



FOR SUBLEASE
248 E GEORGIA STREET
PRIME CHINATOWN RESTAURANT OPPORTUNITY



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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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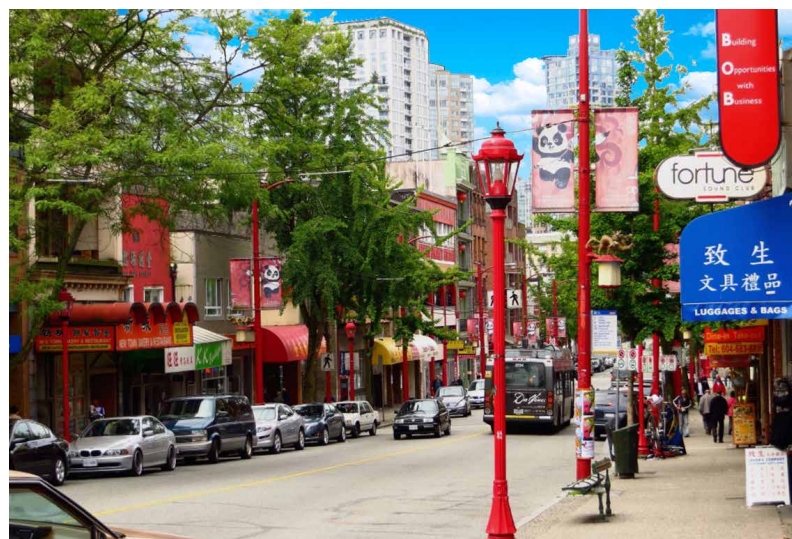
LOCATION

Chinatown is one of Vancouver's most exciting neighbourhoods, rich in history and filled with new and trendy places to live, work, and shop. Located on East Georgia Street between Main Street and Gore Avenue, this emerging street houses several notable eateries including Kissa Tanto, The Ramen Butcher, Matchstick Coffee, with the subject property directly adjacent to the famed Phnom Penh. The area at large is growing rapidly, with approximately 100,000 SF of mixed-use development having been recently completed. With the future St. Paul's Hospital located just two blocks to the south and several boutique developments slated for the coming years, this unique opportunity is strategically located in one of Vancouver's most dynamic neighborhoods.

FEATURES

- Outstanding frontage along East Georgia Street with good vehicle and pedestrian traffic
- Delivered as an approved Food Primary premises with restaurant base building infrastructure to be installed
- Access to vent shaft for a full commercial kitchen
- Excellent ceiling heights with sliding glass door façade
- Abundant street parking in the immediate area
- Centrally located, within steps of several completed and slated mixed-use developments

SIZE:*	2,623 SF (approx.)
BASIC RENT:	\$40.00 PSFPA
ADDITIONAL RENT:	\$10.00 (2020 est.)
GROSS RENT:	\$10,929/month + GST
ZONING:	HA-1A (Chinatown Historic Area)
SUBLEASE EXPIRY:	February 28, 2025
AVAILABILITY:	On notice

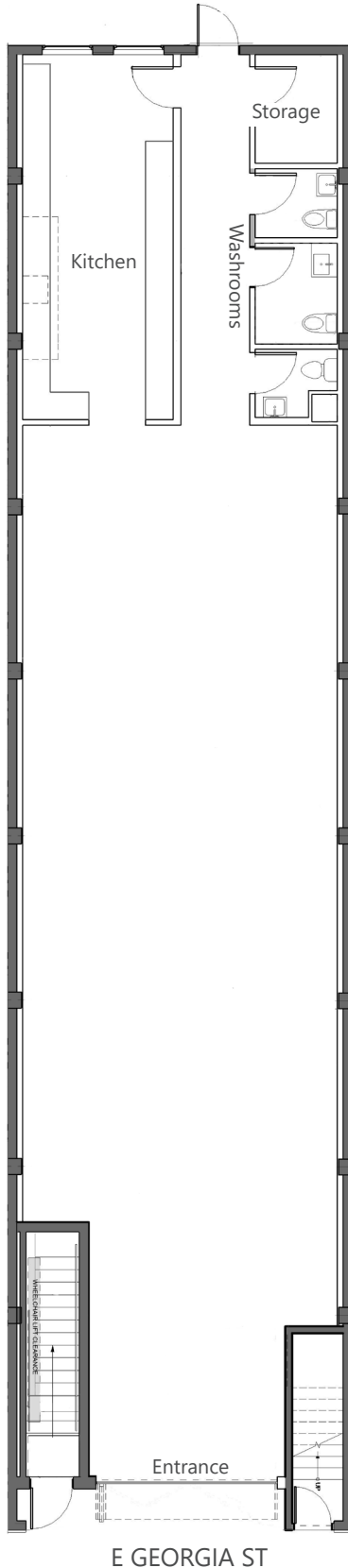


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PROPOSED FLOOR PLAN¹

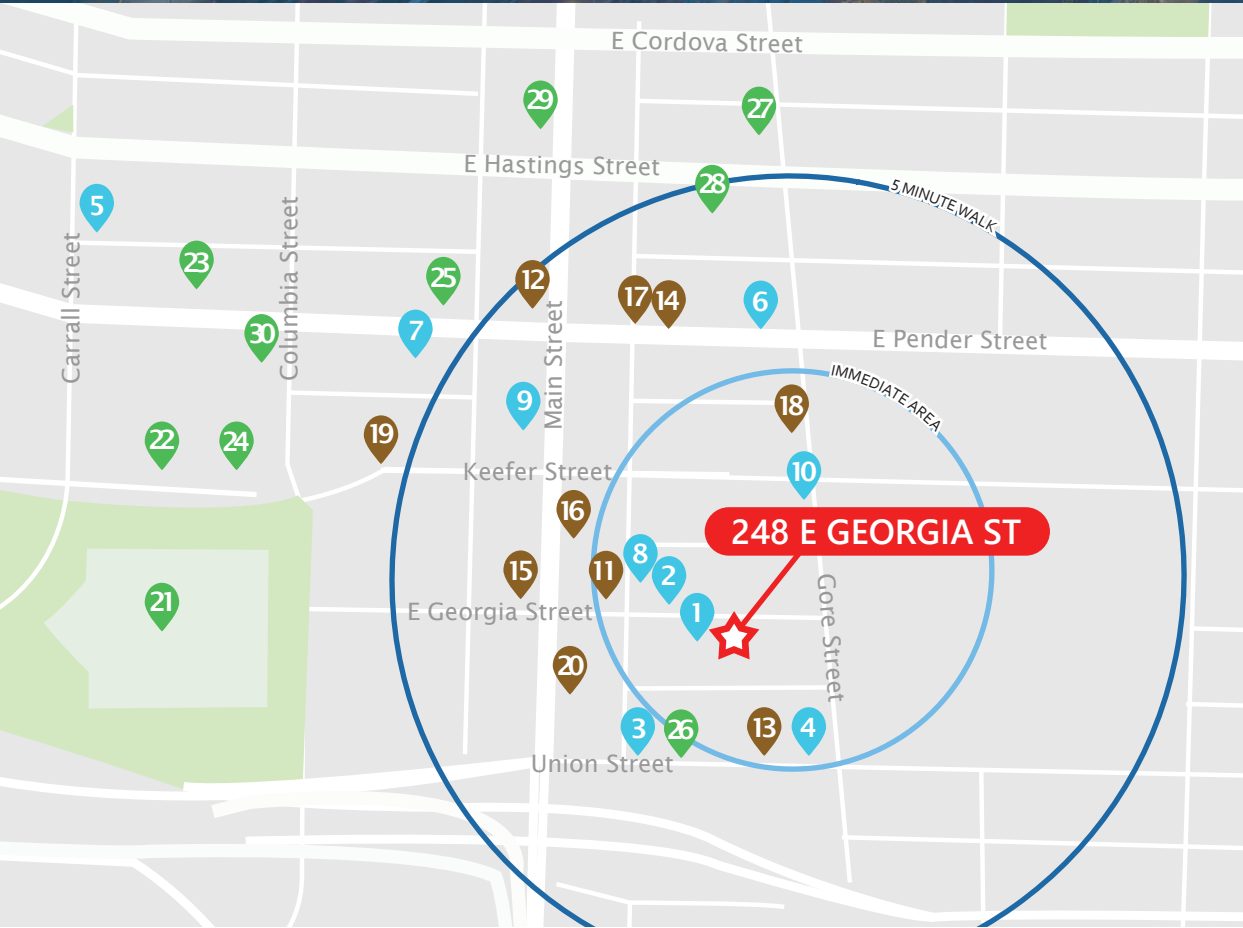


E GEORGIA ST

¹Proposed layout is not 100% accurate and is subject to change.
²Photos show potential improvements. For illustrative purposes only.

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GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

RIDER'S PARADISE



World-class public transportation



RESTAURANTS

1. Phnom Penh Restaurant
2. The Ramen Butcher
3. The Union
4. Hunnybee Bruncheonette
5. Calabash Bistro
6. Kissa Tanto
7. Sai Woo
8. Fat Mao Noodles
9. Virtuous Pie
10. Kokomo

BARS & CAFÉS

11. Matchstick Coffee
12. Propaganda Coffee
13. Crackle Creme Café
14. Umaluma
15. DALINA
16. Buttermere Patisserie Café
17. Mello
18. The Emerald
19. The Keefer Bar
20. Brickhouse Late Nite Bistro & Bar

SERVICES & CULTURE

21. Andy Livingstone Park
22. Dr. Sun Yat-Sen Classical Chinese Garden
23. Rennie Museum
24. Chinese Cultural Centre Museum
25. Fortune Sound Club
26. Hunter & Hare
27. Firehall Arts Centre
28. Rickshaw Theatre
29. Imperial Vancouver
30. Vancouver Film School



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