

CBRE



ProjectWonder

by porte1

FOR LEASE

Meet Aristotle

Where discovery leads to change

Main Floor



1308 ADANAC ST. VANCOUVER BC, CANADA

Located minutes from the new St. Paul's Hospital campus, and 1 block north of Venables & Clark Drive intersection

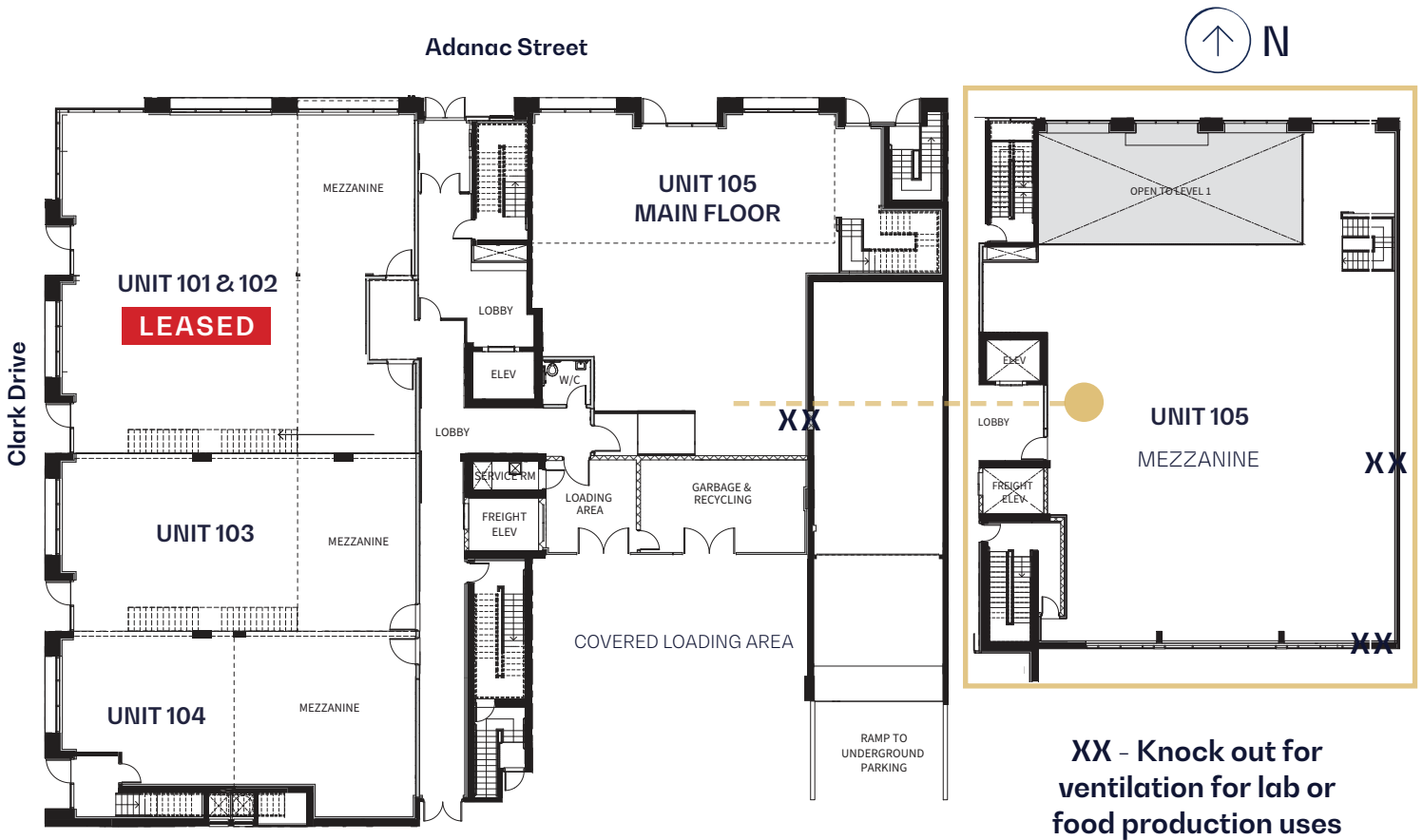
Main Floor

1308 Adanac Street, Vancouver

Unit	Main Floor	Mezzanine	Total Unit Size	Monthly Rent (triple net)
101&102	LEASED			
103	1,575 SF	688 SF	2,263 SF	\$5,658
104	1,800 SF	1,289 SF	3,089 SF	\$7,723
105	2,929 SF	6,448 SF	9,377 SF	Contact Listing Agents

*More units are available on the upper floors. Contact listing agents for more info.

**Unit 105 features allowances on the main floor and mezzanine for ventilation of future lab or food production use.



XX - Knock out for ventilation for lab or food production uses

*not to scale



Features & Building Amenities

Main Floor - 1308 Adanac Street, Vancouver



Corner location, prime exposure to Adanac Street and Clark Drive
Located on Union-Adanac Bike Corridor



Stunning views of the North Shore mountains



Ceiling heights up to 32' on the Main floor.



Minimum 200 amps 3-phase electrical service per unit



Fan coil HVAC units provided to all units



Freight and passenger elevator access



4,380 SF common rooftop patio



Bicycle storage lockers and end of trip facilities



2 levels secured underground parking, 76 parking stalls available at market rates.



LOADING AREA



COMMON ROOFTOP PATIO



THE VIEW

I-2 ZONING

Allows a wide range of light industrial and general office uses including wholesale, production, showroom, laboratory studios and medical, dental, legal, real estate and finance/accounting offices

AVAILABILITY

Immediate

TENANT IMPROVEMENT ALLOWANCE

Available Contact Leasing Agents

LEASE RATES

From \$30 PSF, Triple Net

TAX & OP COSTS

\$11.00 PSF (2024 estimated)

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