

# 323 ALEXANDER STREET

## PRIME RAILTOWN LIGHT INDUSTRIAL OPPORTUNITY

### FOR LEASE



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## LOCATION

323 Alexander Street is located in the historic Railtown district, just east of Gastown and minutes to the Downtown core. The area is a creative enclave which has emerged in recent years as one of Vancouver's leading design and creative manufacturing 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. Additionally, the area houses several established trade-focused interior design firms including Inform Contract, Dossier, and Bloom Furniture Studio, among others. 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. With several commercial developments slated for the immediate future, Railtown is an exciting and highly strategic location for both work and play.



## FEATURES

- Full building opportunity with exceptional frontage on Railway and Alexander Streets
- Multifunctional floorplan with multiple offices and manufacturing areas, suitable for a wide variety of light industrial uses
- Good ceiling heights ranging from 8-13 feet throughout (approx.)
- Ample power supply offering 400-amp, 600-volt, 3-phase electrical service
- Fully sprinklered with distributed HVAC throughout
- Secure building with alarm and fob access system in place
- 1 grade-level loading door and 1 dock loading door off Railway Street
- 18 secured gated parking stalls with ample yard storage on site
- Flexible short-term leasing options



**RENTABLE AREA:\*** 19,432 SF (approx.)

**BASIC RENT:** \$22 **\$15.00 PSFPA**

**ADDITIONAL RENT:** \$11.25 (2020 est.)

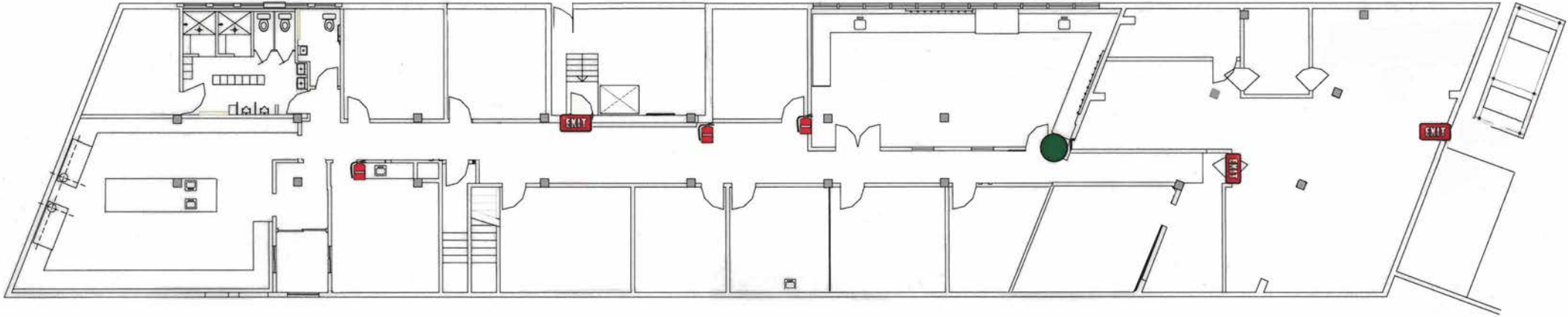
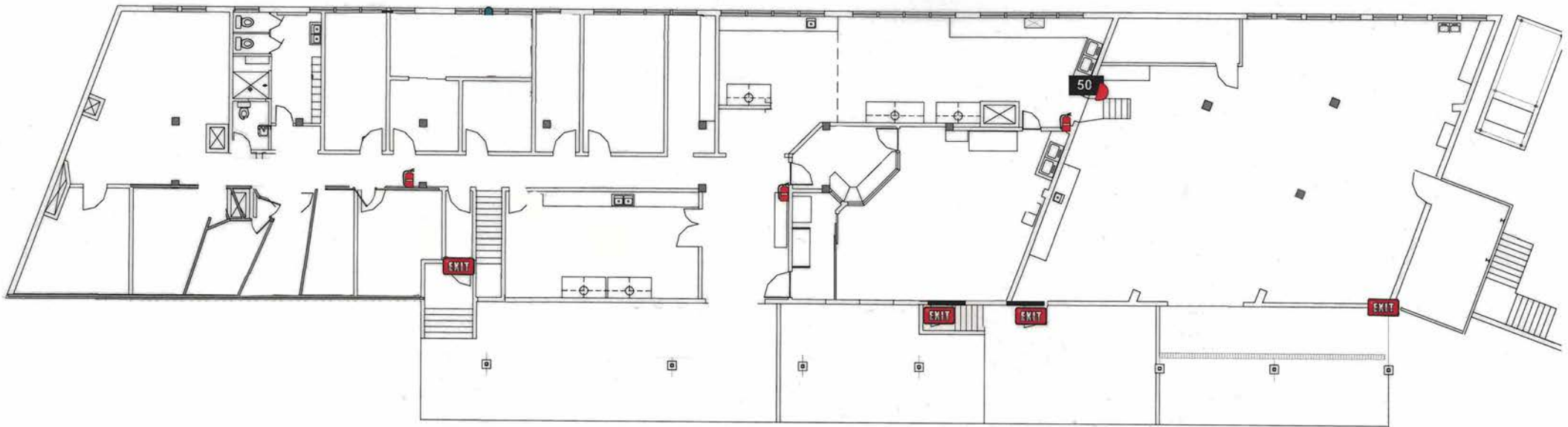
**ZONING:** I-4 (Historical Industrial)

**AVAILABILITY:** Immediately



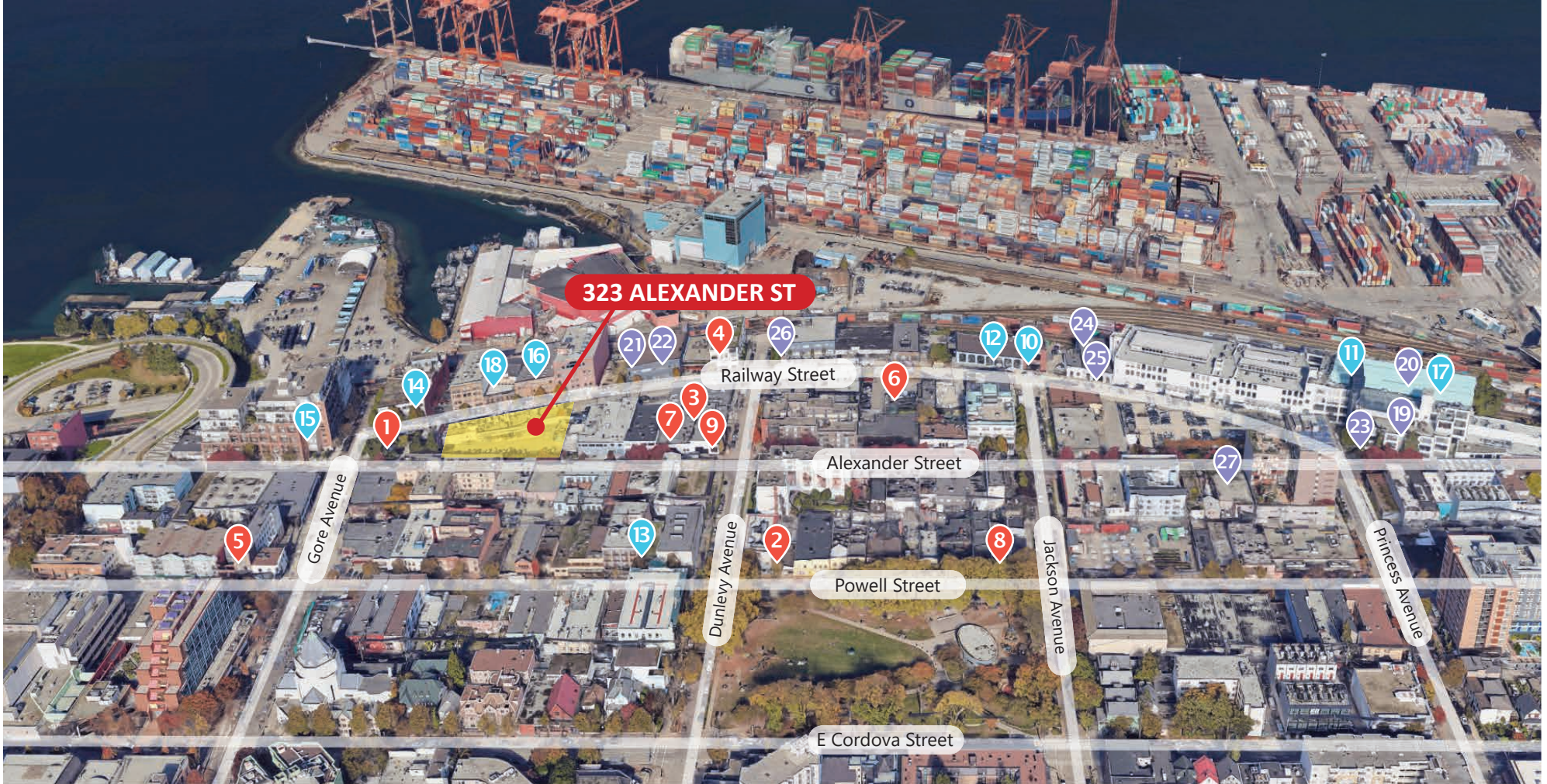
\*All sizes are approximate and subject to verification.

# FLOOR PLANS

**Main Level****Second Level**

\*Floor plans may not be 100% accurate and are subject to verification.





## RESTAURANTS/BREWRIES/CAFÉS

1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Raitown 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. Raitown 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

WALK  
SCORE



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TRANSIT  
SCORE



93

BIKE  
SCORE



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