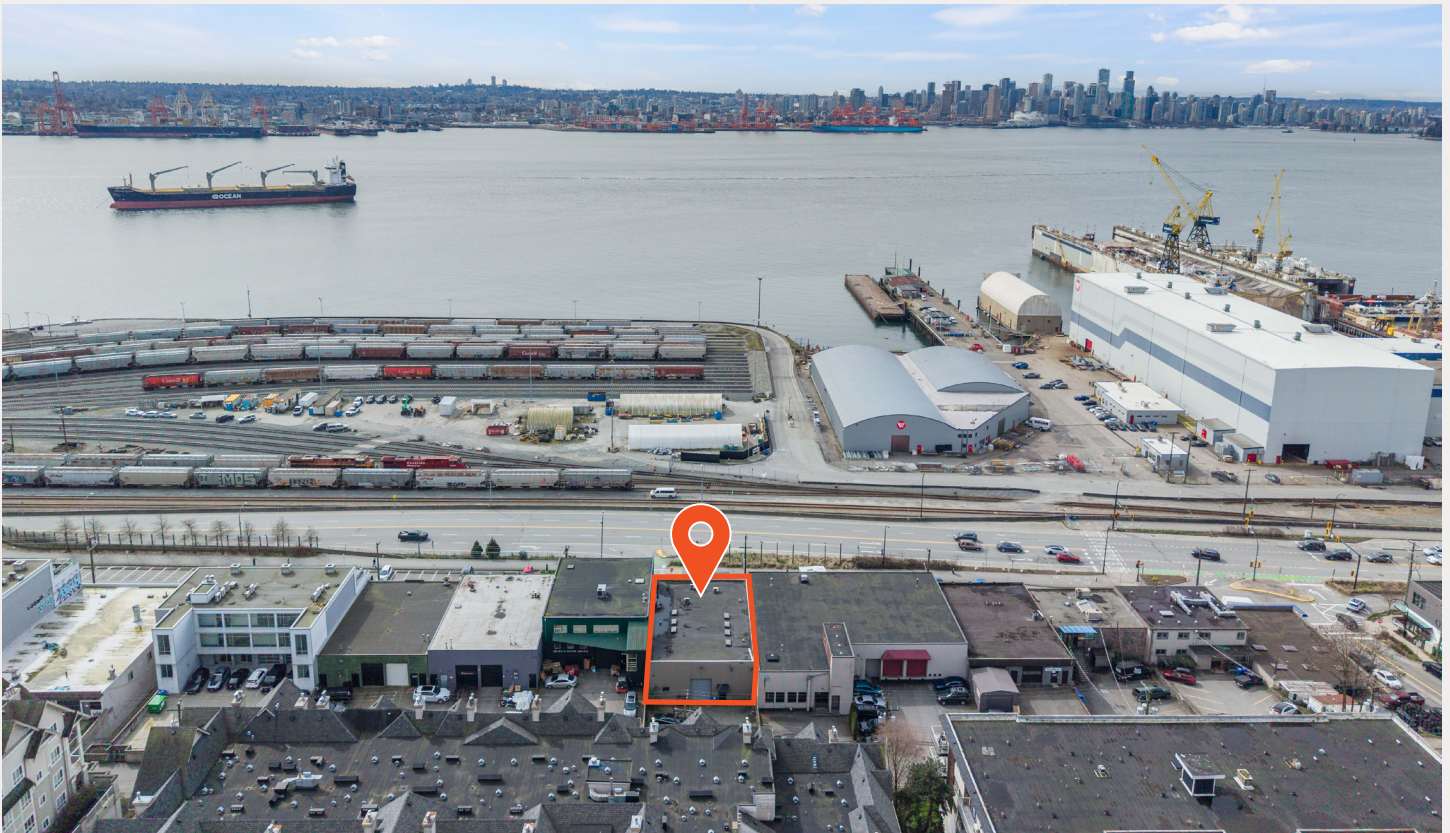
## Location

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.

## Location 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





## Lennard:

Brandon Buziol  
Associate Vice President  
D. 604.416.2495  
C. 604.417.5244  
[bbuziol@lennard.com](mailto:bbuziol@lennard.com)

Matt Thomas Personal Real Estate Corporation  
Senior Vice President  
D. 604.636.2624  
C. 604.230.2324  
[mthomas@lennard.com](mailto:mthomas@lennard.com)

Matt Upson  
Associate  
D. 604.636.2627  
C. 604.817.7199  
[mupson@lennard.com](mailto:mupson@lennard.com)

520-800 West Pender Street, Vancouver  
604.636.2620  
[lennard.com](http://lennard.com)

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