12,815 SE





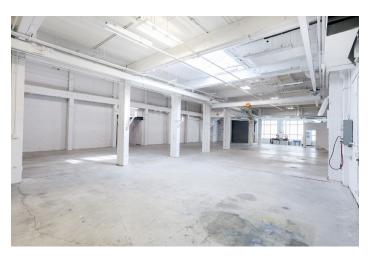
369 ALEXANDER STREET

VANCOUVER, BC

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

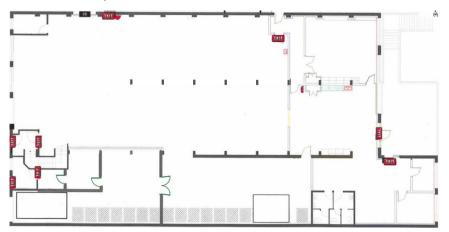
Two meeting rooms, two private offices, two washrooms, coffee room, and multiple versatile spaces suitable for workstations.



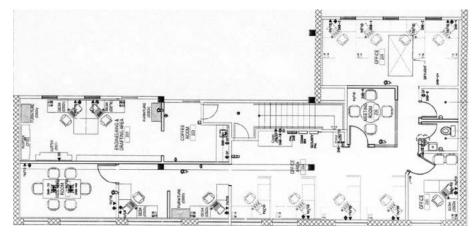


FLOOR PLAN

Main Floor: 10,898 SF



Second Floor: 1,917 SF



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