

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.



Lennard:

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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



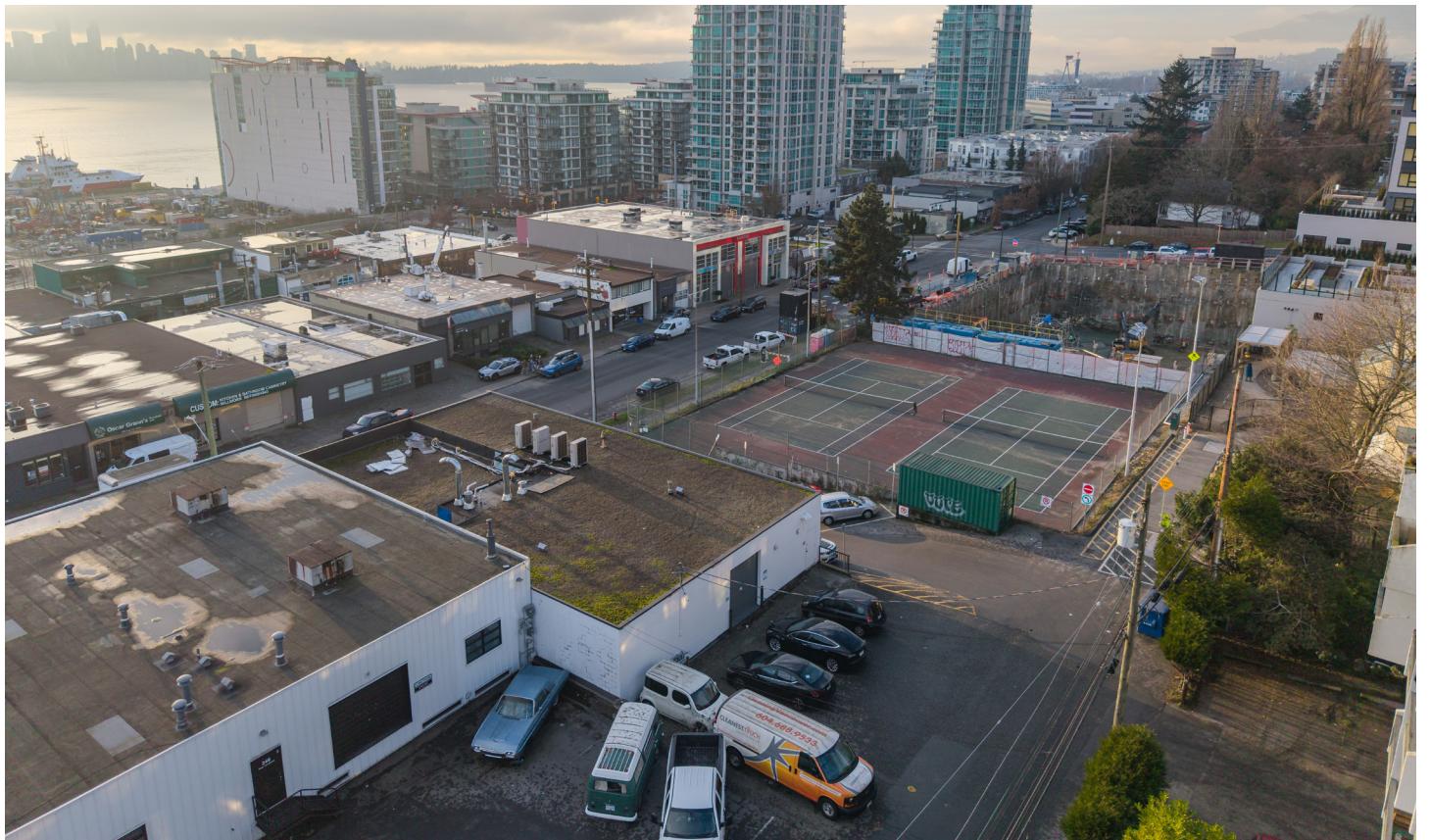
Zoning

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.

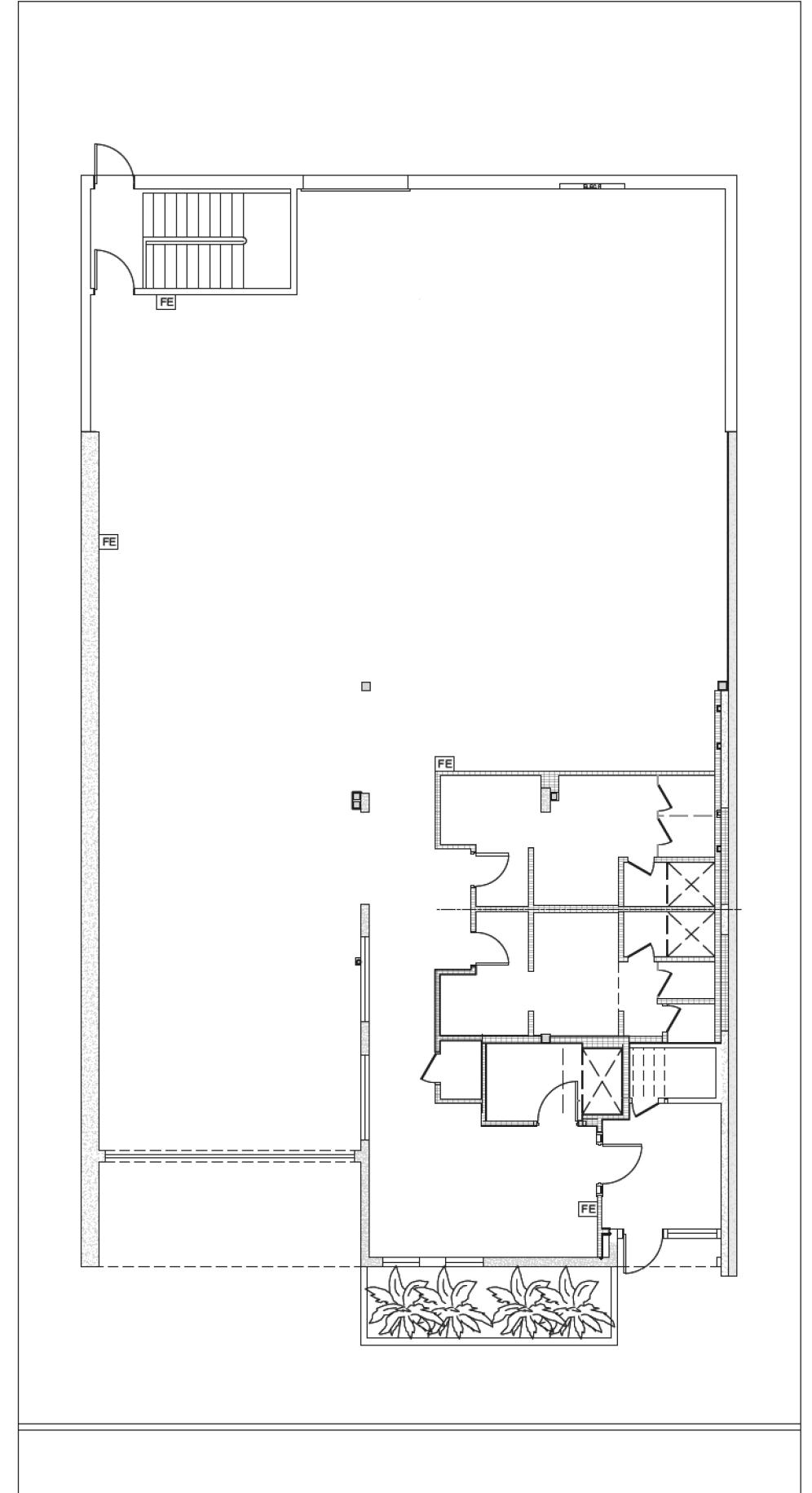
Area Highlights

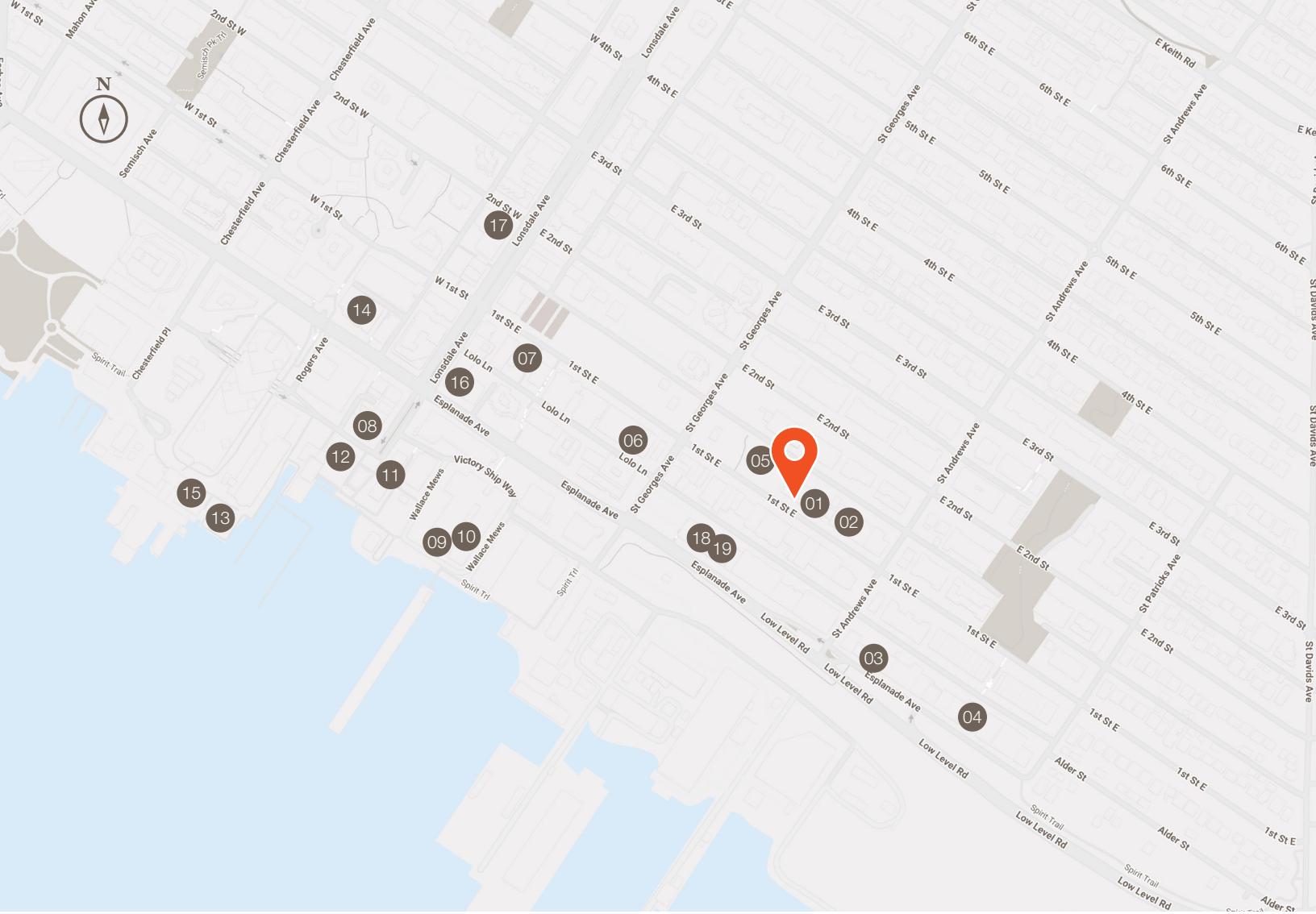
- Located in the heart of North Vancouver's Brewery District
- Easily accessible by public transit
- Walkable distance to Lonsdale Quay Market and the Shipyards
- Surrounded by numerous nearby amenities

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

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