

RETAIL & OFFICE SPACE AVAILABLE FOR LEASE

# 259 EAST GEORGIA STREET

VANCOUVER, BC



CUSHMAN &  
WAKEFIELD



# PROPERTY HIGHLIGHTS

## LOCATION

Chinatown is situated in a unique pocket of Vancouver – while the area still maintains its traditional roots as Vancouver's oldest neighborhood with colorful shops and retailers, Chinatown has transformed into a hotspot for boutique tenants ranging from new retail concepts to design studios, contemporary cafes, sought-after restaurants, and eclectic nightlife. Chinatown has seen increased development interest in recent years and this is expected to continue, including heritage building rehabilitation as well as new mixed-use development.

## THE OPPORTUNITY

To lease up to 5,600 sf in the heart of Chinatown. This two-level property features 25' of frontage along East Georgia Street, exterior **signage opportunities, prominent exposure, high foot traffic**, and abundant street parking in the immediate area.

## AVAILABILITIES

Main Floor Retail	2,800 SF
Second Floor Office	2,800 SF
Total Property Size	5,600 SF

## LEASE RATES

Main Floor Retail	\$24.00 / PSF, per annum
Second Floor Office	\$18.00 / PSF, per annum

## ADDITIONAL RENT

Estimated to be approximately \$12.00 PSF, per annum

## RETAIL IMPROVEMENTS/FEATURES

- Two washrooms
- Large glass storefront including a roll-up door
- Exposed beams
- Concrete flooring

## OFFICE IMPROVEMENTS

- Separate entrance
- Two private washrooms with end of trip facilities
- Open area
- Exposed beams
- Ample natural light provided through large windows and skylights

## ZONING

HA-1A (Chinatown Historic Area)



## AREA TENANTS

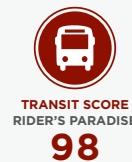
1. Livestock Chinatown
2. TD Bank
3. Propaganda Coffee
4. Kissa Tanto
5. Keefer Bar
6. Virtuous Pie
7. Bank of Montreal
8. Tim Hortons
9. Vancity
10. Maxim's Bakery
11. Oyster Express
12. HSBC
13. Dalina
14. London Pub
15. Matchstick Coffee
16. The Ramen Butcher
17. Phnom Penh Restaurant
18. Union Street Cycle
19. The Union
20. Hunnybee Bruncheonette

## UPCOMING DEVELOPMENTS

1. 239 Keefer Street - 25 units
2. 275 E Pender Street - 6-story health care office building
3. 320 E Hastings Street - 105 units
4. 728-796 Main Street - 94 units



WALK SCORE  
WALKER'S PARADISE  
**98**



TRANSIT SCORE  
RIDER'S PARADISE  
**98**



BIKE SCORE  
BIKER'S PARADISE  
**96**

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