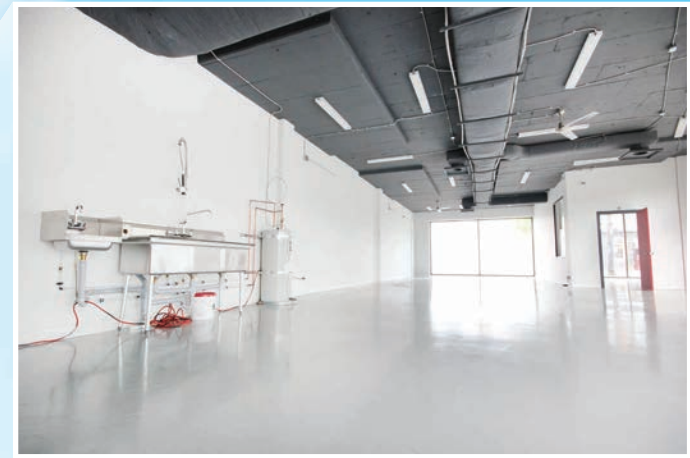


15 VICTORIA DRIVE

PORT TOWN LIGHT INDUSTRIAL/RETAIL OPPORTUNITY

FOR SUBLEASE



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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. 15 Victoria Drive is an exceptional opportunity to lease an iconic retail or light industrial space in a highly coveted and rapidly growing location.

FEATURES

- Exceptional corner location with large retail display windows
- Prominent signage potential on busy Powell Street
- Bright and spacious unit with excellent lighting, washroom, storage space and fully distributed HVAC
- Flexible M-2 zoning allows for a variety of light industrial, creative, showroom, or production uses
- Secure gated parking plus ample street parking and excellent transit access
- 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

SIZE:*	2,163 SF (approx.)
BASIC RENT:	\$24.50 PSFPA
ADDITIONAL RENT:	\$8.95 (2020 est.)
GROSS RENT:	\$6,029.36/month + GST
PARKING:	2 stalls
AVAILABILITY:	Immediately
SUBLEASE TERM:	Up to 5 years

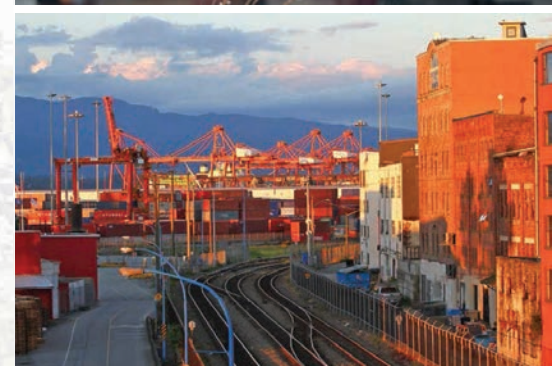
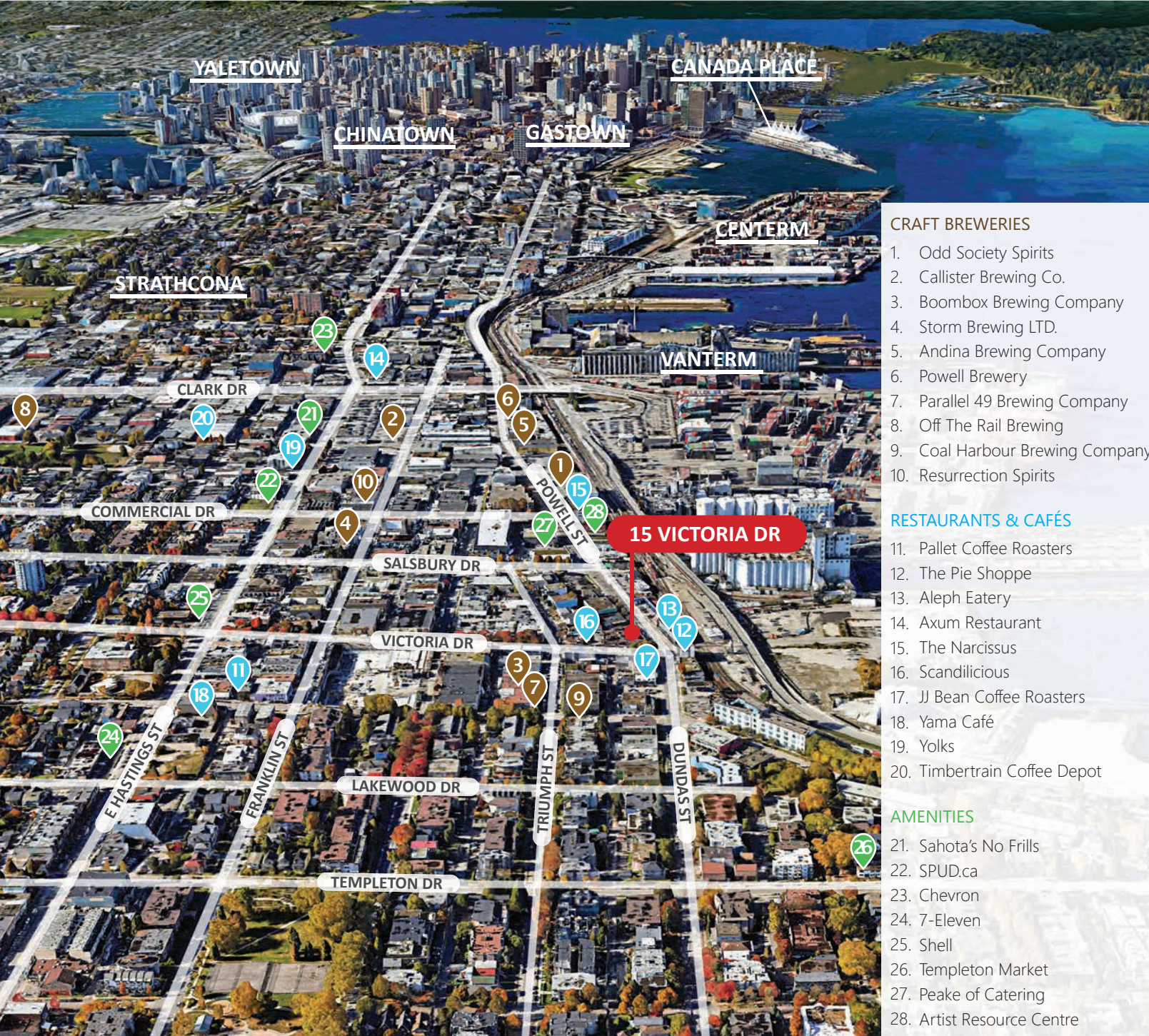
*All sizes are approximate and subject to verification.



FLOOR PLAN*



*Floor plan may not be 100% accurate and is 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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