

238-240 East 1st Street

North Vancouver, BC

Ground floor industrial space in Lower Lonsdale's Brewery District

For Lease: Industrial

Here is where
your business
will *grow*.



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Available Space
Main Floor: 3,962 SF

Asking Lease Rate
Contact Listing Agents
Additional Rent (2025 estimate)
\$10.00 PSF/annum

Zoning
M-4 - Industrial-Commercial

Availability
Immediate

Location

238-240 East 1st Street is centrally located in North Vancouver’s highly-sought after Lower Lonsdale neighbourhood. This location offers fantastic street exposure and is situated between St. Georges Avenue and St. Andrews Avenue on East 1st Street. There is an excellent array of nearby amenities such as breweries & cideries, restaurants and retail stores. The subject property is within walking distance to public transit access including the Lonsdale Quay bus loop and SeaBus station.

Area Highlights

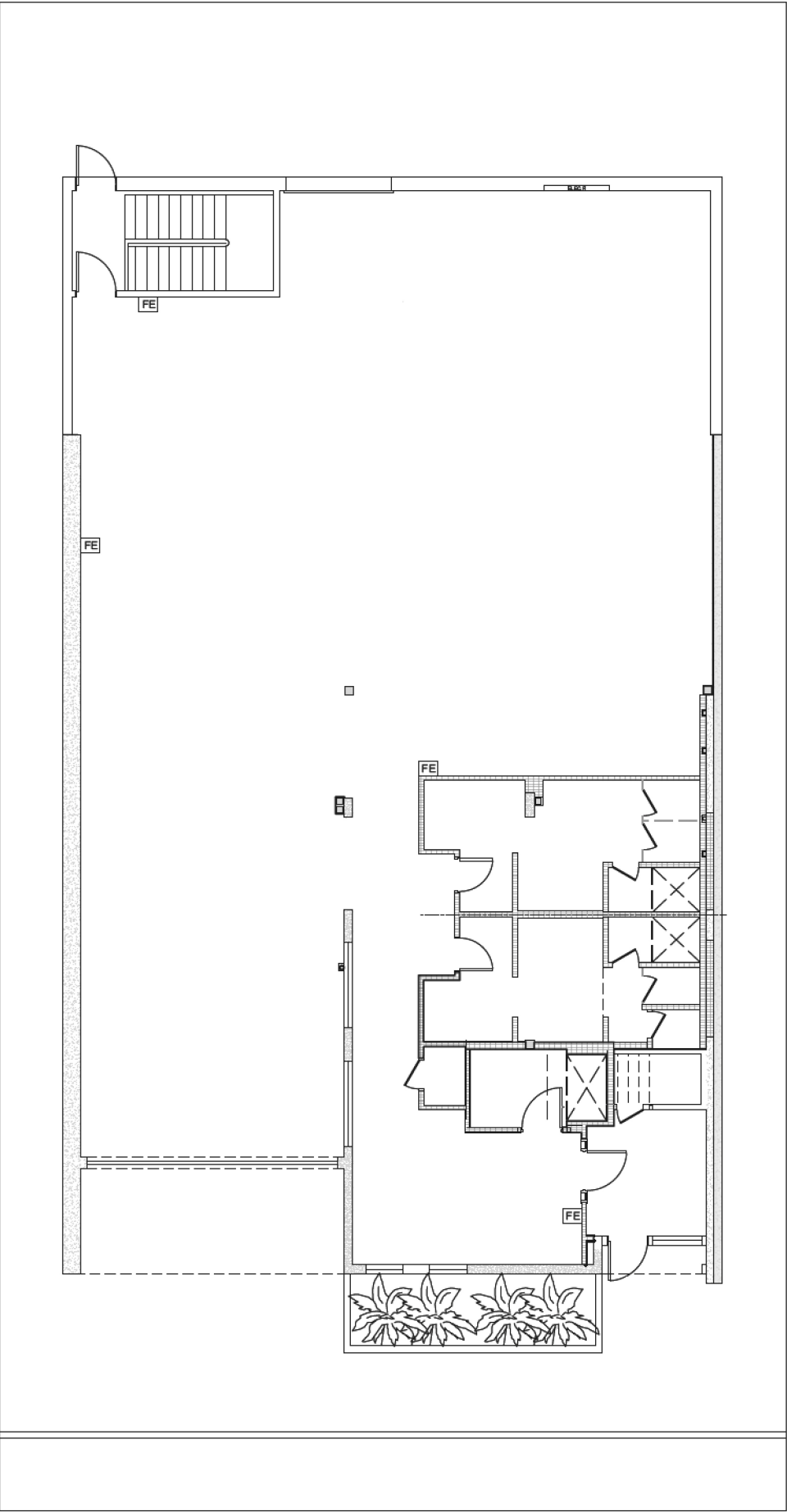
- Located in the heart of North Vancouver’s Brewery District
- Easily accessible by public transit
- Walkable distance to Lonsdale Quay Market and the Shipyards
- Surrounded by numerous nearby amenities

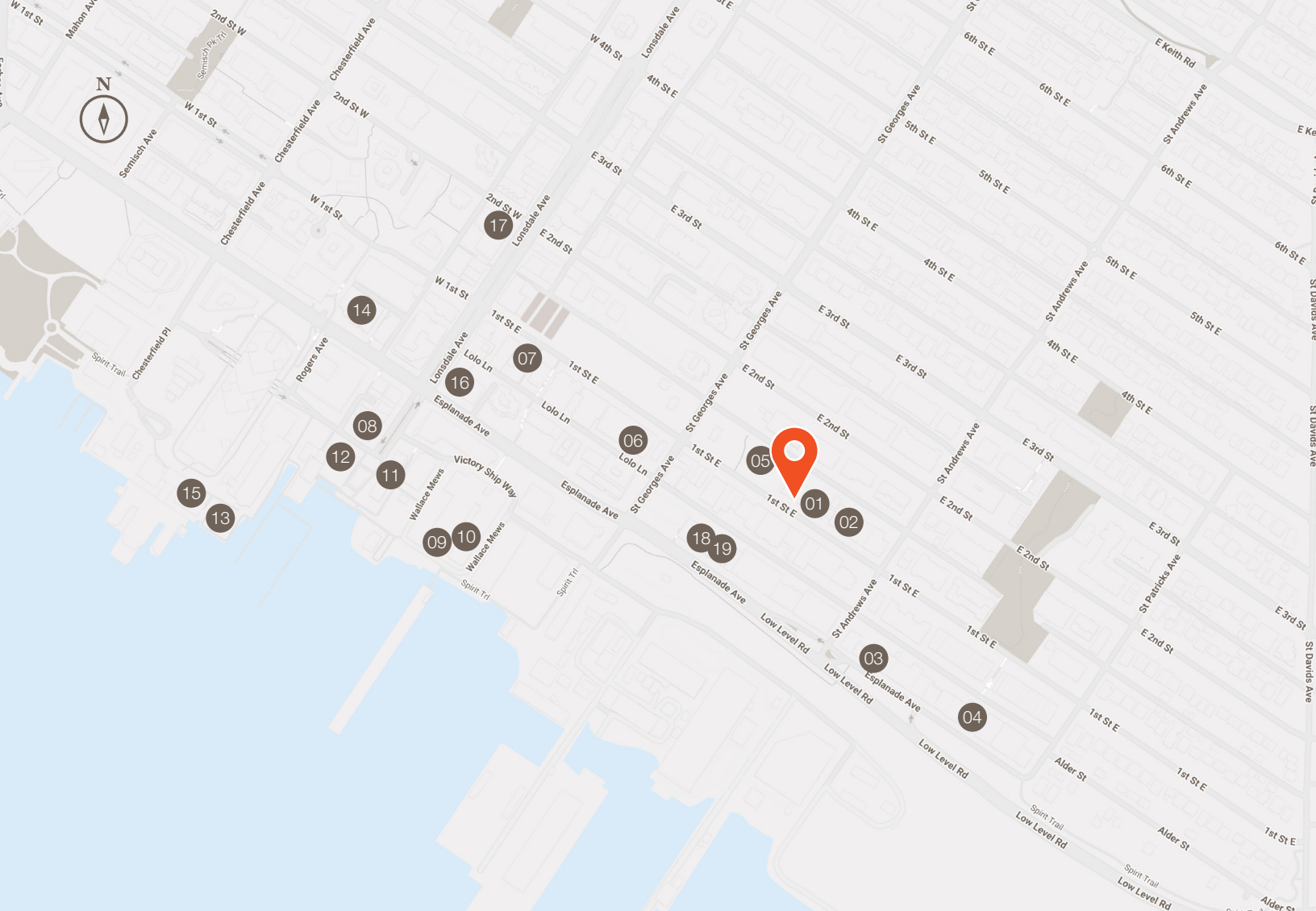


Floor Plan

Property Highlights

- Primarily open warehouse area
- Office / showroom area
- Grade loading from East 1st Street
- 11’ clear ceiling height
- 200 amp electrical





Nearby Amenities

- | | | |
|--------------------------------------|----------------------------|---------------------------------------|
| 01. Finch & Barley | 07. Streetcar Brewing | 14. Tim Hortons |
| 02. North Point Brewing Co | 08. Burgoo Bistro Lonsdale | 15. Starbucks |
| 03. Beere Brewing Company | 09. Caffè Artigiano | 16. BMO Bank of Montreal |
| 04. House of Funk Brewing | 10. JOEY Shipyards | 17. Browns Socialhouse Lower Lonsdale |
| 05. Derek Inman Public Tennis Courts | 11. Tap & Barrel Shipyards | 18. La Cervceria Astillero |
| 06. The Gull Bar and Kitchen | 12. The Polygon Gallery | 19. Garden of Granite Winery |
| | 13. Lonsdale Quay Market | |

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