

# 1860 POWELL STREET

PORT TOWN LIGHT INDUSTRIAL/RETAIL OPPORTUNITY

## FOR LEASE



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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.



## LOCATION

The subject property is located in the heart of Vancouver's exciting Port Town district. Just two blocks north of the innovative Ironworks Development by Conwest, the area is a burgeoning district extending from the Gastown and Railtown markets just minutes to the east. The area has seen a recent influx of chic restaurants, cafés, distilleries, microbreweries, and creative spaces, including Scandilicious, JJ Bean, Resurrection Spirits, Pallet Coffee Roasters, Parallel 49, and Odd Society Spirits. Right across the street is the iconic Hamilton Bank Building, home to the Pie Shoppe and Aleph Eatery. 1860 Powell Street is an exceptional opportunity to lease an iconic retail or light industrial space in a highly coveted and rapidly growing location.

## FEATURES

- Large retail display windows with prominent signage potential
- Bright and spacious unit with excellent lighting throughout
- Flexible M-2 zoning allows for a variety of light industrial, creative, showroom, or production uses
- Dedicated private washroom and fully distributed HVAC
- Secure gated parking plus ample street parking and excellent transit access
- Features a rear bay door for unloading and truck parking
- Potential to lease up to 7,500 SF (approx.) of additional lower level storage
- Rapidly transforming neighbourhood with multiple eateries, breweries, and retailers in the immediate area

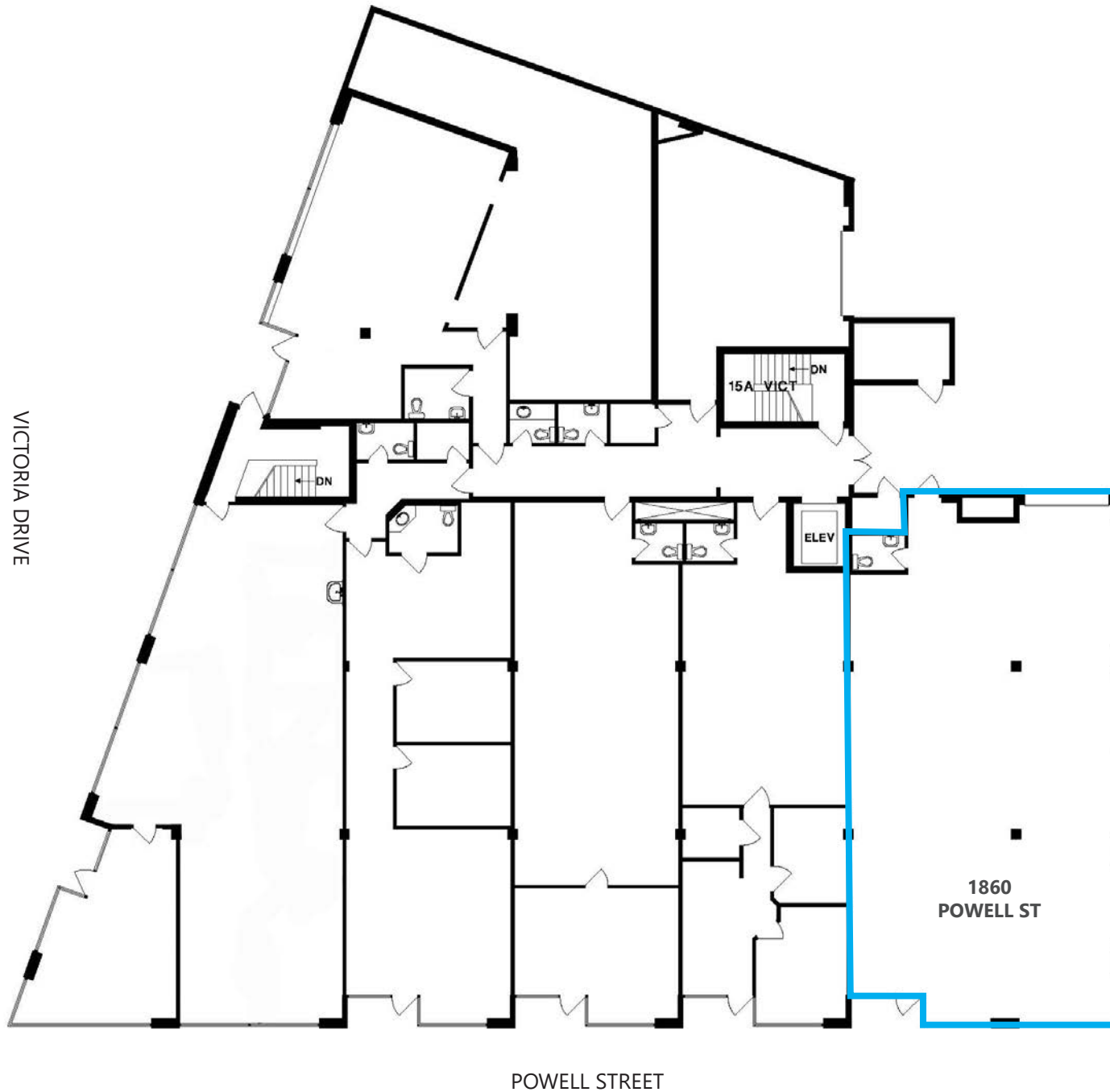
<b>SIZE:<sup>1</sup></b>	2,030 SF (approx.)
<b>BASIC RENT:</b>	\$27 <b>\$22.50 PSFPA</b>
<b>ADDITIONAL RENT:</b>	\$8.95 (2020 est.)
<b>GROSS RENT:<sup>2</sup></b>	<b>\$5,320.29/month</b>
<b>PARKING:</b>	3 stalls
<b>AVAILABILITY:</b>	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.

<sup>2</sup>Gross rents currently equates to this amount plus GST. Leases to be fully triple net.



## FLOOR PLAN\*



\*The floor plans above may not be 100% accurate and are subject to verification.





#### CRAFT BREWERIES

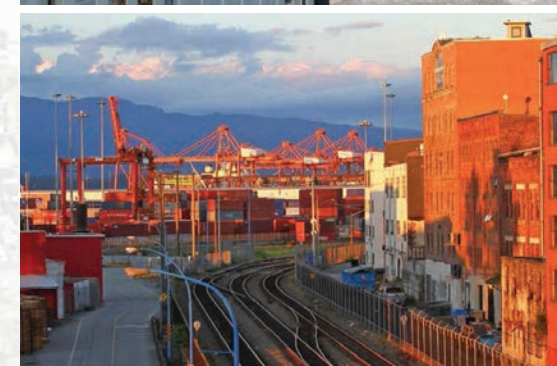
1. Odd Society Spirits
2. Callister Brewing Co.
3. Boombox Brewing Company
4. Storm Brewing LTD.
5. Andina Brewing Company
6. Powell Brewery
7. Parallel 49 Brewing Company
8. Off The Rail Brewing
9. Coal Harbour Brewing Company
10. Resurrection Spirits

#### RESTAURANTS & CAFÉS

11. Pallet Coffee Roasters
12. The Pie Shoppe
13. Aleph Eatery
14. Axum Restaurant
15. The Narcissus
16. Scandilicious
17. JJ Bean Coffee Roasters
18. Yama Café
19. Yolks
20. Timbertrain Coffee Depot

#### AMENITIES

21. Sahota's No Frills
22. SPUD.ca
23. Chevron
24. 7-Eleven
25. Shell
26. Templeton Market
27. Peake of Catering
28. Artist Resource Centre



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