

FOR LEASE

381

Railway Street



Vancouver, BC

Great Value Showroom/Creative &
Production/ Wholesale Space



Chris J. Newton*
+1 604 998 6003
chris.newton@jll.com

*Personal Real Estate Corporation

Andrew Astles
+1 604 363 6673
andrew.astles@jll.com

Overview

OPPORTUNITY

Excellent value, low gross rent two level space up to 10,000 sf over both floors. Mountain views and surrounded by top local businesses and amenities. Recent updates including new LED lighting, front glazed roll up doors, and new flooring.

BUILDING AND PREMISES

381 Railway is a concrete block and woodframe, two storey building, located next to Aritizia's new headquarters, and adjacent to the Railtown Café. With two docks at front, one dock at rear, and on-site parking, the building is attractive to a wide variety of users, including showroom, wholesale, manufacturing, tech and more.

Recently improved including new exterior paint, new LED lighting and flooring, the building is a classic Vancouver character, with rough hewn Douglas Fir beams and columns throughout. Very good utility up and down, with skylights/lightwells up and great window lines on both floors.



Premises

SALIENT DETAILS



SQUARE FOOTAGE
10,000 SF



AVAILABILITY
Immediately



BASIC RENT
\$16.00 psf/pa



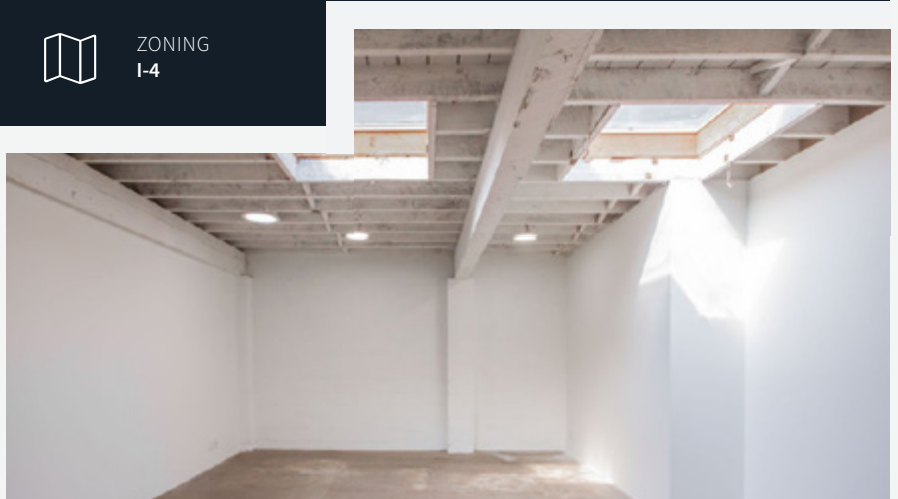
TAXES & OPS (2024)
\$7.40 psf/pa



ZONING
I-4

FEATURES

- Prominent signage available
- Ample Parking
- Multiple front and rear dock loading
- 3 phase power
- 5,000 SF floor plates
- Efficient column spacing





SURROUNDING AMENITIES

DINING

1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Railtown Café
5. Dosanko
6. Harken Coffee
7. Postmark Brewing
8. The Uncommon Cafe
9. Vancouver Urban Winery
10. Form3 Design Inc.

DESIGN

11. Dossier
12. Park & Fifth
13. Octopus Studios
14. Goldtooth
15. Letterbox Design
16. Hinterland Design
17. Bocci
18. Peak Apparel

COMPANIES

19. Artzia Head Office
20. Herschel Supply
21. Omer Arbel Office
22. Inform Contract
23. Monstercat
24. Will Creative Inc.
25. Domain7 Solutions
26. Bensen Manufacturing
27. Spot Solutions

82



Walk score
Very walkable

88



Transit score
Rider's paradise

77



Bike score
Very bikeable



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