

The logo for NAI Commercial, featuring the letters 'NAI' in a stylized, bold font followed by the word 'Commercial' in a clean, sans-serif font.

**NAI Commercial**

**FOR SUBLEASE**  
310 – 221 Esplanade West  
Office Unit



**310 - 221 Esplanade West**  
North Vancouver, BC

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**NAI Commercial**

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# 310 - 221 Esplanade West

North Vancouver, BC

## Opportunity

To sublease premium office space in the vibrant heart of Lower Lonsdale, North Vancouver. This "A" Class office building sits prominently along the south side of Esplanade, offering stunning harbour views and an exceptional professional setting.

Built in 1983, the property features six floors totaling approximately 152,726 rentable square feet, with efficient average floor plates of 25,454 square feet. The building is predominantly office space, complemented by limited-service retail at street level, creating a dynamic and convenient environment.

Updated common areas, on-site security, and ample on-site parking. Ideally located just steps from Lonsdale Quay Market, The Shipyards, Waterfront Park, and the Lonsdale Quay SeaBus Terminal, this property offers unmatched accessibility and amenities in one of North Vancouver's most sought-after business districts.

## Floor Plan



## Property Details

### Unit Size

2,166 SF (plus private deck)

### Sublease Expiry

Short term sublease of 1 year preferred

### Availability

Immediate

### Year Built

1983

### Property Type

Class A

### Basic Rent

Please contact the listing agents

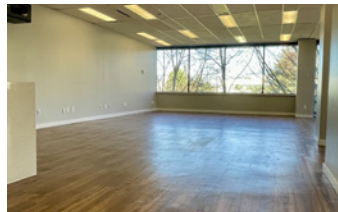
### Additional Rent

\$23.40/SF (2026 estimate)

### Parking

2 reserved stalls at the current building rate





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