



FOR SUBLEASE

UNIT 311 | 1930 PANDORA STREET, VANCOUVER BC

5,445 SF OFFICE AT IRONWORKS | OCEAN AND MOUNTAIN VIEWS | HIGH END IMPROVEMENTS AND FULLY FURNISHED

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THE HIGH
TECHNOLOGY
FACILITIES GROUP



PROPERTY DETAILS

SUITE	311
AREA	5,445 SF
ASKING RATE	Contact agents
TAXES / OP COSTS	\$14.98 per SF (2025 estimate)
TERM	May 14, 2027
AVAILABLE	Immediate

BUILDING FEATURES



Award winning mixed use office and industrial development by Conwest



Secure underground parking



Stunning mountain and ocean views



24' lofted ceilings



Outdoor patio in front of unit entrance



Shared rooftop patio with barbecue



Oversized elevators



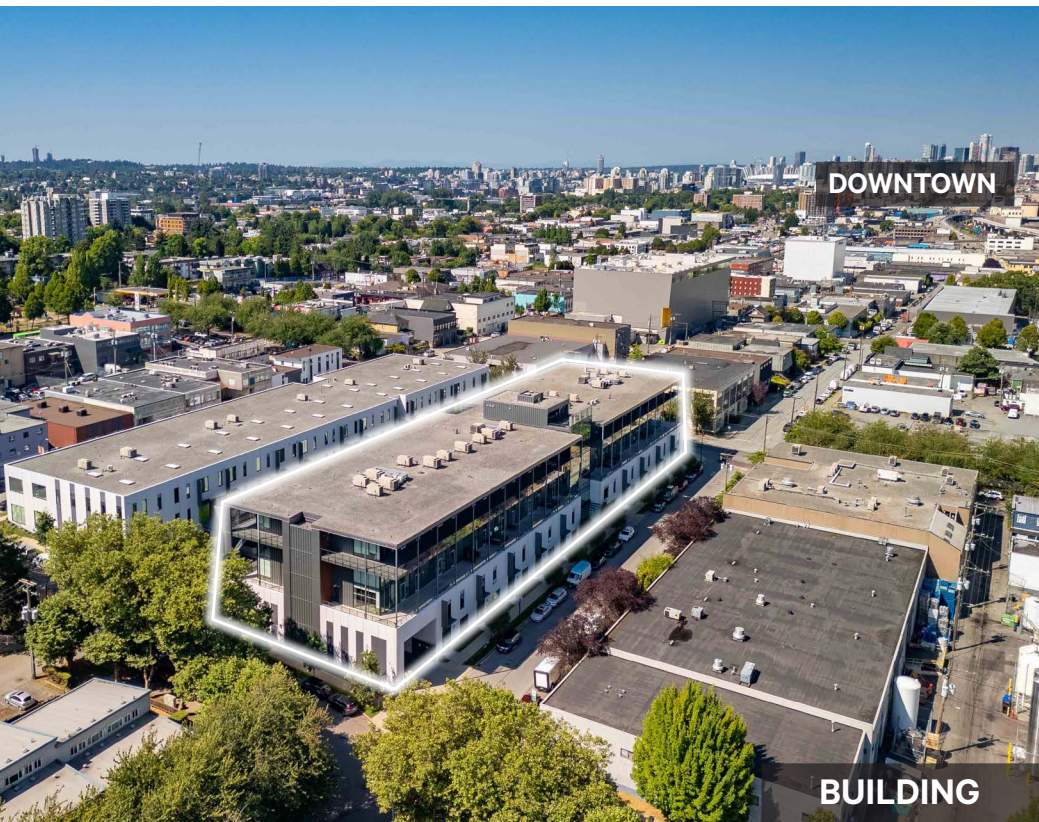
Electric car charging stations



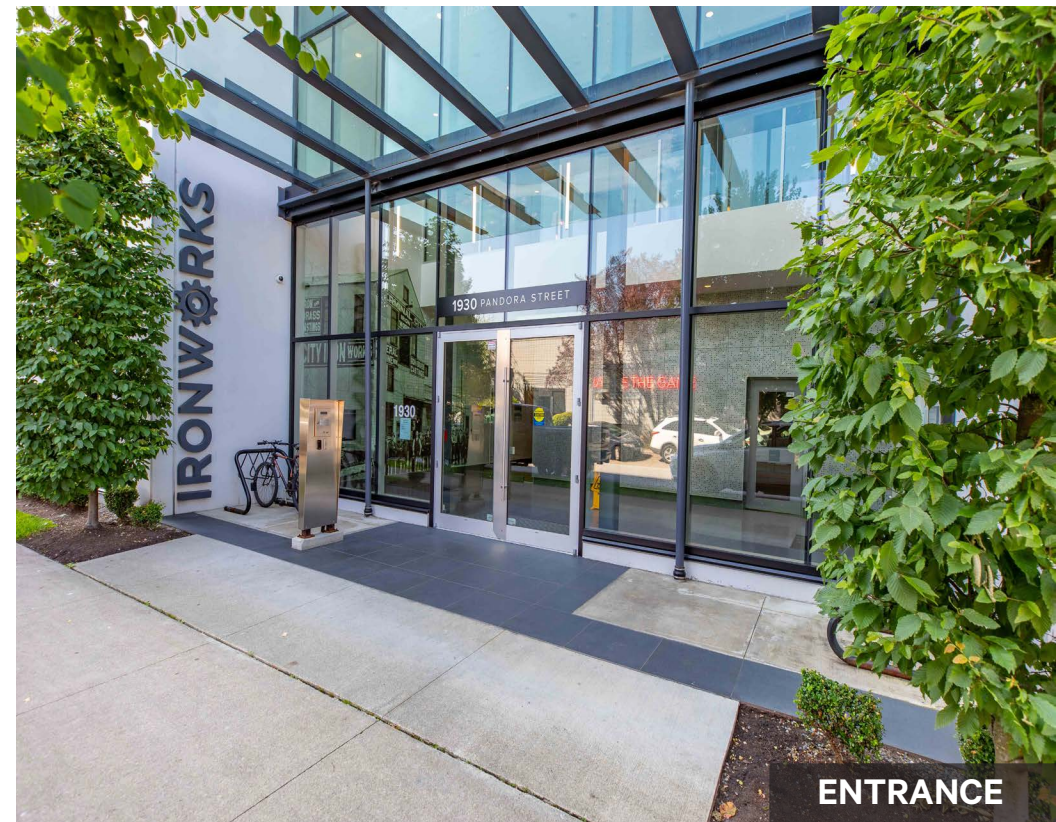
Bike storage



End of trip facilities

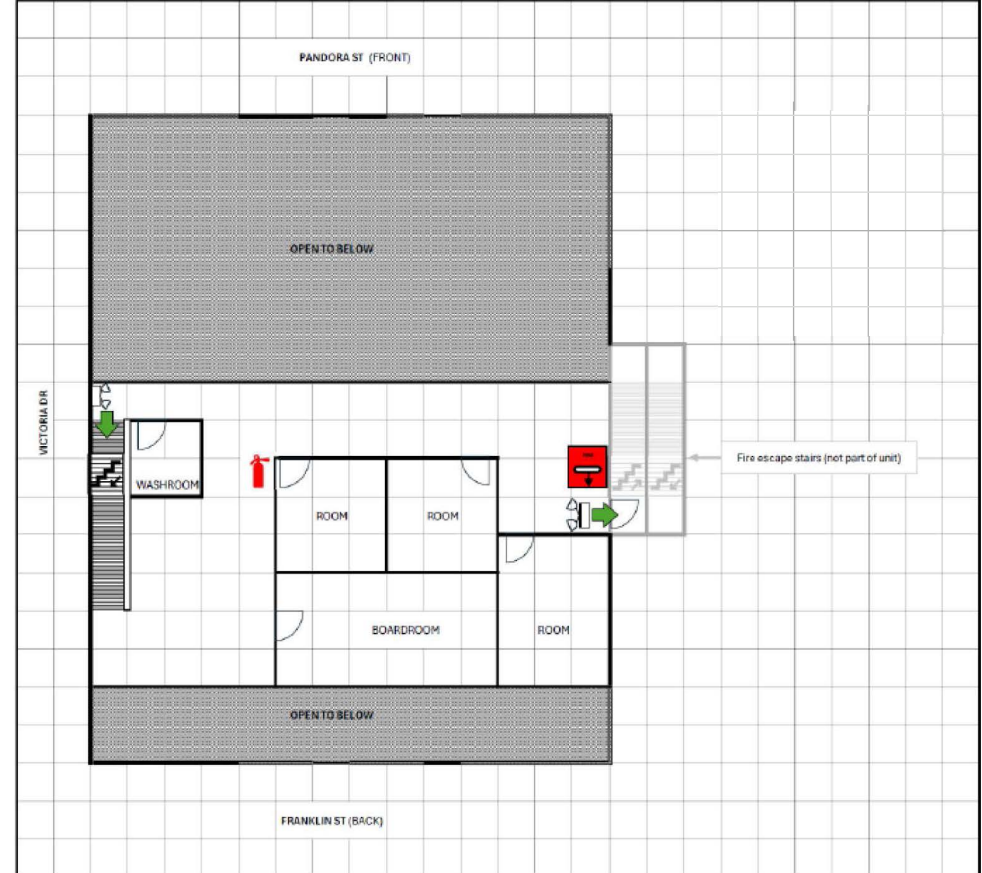
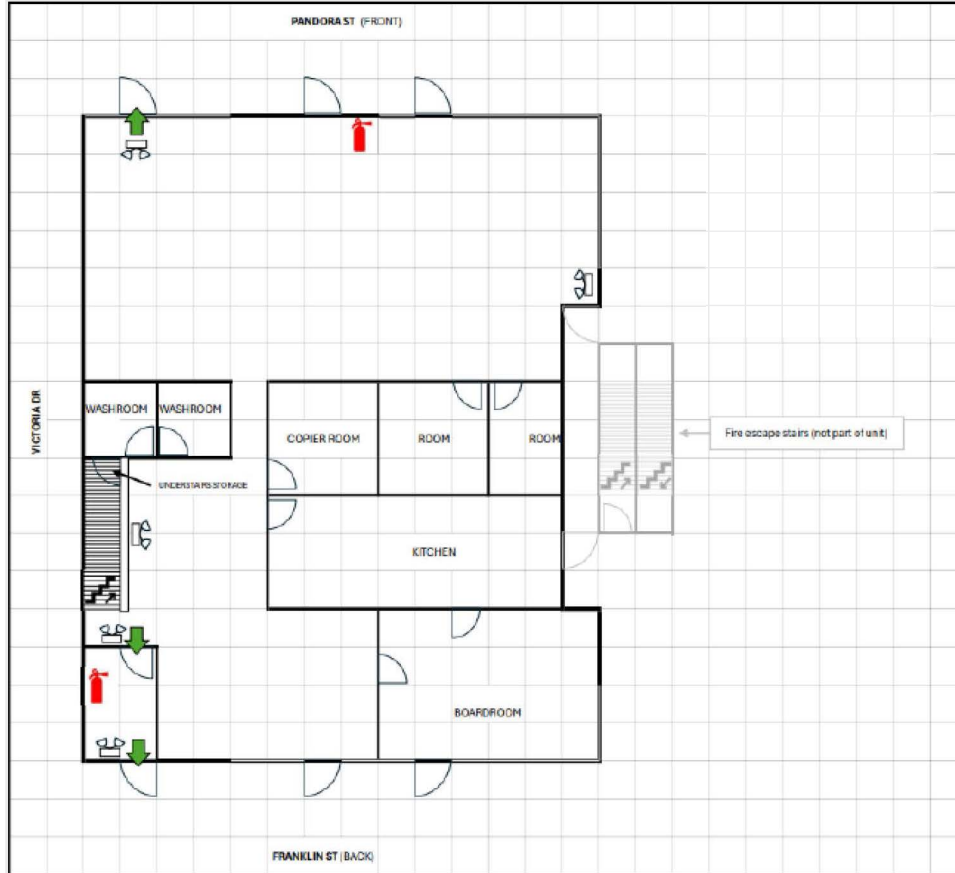


BUILDING



ENTRANCE

SUITE 311 FLOORPLANS



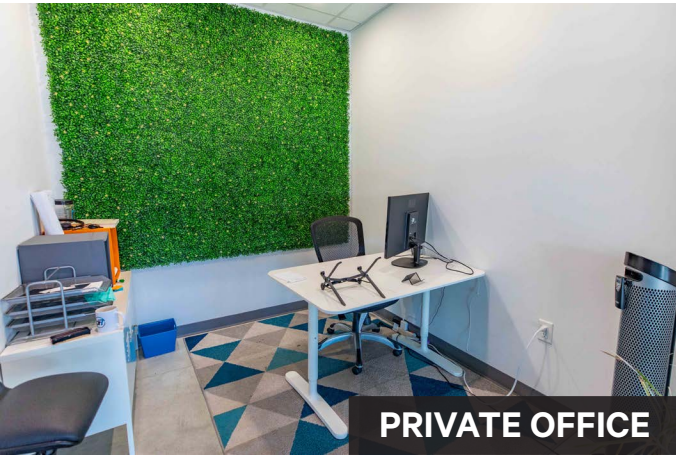
**Floor plans not to scale*

SUITE DETAILS

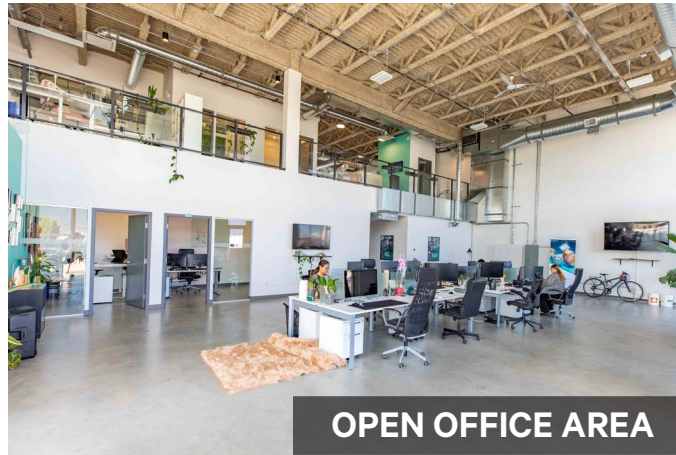
- Fully furnished
- Recently renovated, high end improvements
- High ceilings with full length windows
- 5 private offices
- 2 large board rooms

- Kitchen
- Copy room
- Lounge and breakout areas
- Private washrooms

SUITE 311 - OFFICE SPACE



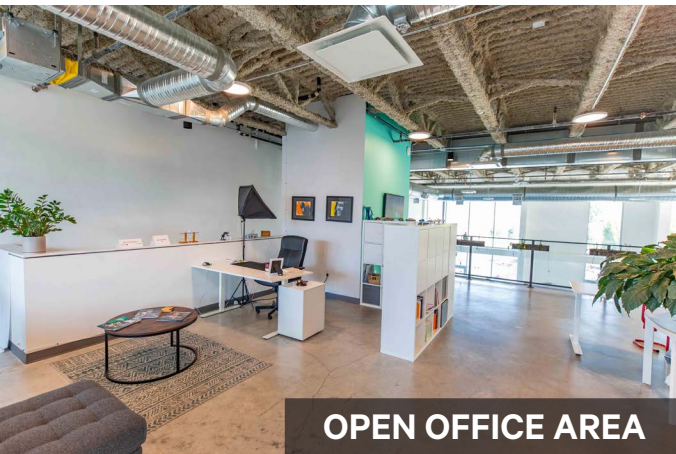
PRIVATE OFFICE



OPEN OFFICE AREA



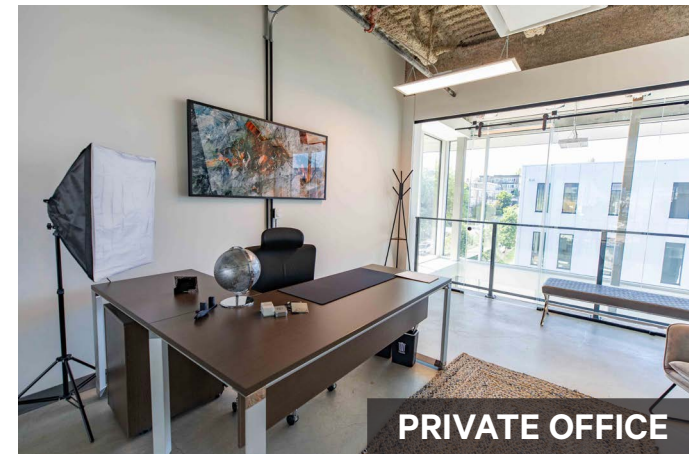
MEETING ROOM



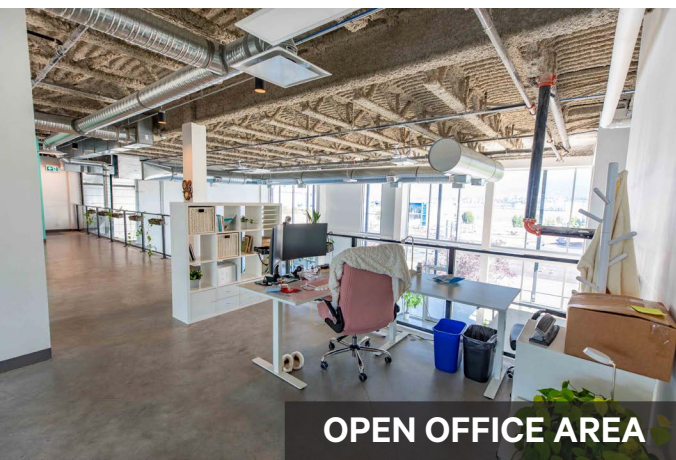
OPEN OFFICE AREA



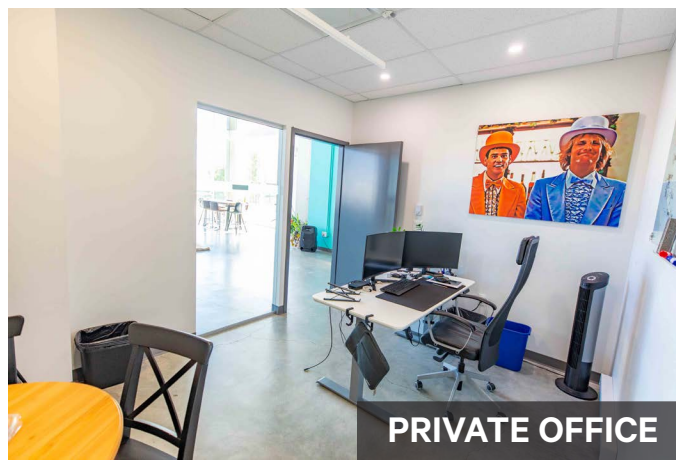
BOARDROOM



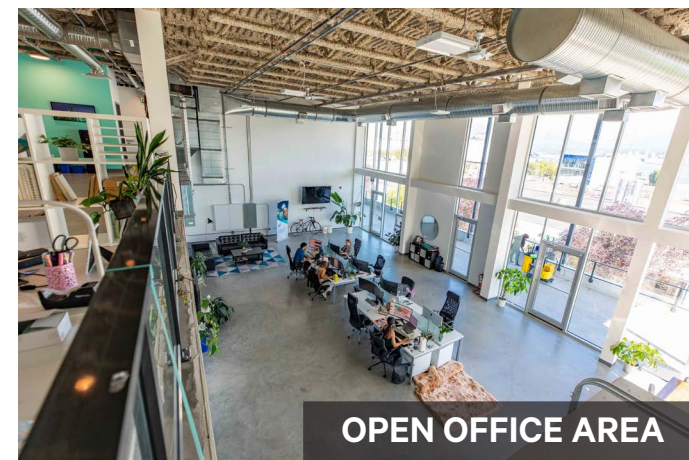
PRIVATE OFFICE



OPEN OFFICE AREA



PRIVATE OFFICE



OPEN OFFICE AREA

SUITE 311 - AMENITIES



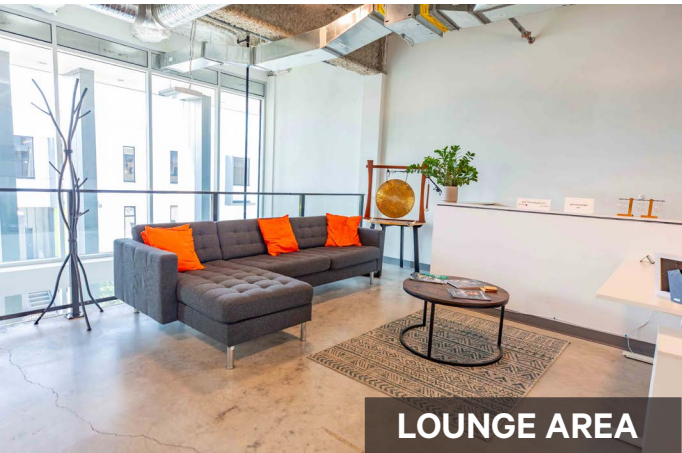
SEMI-PRIVATE DECK



SHARED ROOFTOP PATIO



SEMI-PRIVATE DECK



LOUNGE AREA



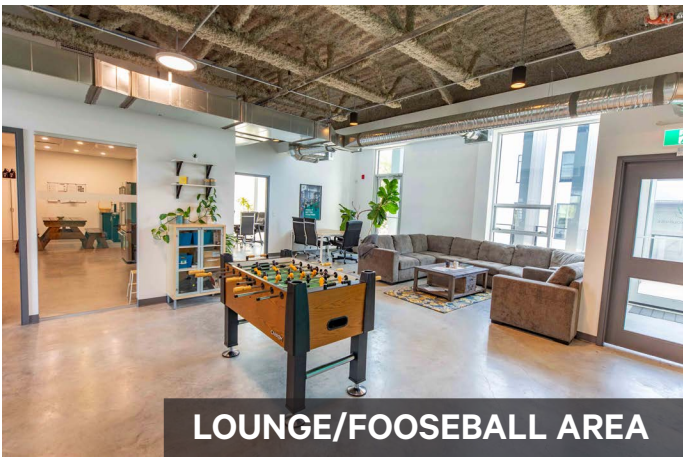
SHARED ROOFTOP PATIO



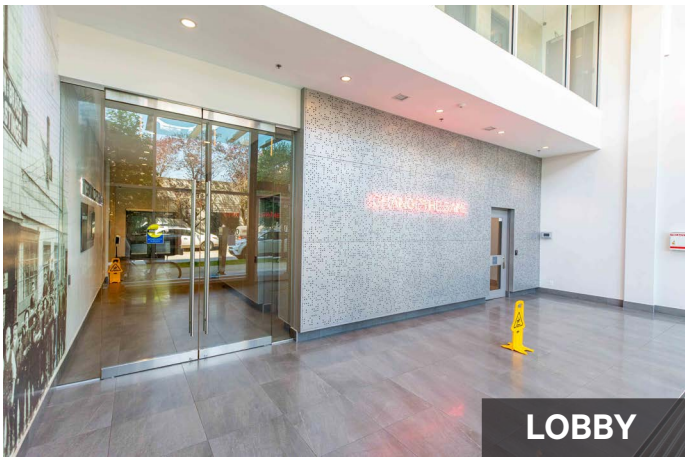
LOUNGE AREA



KITCHEN



LOUNGE/FOOSEBALL AREA



LOBBY

LOCATION

1930 Pandora Street is located in the Port Town Neighbourhood of East Vancouver. The location offers excellent access to downtown Vancouver, the Port of Vancouver, the North Shore and the Trans Canada Highway with close proximity to major transit lines, highways, and bike routes. Nearby amenities include various cafes, restaurants, and craft breweries only steps away.

Nearby amenities:

- Parellel 49 Brewing Company
- Pallet Coffee Roasters
- The Princeton Pub and Grill
- The Red Wagon
- Angela Pastificio
- JJ Bean Coffee Roasters
- Innocent Ice Cream Parlour

Transit:

2-5 mins walk: 04, 07, 14, 16, R5, N35

10-15 mins bus: Commercial-Broadway Station & VCC-Clark Station

20 mins bus: Waterfront Station

Bike Paths:

Wall Street, Powell Street, Adanac Street, and Portside Greenway



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