

**FOR SALE**



## **UNIT 301 – 370 EAST ESPLANADE**

North Vancouver, BC

Unique Two-Level Office with South Facing Patios in Lower Lonsdale

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Platinum  
member



# Unit 301 – 370 East Esplanade

North Vancouver, BC


## PROPERTY DETAILS


- SIZE**  
1,835 sf
- PID**  
030-318-238
- ASKING PRICE**  
\$1,995,000
- STRATA FEES**  
\$595.35 per month
- PROPERTY TAX (2020)**  
\$12,733.81
- ZONING**  
M-4 – Permitting a wide range of office uses


## LOCATION


370 East Esplanade is a recently developed strata office and industrial building located on the north side of East Esplanade in the Lower Lonsdale area of North Vancouver. Lower Lonsdale is the hub of the North Shore’s commercial activity, and home to the Lonsdale Quay, The Shipyards District, and the Seabus terminal with quick access Downtown. The East Esplanade / East 1st Street area of North Vancouver is adjacent to the commuter friendly Spirit Trail, and the fast growing Moodyville community. This gentrified neighborhood is quickly becoming a home to many boutique businesses and craft breweries.


## PROPERTY FEATURES


- 


Open plan workspace on two levels
- 


One Private Office
- 


Large walk-out patio with views over Burrard Inlet
- 


Kitchen
- 

Meeting area
- 

In-suite washroom with shower
- 

Elevator serviced to both levels
- 

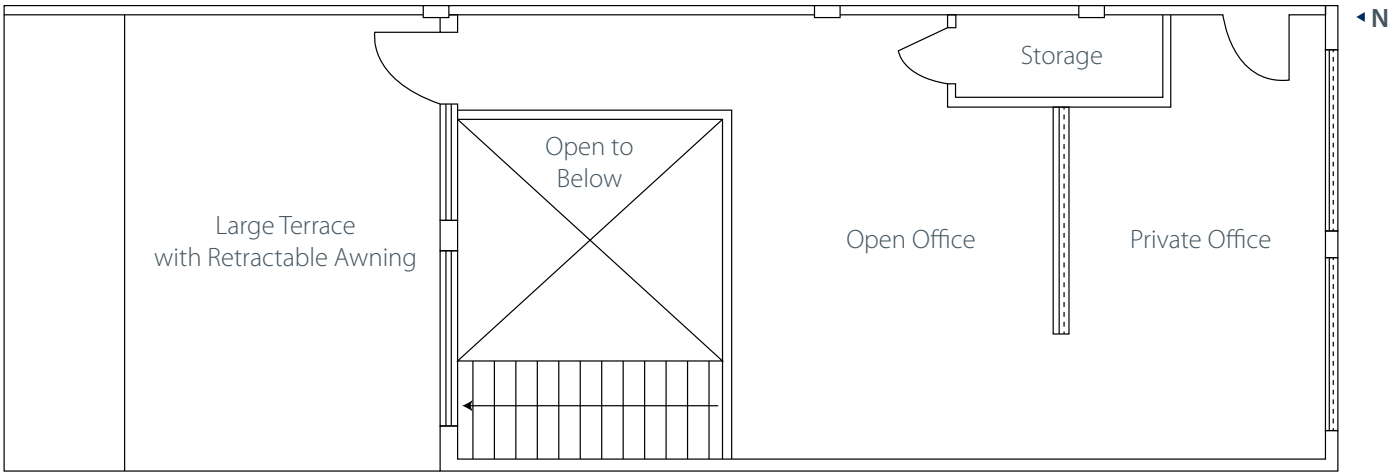
HVAC and opening windows
- 

Fireplace
- 

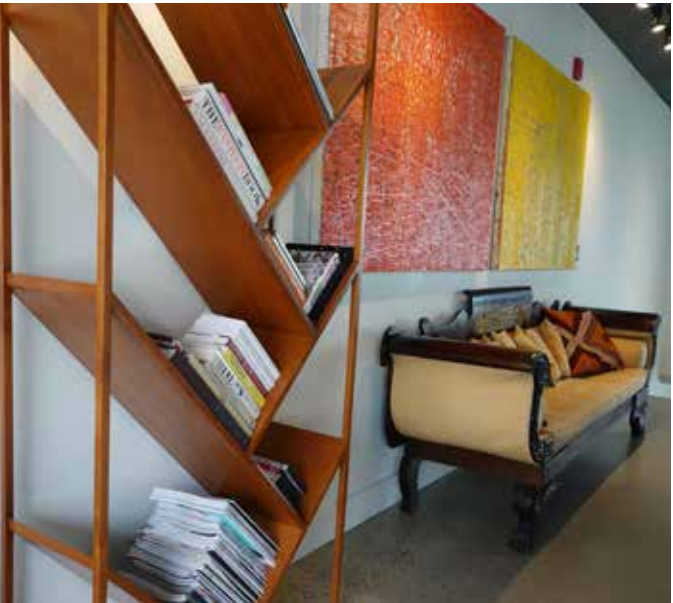
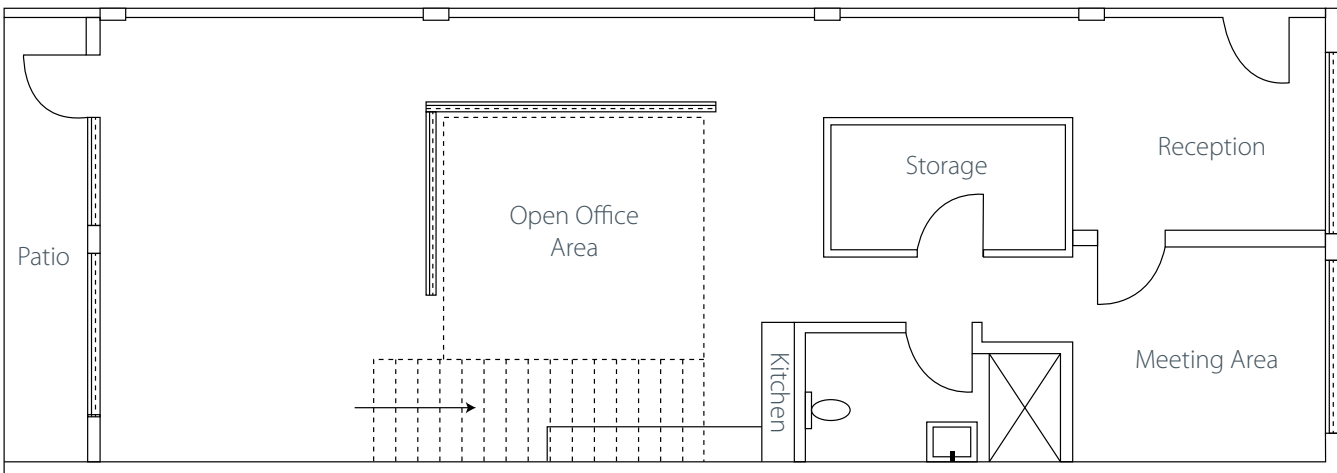
Three (3) parking stalls

## FLOORPLAN

### MEZZANINE



### THIRD FLOOR







**10 MINUTE WALK**  
to Lonsdale Quay



**12 MINUTE DRIVE**  
to Lionsgate Bridge



**10 MINUTE DRIVE**  
to Trans Canada  
Highway 1



**25 MINUTE DRIVE**  
to Downtown  
Vancouver



**15 MINUTE  
SEABUS RIDE**  
to Downtown Vancouver

Partnership. Performance.

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