



# For Lease

## 177 - 171 West Esplanade

North Vancouver

3,648 sq.ft. of Retail / Office Space

**BABYCH** GROUP  
COMMERCIAL

177 - 171 West Esplanade  
North Vancouver

# Opportunity

Located at 171 West Esplanade this bright retail / office space is ideally situated just west of Lonsdale Avenue. The Lonsdale Quay, SeaBus terminal, and the vibrant Shipyards District all within walking distance. The area offers a dynamic mix of shops, cafes, restaurants, and daily amenities. This unit features a bright reception area in addition to multiple offices and a kitchenette / breakroom.

## Property Details

**Office Size:**  
3,648 sq.ft.

**Zoning:**  
CD-025

**Basic Rent:**  
\$32.00 per sq.ft.

**Additional Rent:**  
\$18.76 per sq.ft.

**Parking:**  
4 stalls at \$175.00 per stall, per month plus applicable taxes

## Unit Features

- Reception area
- Boardroom
- Open plan with 3 Offices
- Kitchenette
- In-suite janitorial included
- Utilities included
- Ready to move in

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## Nearby Amenities

- Waterfont Park
- Lonsdale Quay
- The Shipyards
- Seabus Terminal
- Brewery District
- Tap & Barrel
- Joey's Shipyards
- Bank of Montreal
- TD Canada Trust
- CIBC
- RBC
- Scotiabank
- Lower Lonsdale



## Location



## Contact Agents

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