



**LOWEST RATE IN  
RAILTOWN!**

# FOR LEASE 430 RAILWAY STREET

PRIME RAILTOWN LIGHT INDUSTRIAL/SHOWROOM OPPORTUNITY



**corbel**

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

- Full main level commercial premise in the heart of Railtown
- Ideal for a showroom, food & beverage production/retail, or creative products manufacturing
- Incredible signage potential along Railway Street
- Excellent ceiling heights throughout
- Garage overhead door access from Railway Street
- Secure gated loading area directly into the premises at rear through an overhead door
- Exposed beams and concrete flooring throughout
- Potential for commercial venting access for a commercial kitchen
- Onsite parking available

<b>RENTABLE AREA:*</b>	8,775 SF (approx.)
<b>BASIC RENT:</b>	\$16 <b>\$8.00 PSFPA</b>
<b>ADDITIONAL RENT:</b>	\$10.74 (2020 est.)
<b>GROSS RENT:</b>	<b>\$13,703.63/month + GST</b>
<b>ZONING:</b>	I-4 (Historical Industrial)
<b>AVAILABILITY:</b>	Immediately



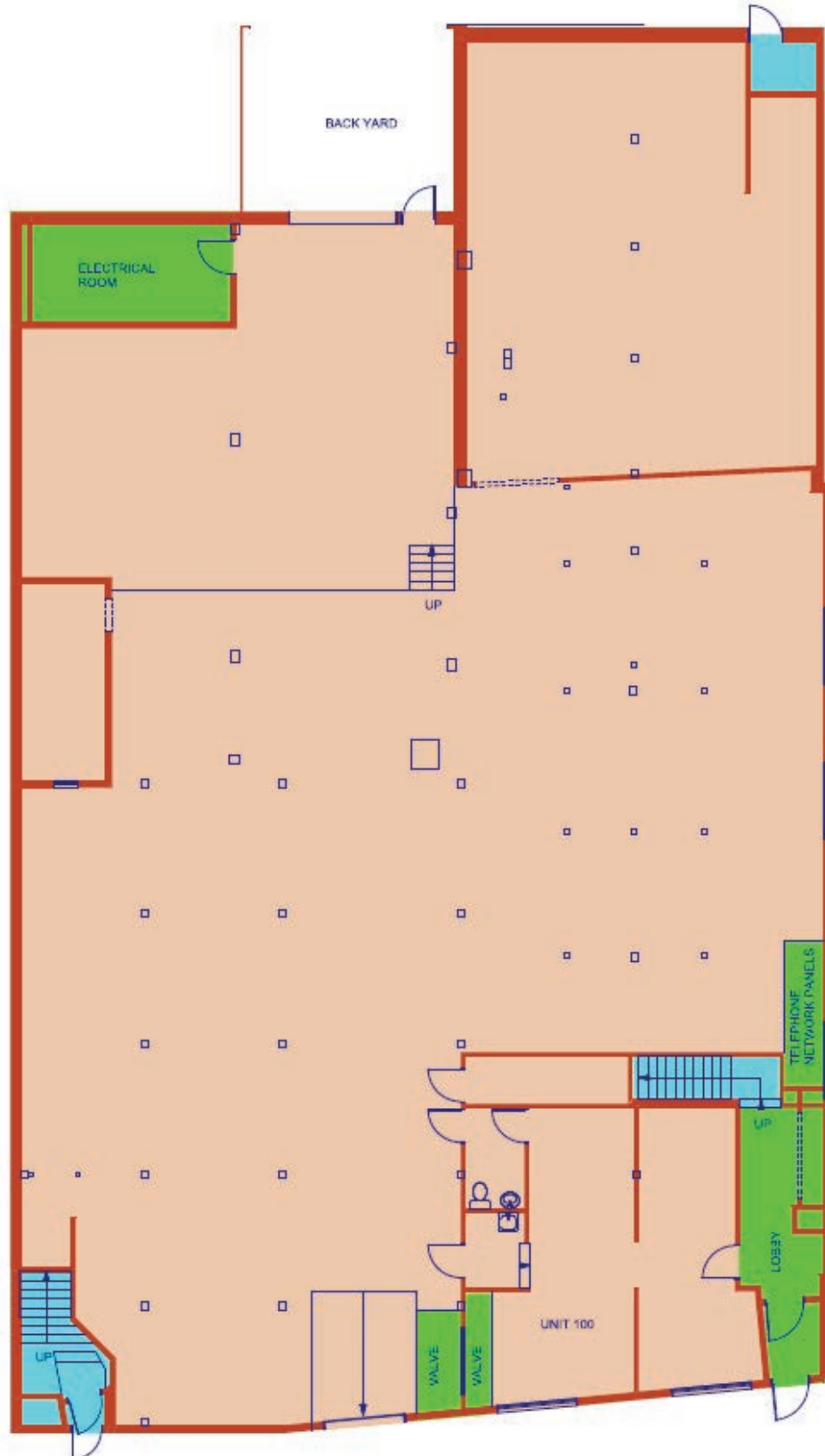
\*All sizes are approximate and subject to verification.

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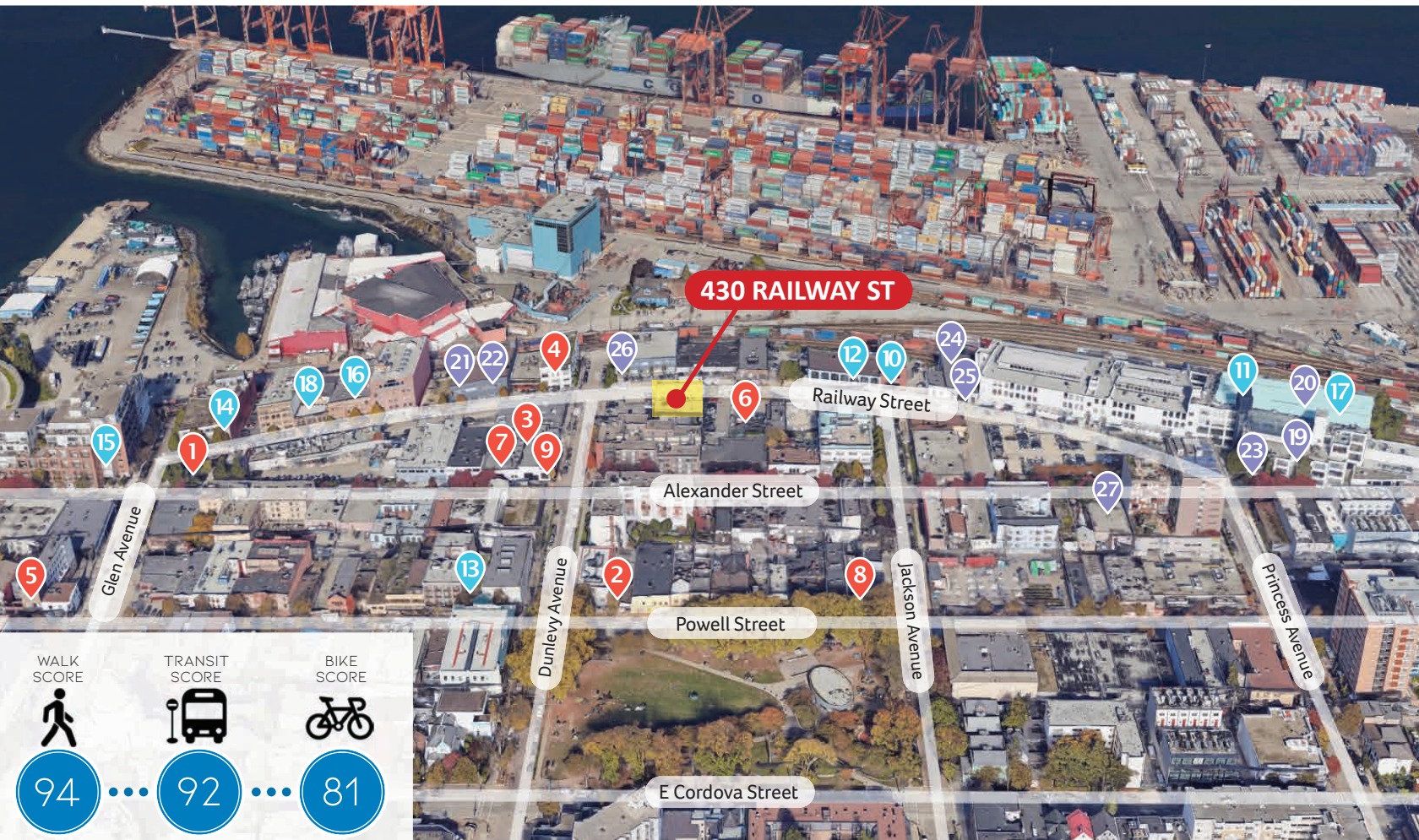
## FLOORPLAN



\*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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