FOR **SALE**

1990 PANDORA STREET, VANCOUVER, BC

IRONW⚙RKS

FULLY BUILT OUT 4,261 SF LIGHT INDUSTRIAL SPACE AT IRONWORKS

Rarely available corner unit
Newly built out and ready to move-in
Vacant possession available

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FOR **SALE**

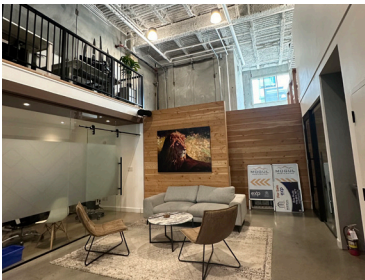## 1990 PANDORA STREET, VANCOUVER, BC

IRONWORKS

LOCATION SUMMARY

Located in the Port Town Neighbourhood of East Vancouver, the award winning IRONWORKS is a flagship commercial development, ideally situated amongst a variety of amenities and transit routes. The Property 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 restaurants, cafes, and craft breweries steps from the Property. IRONWORKS offers a shared roof-top patio exclusive for tenants' use, bike storage and end of trip facilities.
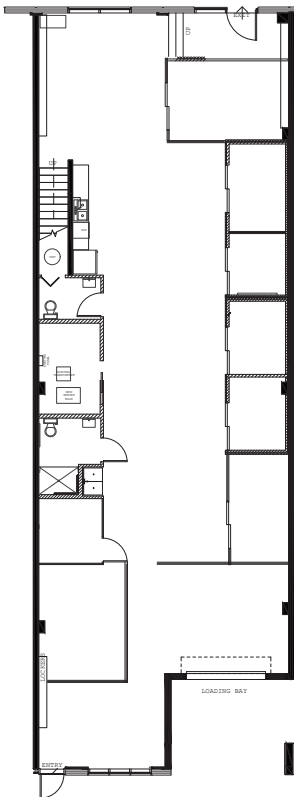
PROPERTY FEATURES

- Corner ground floor unit with street front exposure and exclusive access.
- Nicely improved industrial unit, with high end finishes, and distributed HVAC throughout suite.
- Polished concrete flooring and exposed 24' clear height ceilings.
- 10' by 12' grade loading door access at rear of suite.
- Ground floor nicely improved with six (6) glass meeting rooms/offices, reception, kitchenette and lounge area.
- Mezzanine built out with boardroom, two (2) offices, and open workspace overlooking the ground floor.
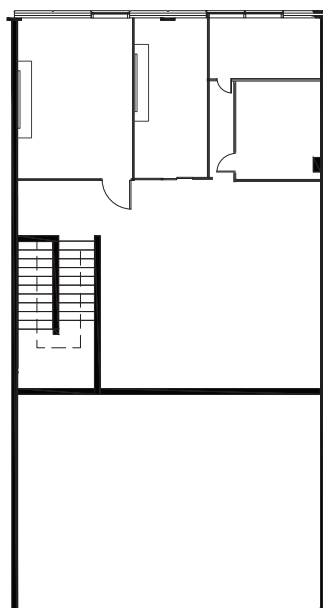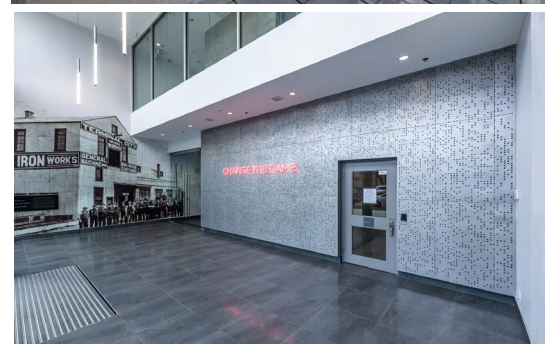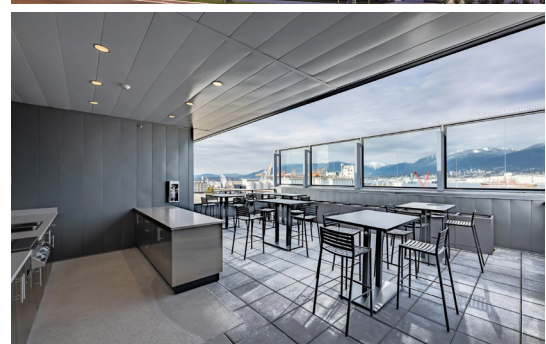

Address	1990 Pandora Street, Vancouver, BC	
Size	Ground Floor	2,974 SF
	Mezzanine	1,287 SF
	TOTAL	4,261 SF
Monthly Strata Fees	$1,642.18	
Gross Taxes (2025)	$30,724.60	
Asking Price	Please contact listing agents	
Zoning	I-2 (Light Industrial)	
Parking	Five (5) secured underground stalls (which includes one (1) EV stall), and loading bay parking	
Loading	One (1) grade loading door	
Power	200 amps, 600 volts 3-phase electrical	
Ceiling Heights	24' clear ceiling heights	

FLOORPLANS

GROUND FLOOR
2,974 SF

MEZZANINE
1,287 SF

LOADING BAY

ENTRY

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