

**AVISON  
YOUNG**

# For Lease

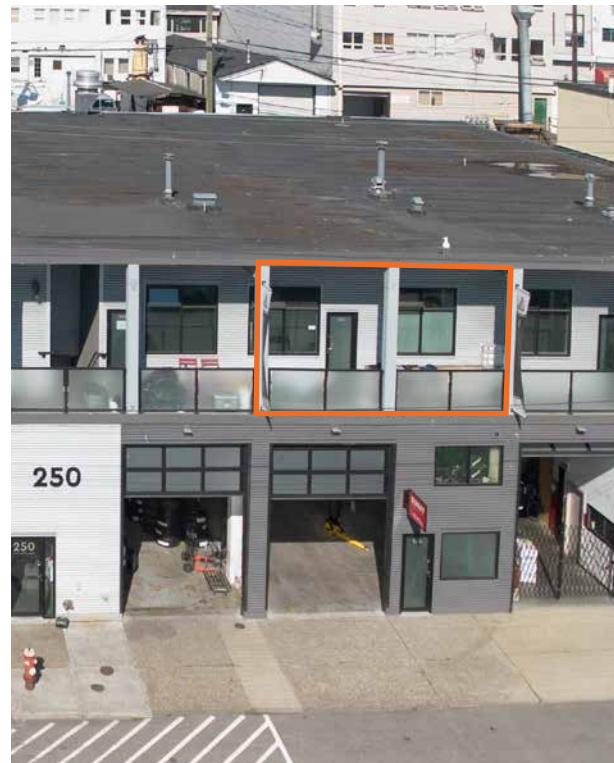
**#206 - 250 East Esplanade**  
North Vancouver, BC



Second level industrial unit on East Esplanade with grade level loading

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## Opportunity

Conveniently located industrial unit available for lease on East Esplanade in North Vancouver. This second-floor space features grade level loading access at the rear and stunning views overlooking Downtown Vancouver.

## Location

250 East Esplanade is situated in a prime location on the outskirts of the Shipyards District of North Vancouver with easy access to Downtown Vancouver via nearby transit options such as the SeaBus. The building is close to the Port of Vancouver, one of North America's busiest ports, and within proximity to major transport routes such as the Low-Level Road and Highway 1. This North Vancouver location offers access to both the city centre and industrial hubs, making it ideal of those looking for seamless connections to both suppliers and customers.

## Property highlights

- Grade level loading via back lane
- Parking directly behind unit
- Recently upgraded building exterior
- Dedicated office space at the front of the unit
- Private washroom inside unit

## Area highlights

- Lonsdale Quay Market and Shipyards District nearby
- Easy access to Downtown Vancouver via the SeaBus
- Abundant restaurants and cafes in the immediate area
- Major transport routes nearby

## Property details

**UNIT SIZE**  
1,848 sf

**LEASE RATE**  
\$23.00 psf per annum

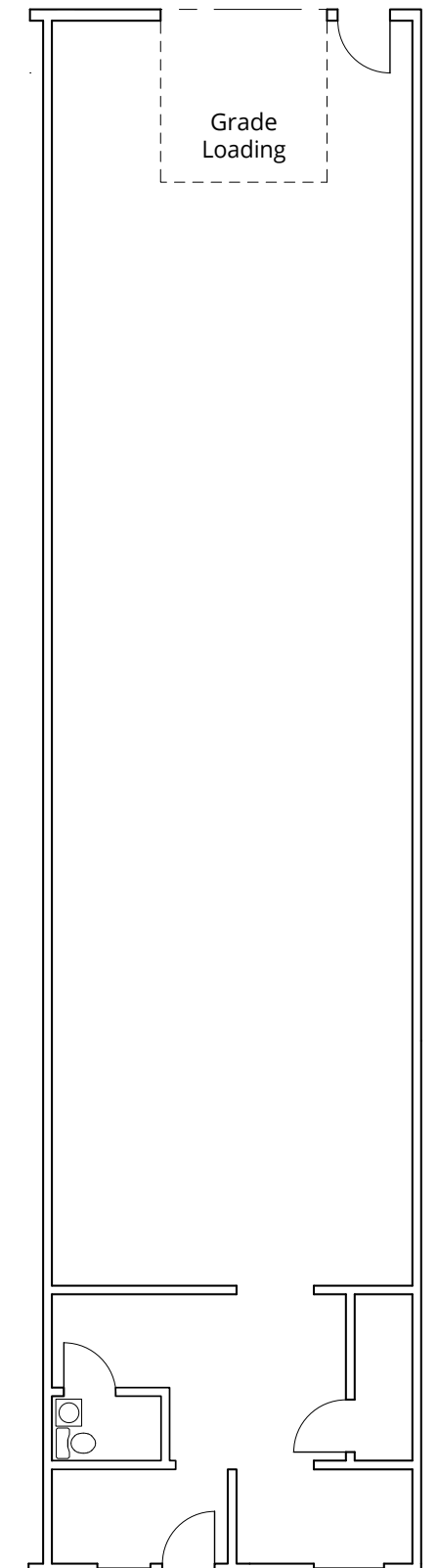
**ADDITIONAL RENT (2026 ESTIMATE)**  
\$9.22 per square foot per annum

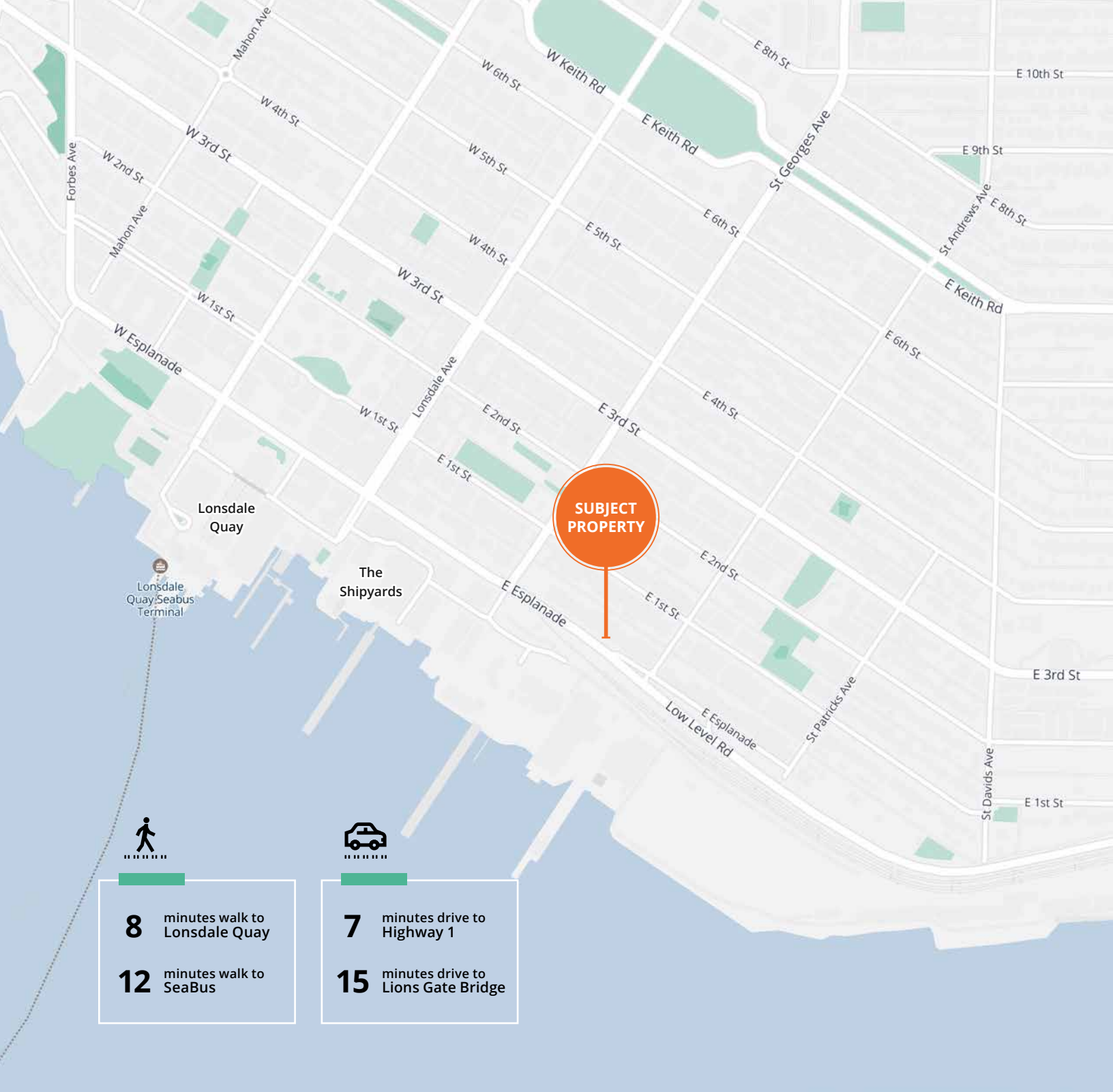
**AVAILABILITY**  
August 1, 2026

**ZONING**  
M-4 Industrial zone



## Floorplan





**8** minutes walk to Lonsdale Quay

**12** minutes walk to SeaBus



**7** minutes drive to Highway 1

**15** minutes drive to Lions Gate Bridge

## Contact for more information

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