

FOR LEASE
12,815 SF



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369 ALEXANDER STREET
VANCOUVER, BC

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PROPERTY HIGHLIGHTS

- Located in Railtown, just minutes from downtown Vancouver
- Opportunity to lease a freestanding industrial building with dual frontage and access along both Railway Street & Alexander Street complete with 7 secured gated parking stalls
- Flexible I-4 provides a variety of potential uses for industrial and creative users
- Oversized drive-in loading bay, canco crane system, high ceilings and upgraded 3-phase power

Civic Address

369 Alexander Street, Vancouver, BC

Asking Rate

\$19.75 PSF

Additional Rent

TBD

Size

Main floor: 10,898 SF
Second floor: 1,917 SF
Total: 12,815 SF

Zoning

I-4: creative industrial

Power

3-Phase, 600 amp, 600 volt

Parking

7 secured parking stalls with entry on Railway Street

Loading

Drive-in loading bay with entry on Alexander Street

Availability

Immediately



THE BUILDING

Main Floor

Open warehouse with an oversized drive-in loading bay and ceiling heights ranging from 10-20', extra large boardroom, kitchen area, server room, two washrooms, private office, and a flexible space for operational services as well as a patio. Large windows and skylights provide natural light throughout.

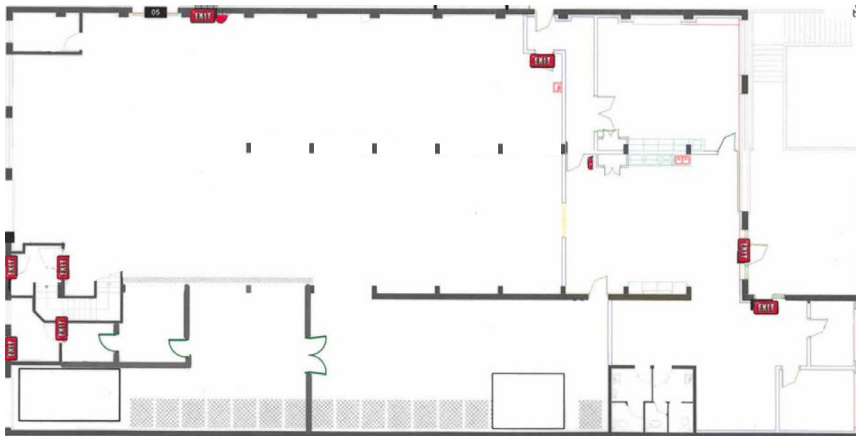
Second Floor

Two meeting rooms, two private offices, two washrooms, coffee room, and multiple versatile spaces suitable for workstations.



FLOOR PLAN

Main Floor: 10,898 SF



Second Floor: 1,917 SF

