



221 WEST ESPLANADE

Seymour
Health Services

Vancouver
Coastal Health

North Vancouver
Urgent & Primary Care Centre

kids &
COMPANY

Lonsdale Quay
Dental
Centre

Service
Canada

**FOR
LEASE**

221 West Esplanade
North Vancouver, BC



PRIME LOCATION IN LOWER LONSDALE

Centrally located class "A" office building in the heart of Lower Lonsdale adjacent to Lonsdale Quay, The Shipyards, Waterfront Park and the North Shore Spirit Trail.

Close to SeaBus and 25 minutes to Downtown Vancouver, the location offers stunning views of Vancouver's skyline. Close to attractions like Lonsdale Quay, The Shipyard, shops, restaurants, waterfront parks, gyms, and amenities.

AVAILABLE SPACE

Suite	Tower	Area	Type	Availability
202	West	2,509 SF	Office	Immediately
305	East	1,948 SF	Office	Immediately
402	West	6,815 SF	Office	Immediately
409	East	3,006 SF	Office	June 1, 2024

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024)

\$21.61 / SF

PARKING RATE

259 stalls

\$175/mo + applicable taxes

Ratio: 1/600sf



#202 - 221 West Esplanade, North Vancouver

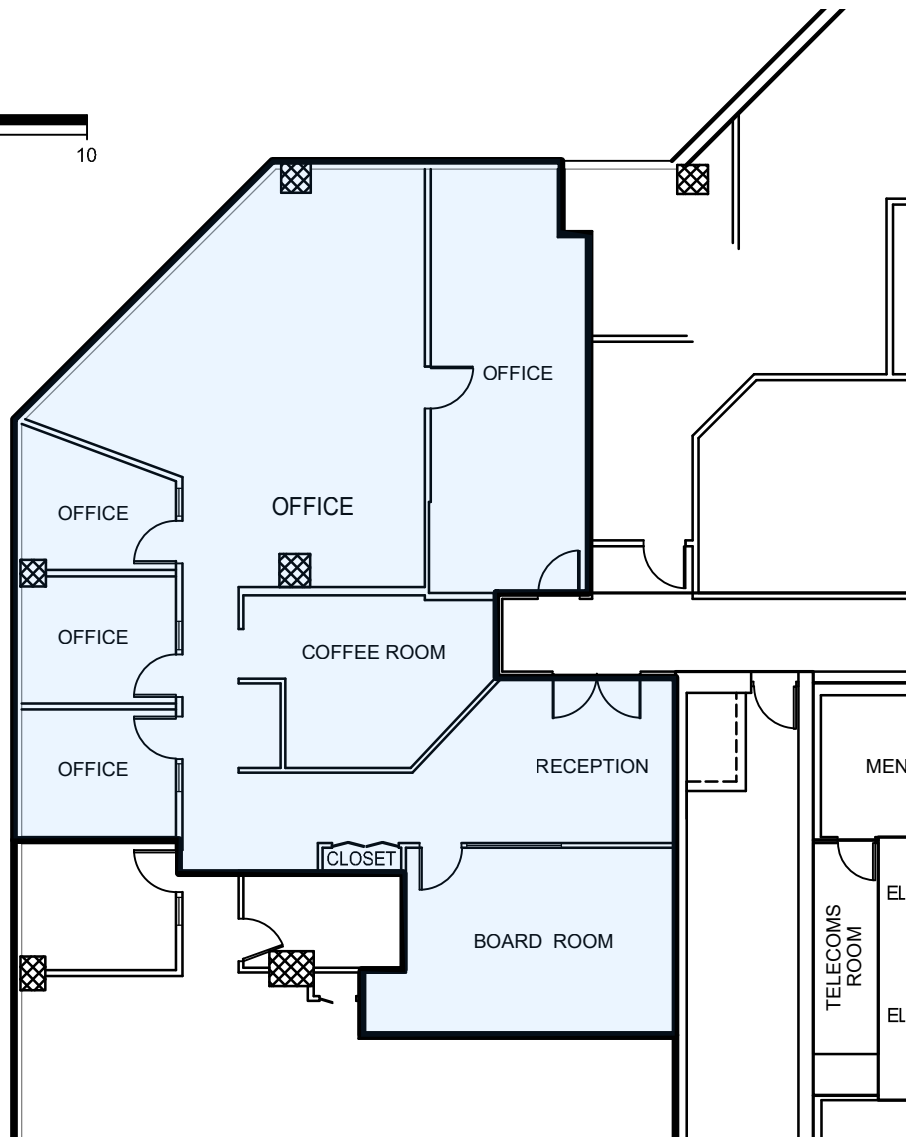
BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 2,509sf | Available Immediately

Westward views of Waterfront Park. Comfortable reception area with functional and varied layout.



SCALE 1:150



LENIA CALICO

604 220 9519

lcalico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



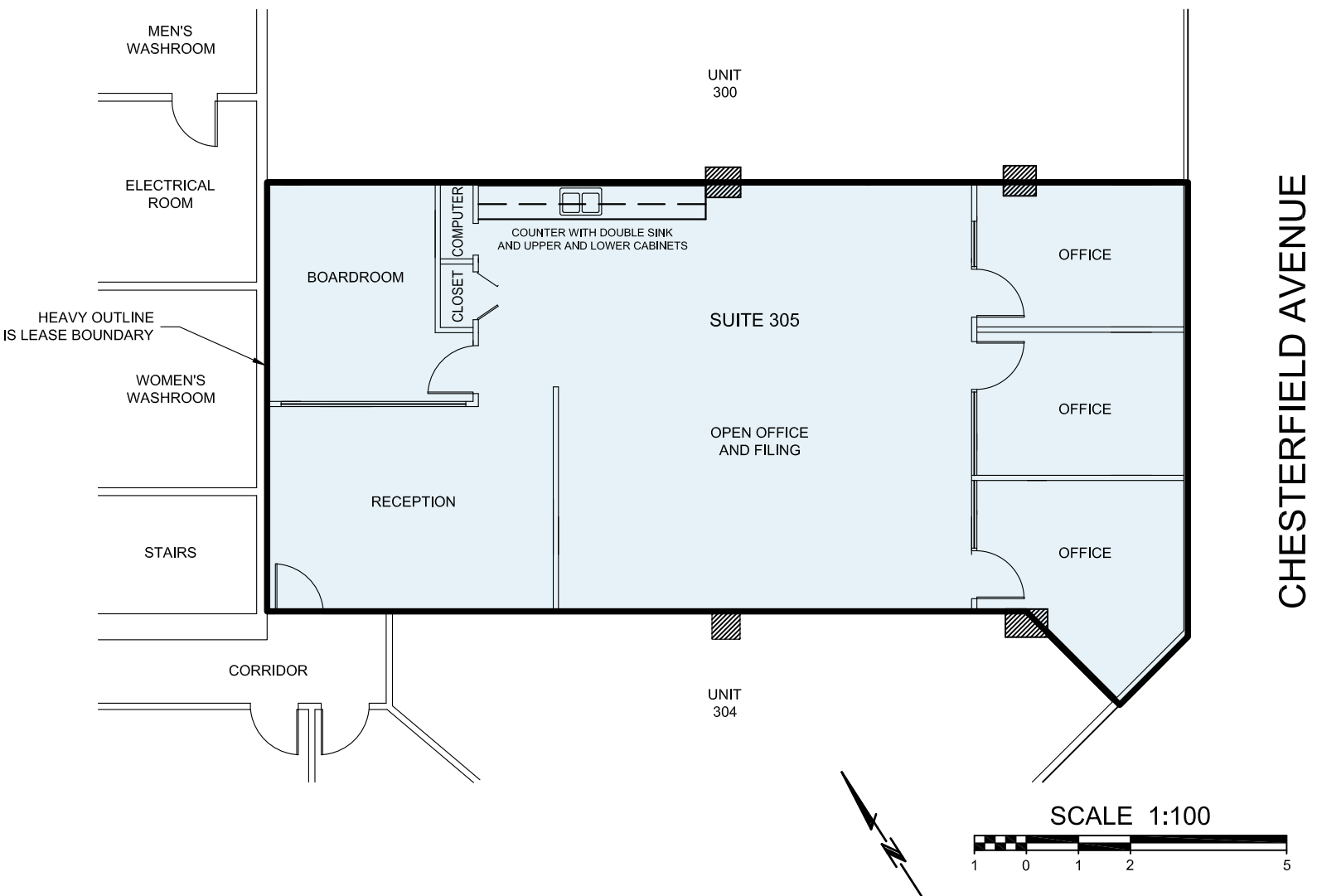
WARRINGTON PCI
MANAGEMENT

#305 - 221 West Esplanade, North Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 1,948sf | Available Immediately

Several private offices, space for boardroom, and kitchen with Eastward views.



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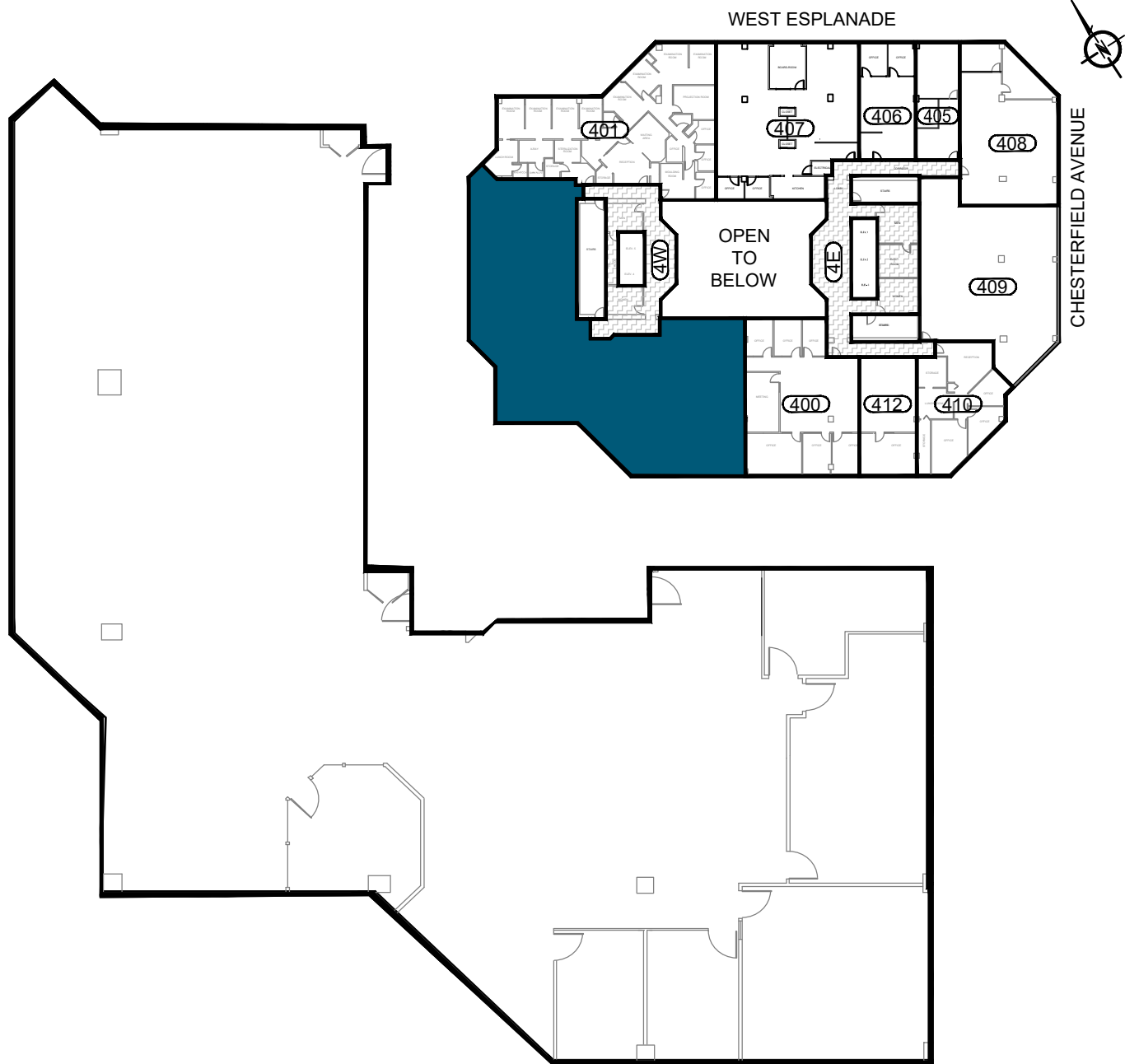
**WARRINGTON PCI
MANAGEMENT**

#402 - 221 West Esplanade, North Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 6,815sf | Availability: Q1, 2024

Large open office suitable for collaborative workspaces. Well built out. Excellent views and patio.



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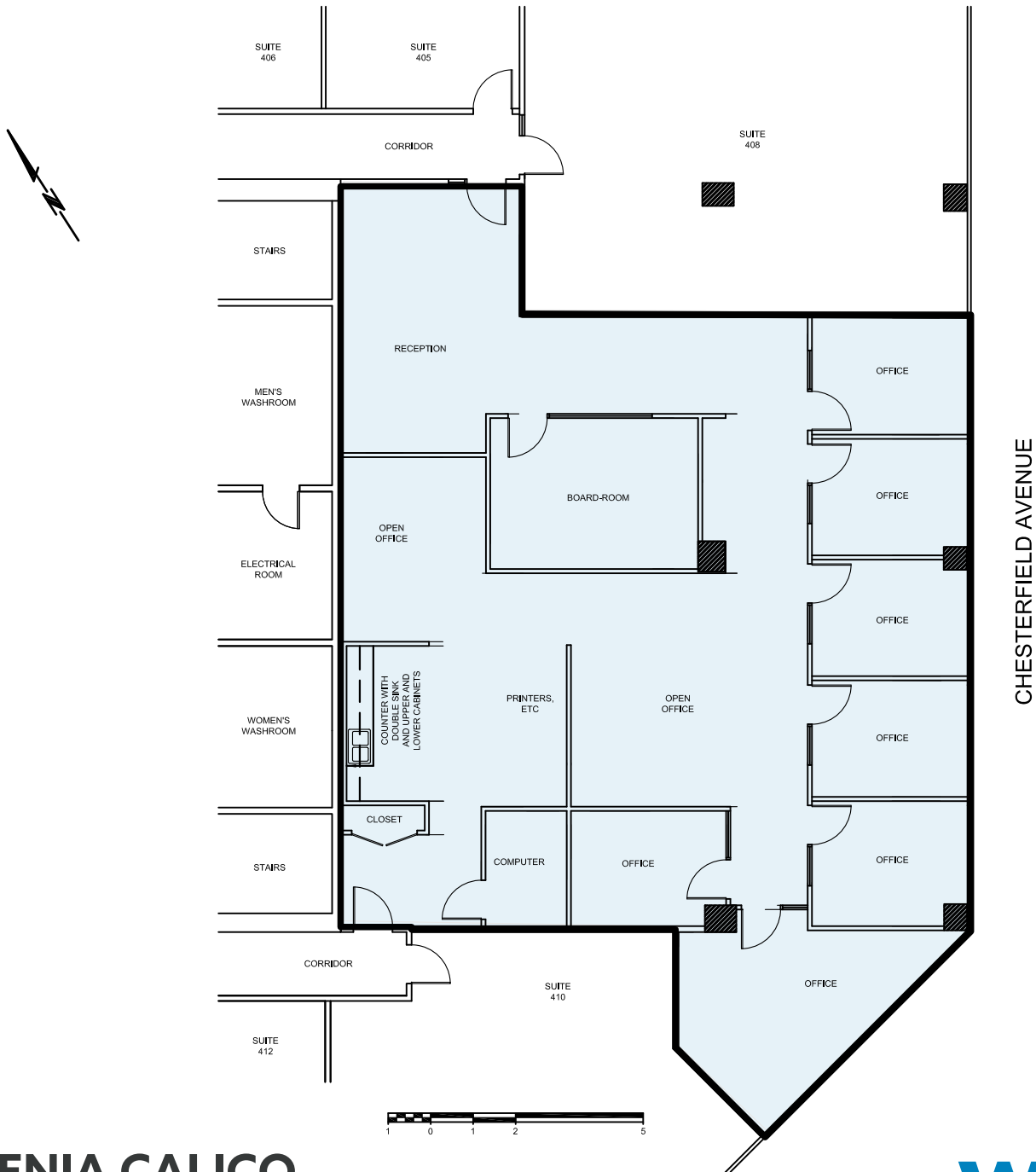
WARRINGTON PCI
MANAGEMENT

#409 - 221 West Esplanade, North Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 3,006sf | Available Immediately

Functional and well-improved office with functional layout and ample natural lighting.



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WARRINGTON PCI
MANAGEMENT

BUILDING AMENITIES

The building has undergone recent renovations to include a feature lobby entrance, upgraded common area washrooms and fitness facility.

- 6 floor office building
- 154,000 square feet GLA
- Built in 1985 and recently renovated
- 5 passenger elevators
- Parking ratio: 1/600sf
- Parking rate: \$175 + applicable taxes
- Visitor parking
- Secure bike lock-up area
- On-site security
- Childcare facility on ground floor
- Updated fitness room with lockers and showers
- Nearby transit options



Underground
Parking



Fibre Internet



Fitness Facility



On-site Security



Walk Score

73



Bike Score

75



Transit Score

64

25 minutes to
Downtown Vancouver

North Vancouver

221 West Esplanade



Waterfront
Park



Boston Pizza

Lonsdale Quay
Market



Tap & Barrel



Seabus
Terminal



PIER 7



JOEY Shipyards

12 Minutes to
Downtown
Vancouver



wpm

WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

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*Visit [our website](#) for more information and
leasing opportunities*

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