

FOR SALE

1990 PANDORA STREET, VANCOUVER, BC

IRONWORKS

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



Matthew MacLean*

Executive Vice President

+1 604 640 5855

matthew.macleam@ca.cushmanwake.com

Andrei Jelescu*

Associate Vice President

+1 604 640 5812

andrei.jelescu@ca.cushmanwake.com

Sydney Oslund

Senior Associate

+1 604 262 8775

sydney.oslund@cushwake.com

700 West Georgia Street

Vancouver, BC

+1 604 683 3111

cushmanwakefield.ca



*Personal Real Estate Corporation

FOR SALE

1990 PANDORA STREET, VANCOUVER, BC

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.

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 (2023)	\$24,532.30	
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	

Matthew MacLean*
Executive Vice President
+1 604 640 5855
matthew.maclea@ca.cushmanwake.com

Andrei Jelescu*
Associate Vice President
+1 604 640 5812
andrei.jelescu@ca.cushmanwake.com

Sydney Oslund
Senior Associate
+1 604 262 8775
sydney.oslund@cushmanwake.com

*Personal Real Estate Corporation

IRONWORKS

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.



©2024 Cushman & Wakefield. All rights reserved. The material in this presentation has been prepared solely for information purposes, and is strictly confidential. Any disclosure, use, copying or circulation of this presentation (or the information contained within it) is strictly prohibited, unless you have obtained Cushman & Wakefield's prior written consent. The views expressed in this presentation are the views of the author and do not necessarily reflect the views of Cushman & Wakefield. Neither this presentation nor any part of it shall form the basis of, or be relied upon in connection with any offer, or act as an inducement to enter into any contract or commitment whatsoever. NO REPRESENTATION OR WARRANTY IS GIVEN, EXPRESS OR IMPLIED, AS TO THE ACCURACY OF THE INFORMATION CONTAINED WITHIN THIS PRESENTATION, AND CUSHMAN & WAKEFIELD IS UNDER NO OBLIGATION TO SUBSEQUENTLY CORRECT IT IN THE EVENT OF ERRORS.

