



NEW RATE!

FOR LEASE

430 RAILWAY STREET

PRIME OFFICE | LIGHT INDUSTRIAL | SHOWROOM DESIGN PREMISES



COMMERCIAL REAL ESTATE SERVICES

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

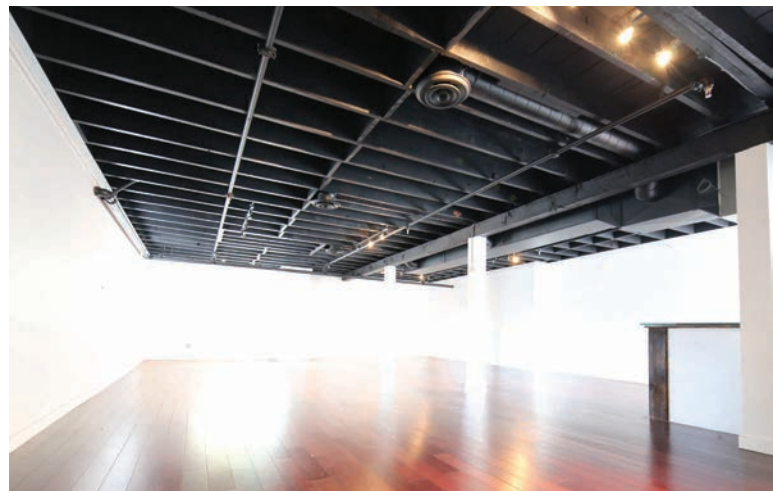
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LOCATION

The subject property is located in the historic and exemplary Railtown District. The area is a creative enclave which has quickly emerged as one of Vancouver's leading design districts. With several of the city's most renowned homegrown businesses such as Aritzia and Herschel Supply Co. based in the area, Railtown has become a thriving home to a number of Vancouver's creative entrepreneurs. The district has also seen the concentration of some of Vancouver's top dining destinations, including Ask For Luigi, Vancouver Urban Winery, Belgard Kitchen, as well as Railtown Café. Additionally, the area houses several established trade-focused interior design firms including Inform Contract, Dossier and Finlay and Kath Inc., among others. With character light industrial buildings and several commercial developments slated for the immediate future, Railtown is a strategic location just east of Gastown and minutes to the Downtown core.



FEATURES

- Prime location in the heart of Vancouver's coveted Railtown district
- Well-maintained building offers rustic industrial charm combined with modern design elements
- Fob-secured building with intercom access for visitors
- Character units featuring polished hardwood floors, exposed beam ceilings, and skylights
- Fully-distributed HVAC with individual controls
- Small format units available immediately with the potential for future expansion within the building
- Favourable I-4 (Historical Industrial) zoning allows for a variety of uses

UNIT	RENTABLE AREA ¹	ASKING RENT	ADDITIONAL RENT	GROSS RENT ²
250	1,166 SF (approx.)	\$20 \$16.00 PSFPA	\$10.74 (2020 est.)	\$2,598.24/month + GST
260	1,434 SF (approx.)	\$20 \$16.00 PSFPA	\$10.74 (2020 est.)	\$3,195.43/month + GST

¹All sizes are approximate and subject to remeasurement

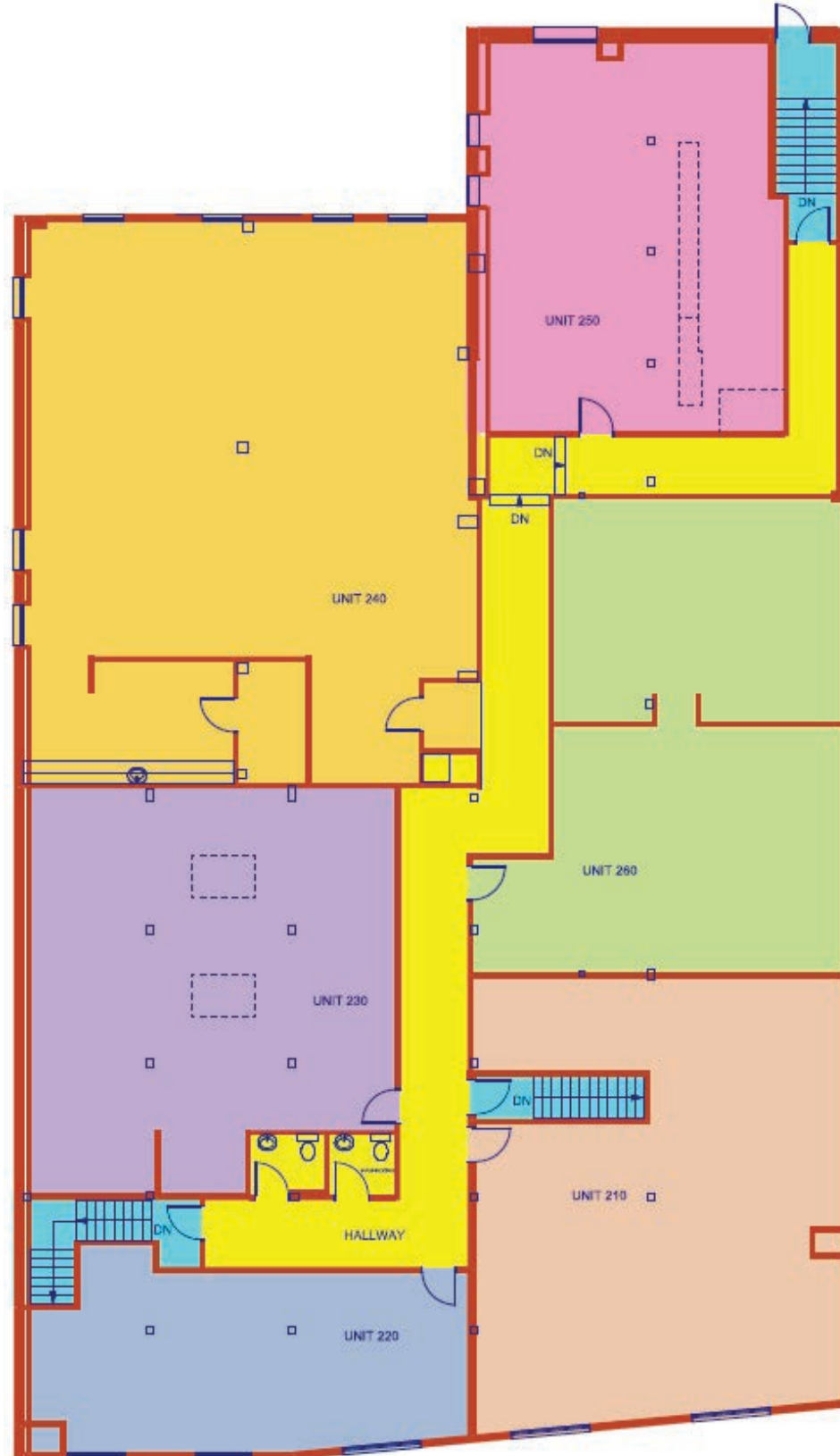
²Gross rents currently equates to this amount. Leases to be fully triple net.

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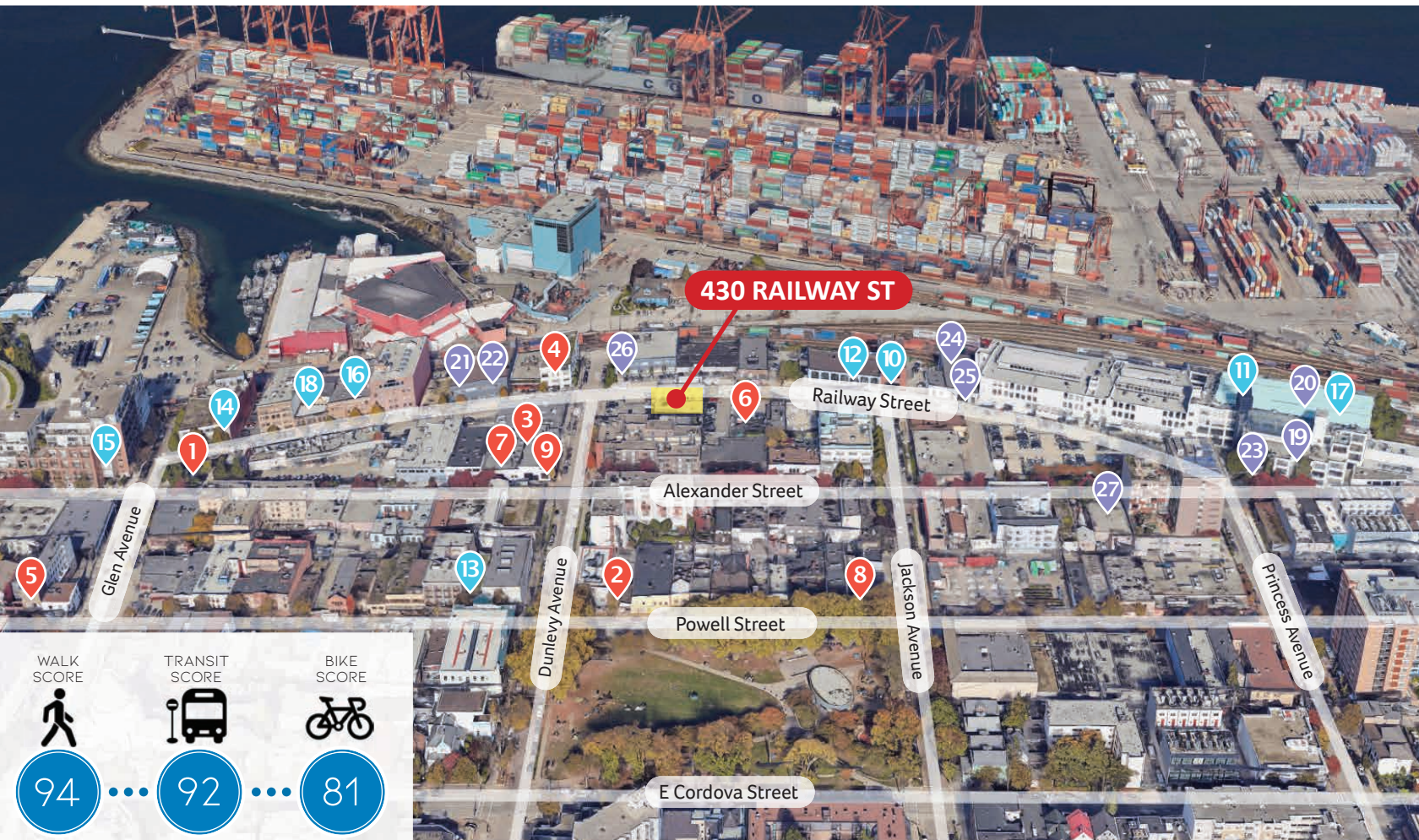
FLOORPLAN



*Floor plan may not be 100% accurate and is subject to verification.

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RESTAURANTS/BREWERIES/CAFÉS

1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Railtown Café
5. Cuchillo
6. JJ Bean
7. Postmark Brewing
8. The Uncommon Cafe
9. Vancouver Urban Winery

TECHNOLOGY

10. Didjet Inc.
11. The Level
12. Spot Solutions
13. Octopus Studios
14. Goldtooth
15. Railtown Media Inc.
16. Kashoo
17. Will Creative Inc.
18. Domain7 Solutions

DESIGN/OFFICE

19. Aritzia Head Office
20. Herschel Supply
21. Form3 Design Inc.
22. Inform Contract
23. Dossier
24. Finlay and Kath Inc.
25. Andlight
26. Bensen Manufacturing
27. Creative Coworkers



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