



HARBOURVIEW
BUILDING QUALITY FOR LIFE

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FOR SALE



EAST ESPLANADE

NORTH SHORE CONTEMPORARY INDUSTRIAL

Brand new strata-titled office and light industrial units

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350 & 370

EAST ESPLANADE
NORTH VANCOUVER, BC



350 & 370 | EAST ESPLANADE NORTH VANCOUVER, BC

Property Summary

Municipal Address

350 East Esplanade, North Vancouver, BC

370 East Esplanade, North Vancouver, BC

Available Areas

Flex industrial / office units from
966 sf to 4,246 sf

Office units from 1,317 sf to 7,522 sf

Availability

Estimated completion – Q1-2017

Zoning

M-4 Industrial uses and most
general office uses* permitted

*contact agent for permitted office uses

Features

- Air-conditioned throughout
- Elevator serviced
- Solid concrete construction
- Showers in each unit
- 3rd floor office units have south facing patios
- Spectacular views

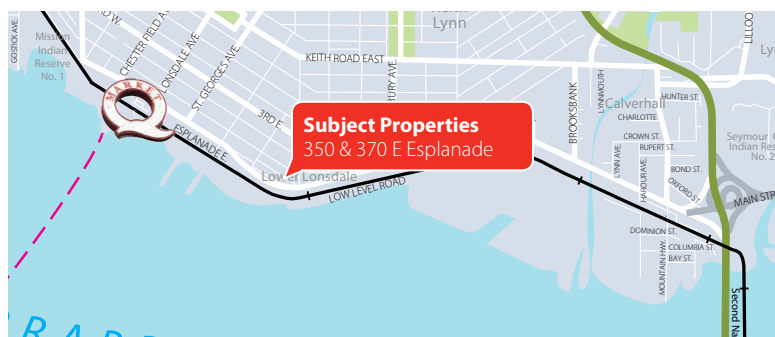
Additional Information

www.EastEsplanade.ca

www.HarbourviewProjects.ca

Location

350 and 370 East Esplanade are located on the north side of East Esplanade mid-block between St Andrews Avenue and St Patricks Avenue and 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 and the SeaBus terminal. In addition to excellent access to public transit, the immediate area corridor offers food services, retail stores, financial institutions and many other amenities all within walking distance. This area is seeing significant new mixed use developments being constructed and the City of North Vancouver is investing in the revitalization of the historic Shipbuilders Plaza at the foot of Lonsdale.



Amenities

Lower Lonsdale is a popular destination offering views of the downtown Vancouver skyline and is home to Lonsdale Quay Market which offers over 80 specialty shops and services situated on North Vancouver's waterfront. The following are a sample of local and national retailers and restaurants in the immediate vicinity of 350 and 370 East Esplanade:

- | | | |
|----------------------|-------------------|--------------------------|
| - Starbucks | - Boston Pizza | - Pier 7 |
| - TD Canada Trust | - IGA Marketplace | - Green Leaf Brewing Co. |
| - Tim Hortons | - Quattro | - COBS Bread |
| - Bank of Montreal | - Raglan's | - Tap & Barrel |
| - Burgoo | - Fish Works | |
| - Shoppers Drug Mart | - The District | |





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Price List

350 East Esplanade

| Unit | Area* | Price** |
|--------------------------------|------------------------------|--|
| Ground Floor (Esplanade Level) | | |
| 101 | 2,230 sf | Contact Agent Regarding Future Release |
| 102 | 1,390 sf | Contact Agent Regarding Future Release |
| Second Floor (Lane Level) | | |
| 201 | 1,117 sf | SOLD |
| 202 | 1,253 sf | UNDER OFFER |
| 203 | 1,304 sf | Contact Agent Regarding Future Release |
| Third Floor Plus Mezz. | | |
| 301 | 2,363 sf (inc. 858 sf mezz.) | Contact Agent Regarding Future Release |
| 302 | 1,776 sf (inc. 590 sf mezz.) | UNDER OFFER |
| 303 | 1,847 sf (inc. 612 sf mezz.) | Contact Agent Regarding Future Release |

370 East Esplanade

| Unit | Area* | Price** |
|--------------------------------|------------------------------|--|
| Ground Floor (Esplanade Level) | | |
| 101 | 1,880 sf | Contact Agent Regarding Future Release |
| 102 | 1,132 sf | UNDER OFFER |
| 103 | 1,208 sf | UNDER OFFER |
| Second Floor (Lane Level) | | |
| 201 | 1,146 sf | UNDER OFFER |
| 202 | 927 sf | UNDER OFFER |
| 203 | 1,071 sf | UNDER OFFER |
| 204 | 1,071 sf | UNDER OFFER |
| 205 | 1,142 sf | UNDER OFFER |
| Third Floor Plus Mezz. | | |
| 301 | 1,835 sf (inc. 649 sf mezz.) | Contact Agent Regarding Future Release |
| 302 | 1,230 sf (inc. 370 sf mezz.) | Contact Agent Regarding Future Release |
| 303 | 1,521 sf (inc. 511 sf mezz.) | UNDER OFFER |
| 304 | 1,521 sf (inc. 511 sf mezz.) | Contact Agent Regarding Future Release |
| 305 | 1,648 sf (inc. 545 sf mezz.) | Contact Agent Regarding Future Release |

* unit sizes may vary ** prices subject to adjustment





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