

CBRE



ProjectWonder

by portē

FOR LEASE

Meet Aristotle

Where discovery leads to change

Upper Floors



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

Third Floor

1308 Adanac Street, Vancouver

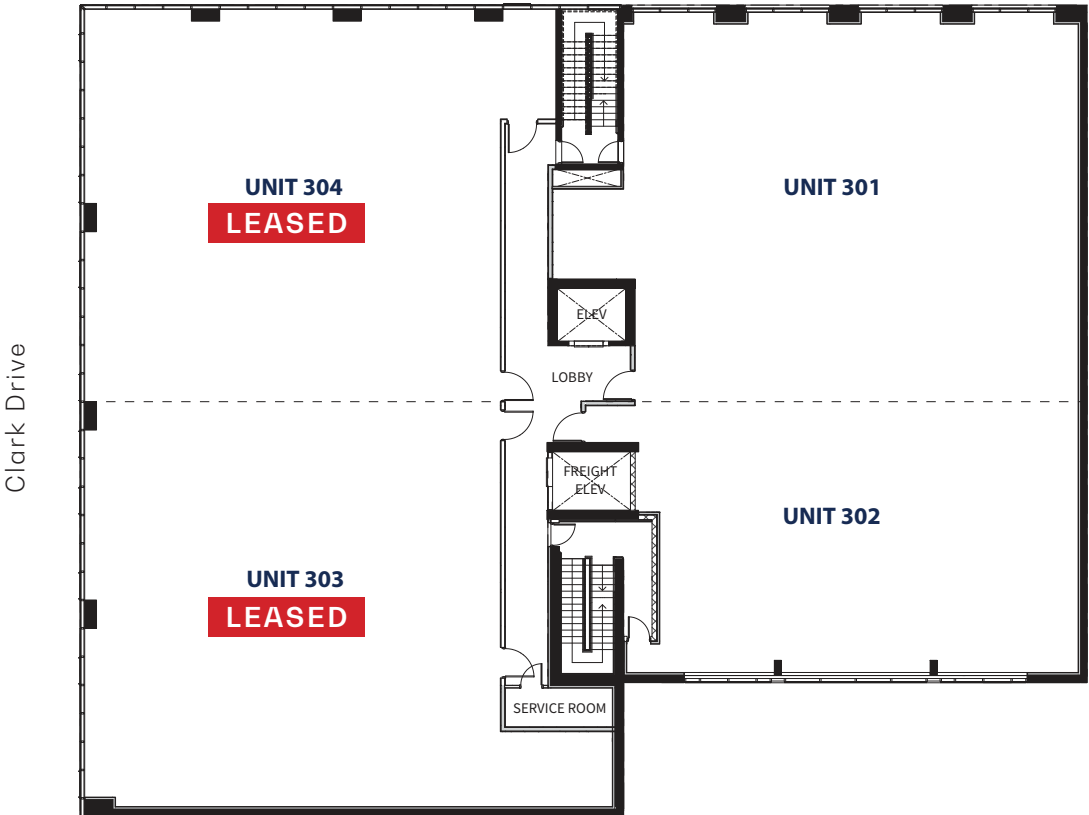
Unit	Unit Size
301	2,877 SF
302	4,458 SF
303**	LEASED
304**	LEASED

**Unit 303, 304 & 401 – Sublease opportunities available

***Level 5 - Demising options available



Adanac Street



*not to scale



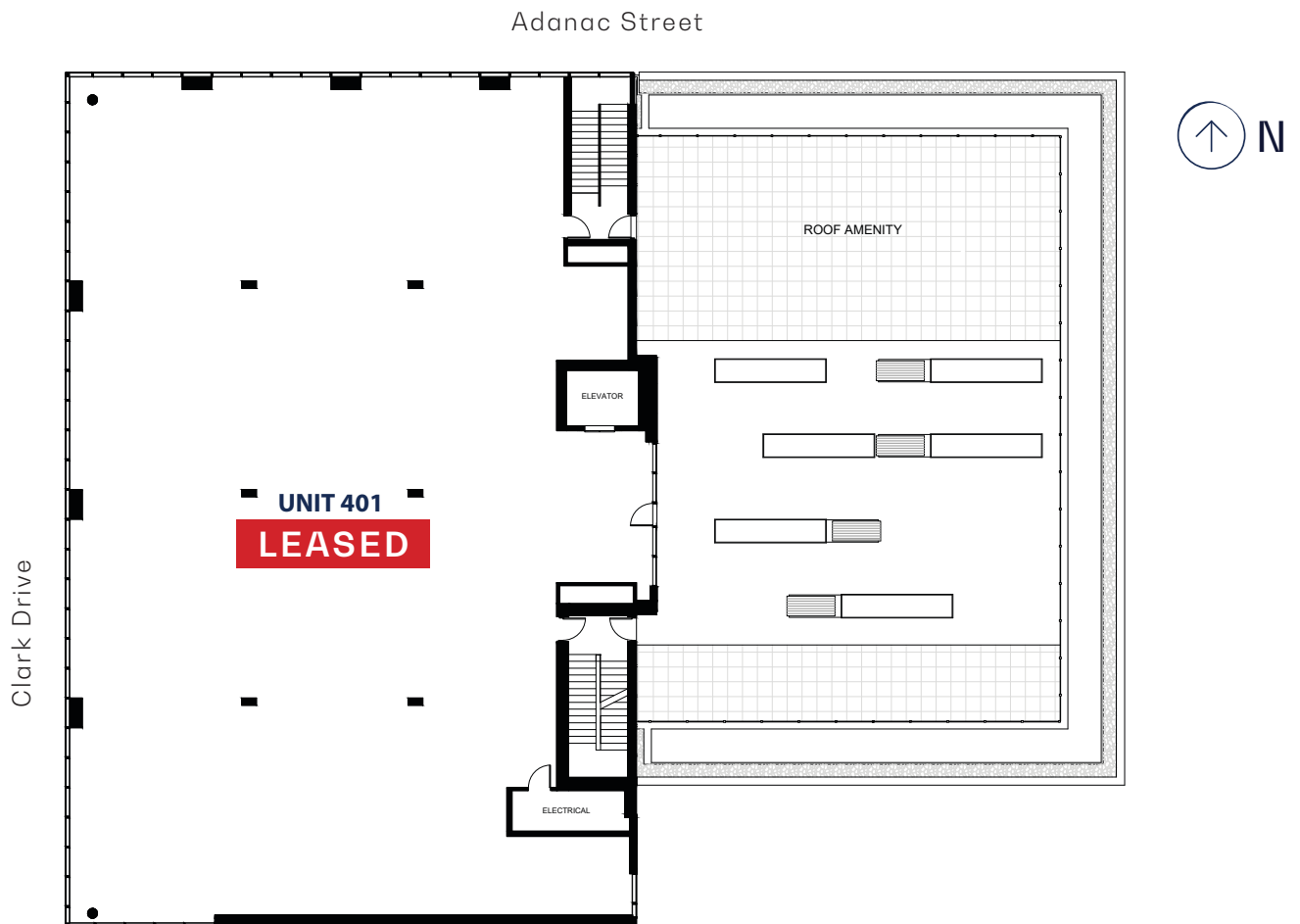
Fourth Floor

1308 Adanac Street, Vancouver

Unit	Unit Size
401	LEASED

**Unit 303, 304 & 401 - Sublease opportunities available

***Level 5 - Demising options available



*not to scale

Fifth Floor

1308 Adanac Street, Vancouver

Unit	Unit Size
501***	9,329 SF

**Unit 303, 304 & 401 – Sublease opportunities available

***Level 5 - Demising options available



*not to scale



Features & Building Amenities

Upper Floors - 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

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)



THE VIEW

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