

369 ALEXANDER STREET

PRIME RAILTOWN LIGHT INDUSTRIAL OPPORTUNITY

FOR LEASE



NEW RATE!

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LOCATION

369 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

- Rare full building opportunity with exceptional frontage on Railway and Alexander Streets
- Multifunctional floorplan with expansive warehouse and manufacturing areas
- Ancillary areas include multiple private offices, stylish conference room, large lounge area, kitchen and attractive patio
- Excellent ceiling heights ranging from 10-20 feet in the office portions and 8-20 feet in the warehouse (approx.)
- Ample power supply offering 600-amp, 600-volt, 3-phase electrical service
- Fully sprinklered with distributed HVAC throughout
- Secure building with alarm and fob access system in place
- Oversize grade-level loading door off Alexander Street
- 7 secured gated parking stalls off Railway Street
- Flexible short-term leasing options



RENTABLE AREA:*

Main - 10,898 SF (approx.)

Second - 1,917 SF (approx.)

Total - 12,815 SF (approx.)

BASIC RENT:

\$22 ~~\$17.00~~ PSFPA

ADDITIONAL RENT:

\$11.25 (2020 est.)

ZONING:

I-4 (Historical Industrial)

AVAILABILITY:

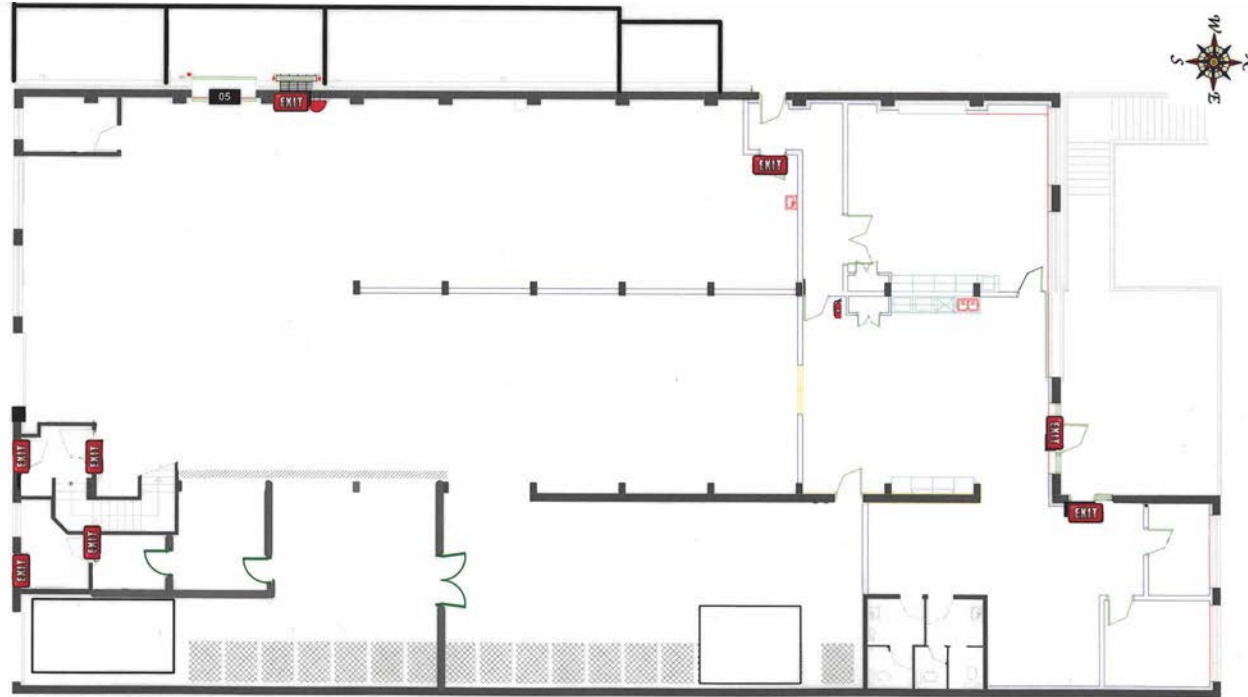
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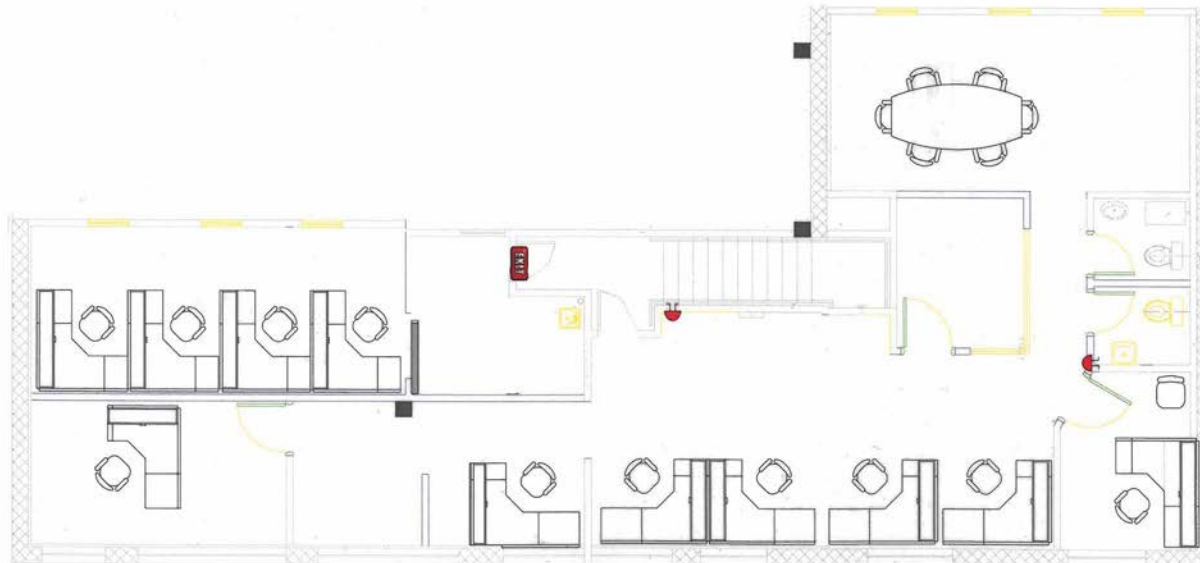
*All sizes are approximate and subject to verification.

FLOOR PLANS

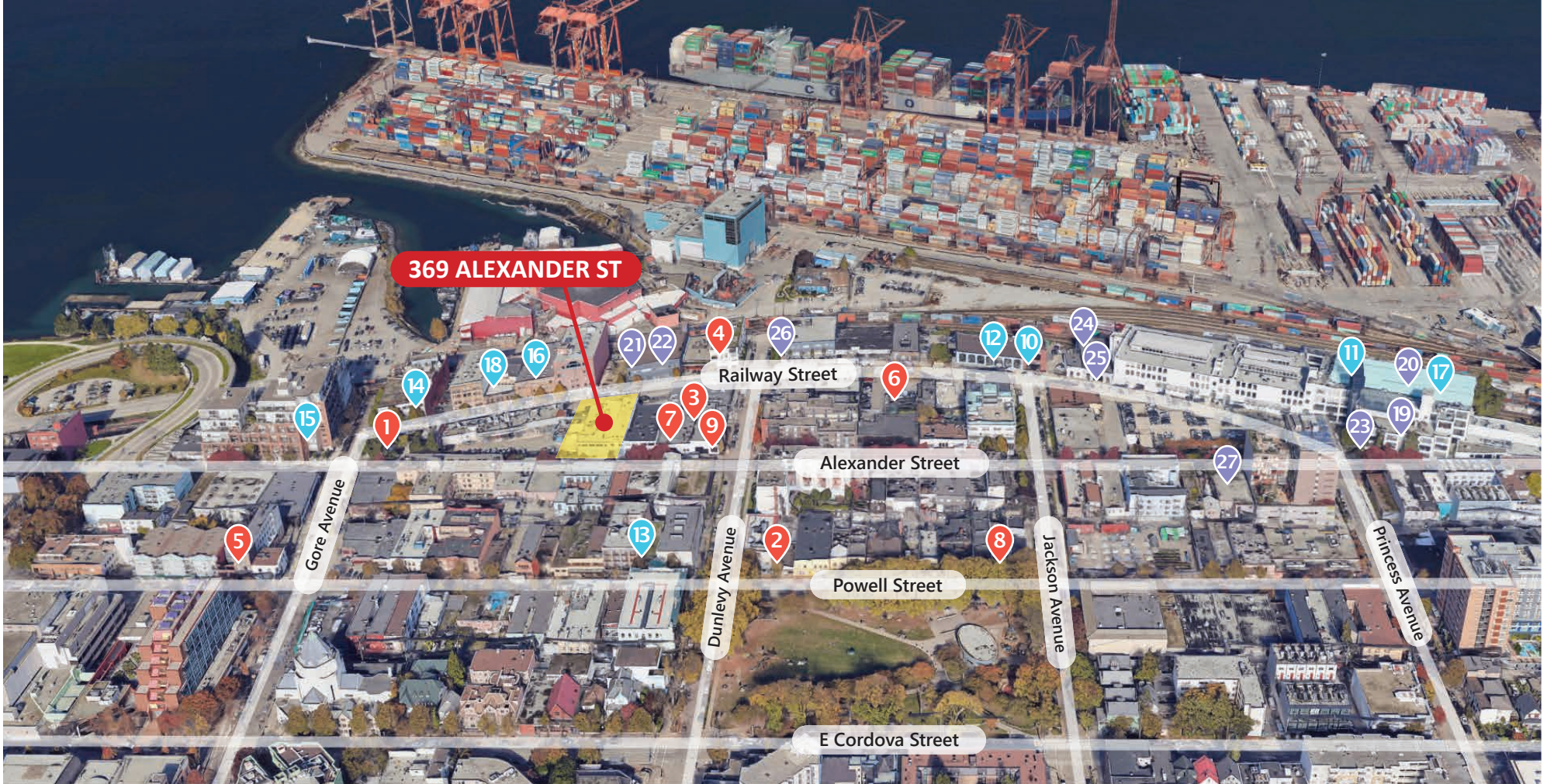
Main Level



Second Level



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



RESTAURANTS/BREWERIES/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



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BIKE SCORE



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