

FOR SALE



Brand-new boutique office and light industrial building in the heart of Port Town with sweeping views of Vancouver harbour and the North Shore mountains



1937 TRIUMPH STREET

18,546 SF Newly Constructed contemporary and unique industrial mixed-use asset consisting of showroom, office and light industrial spaces in the Grandview-Woodland Neighborhood of Vancouver

THE OFFERING

Cushman & Wakefield is pleased to present the opportunity to acquire a 100% freehold interest in **1937 Triumph Street**, Vancouver (the “Property”) — an 18,546 square foot, four-storey light industrial and office building completed July 2026 in Vancouver’s Grandview-Woodland Port Town neighbourhood. Offered with vendor leaseback or vacant possession, the Property is a rare chance for owner-users and investors to secure a brand-new I-2 light industrial asset in one of Metro Vancouver’s most supply-constrained submarkets.

Purpose-built for the modern urban light industrial and office user, the Property is anchored by a 4,301 sf ground floor with 17’ clear ceilings, grade loading from the rear lane, roughed-in plumbing and venting, and oversized glazing onto Triumph Street. Three upper floors deliver production studio and finished office areas served by an oversized freight elevator — 11’8” ceilings on the second and third, 15’ loft ceilings and skylights on the fourth, and an exclusive north-facing patio with unobstructed mountain and ocean views. The building also includes 12 secure underground stalls, end-of-trip bike facilities, and finished common area washrooms on each level.

The sought-after I-2 zoning permits a wide range of production, showroom, and office uses. One block south of Powell Street and immediately east of Victoria Drive, the Property sits within an established urban industrial node adjacent to the renowned Commercial Drive shopping and entertainment district, with Downtown Vancouver and Highway 1 each within an 8-minute drive. The immediate area has drawn a concentration of creative, industrial, and technology-oriented occupiers alongside food and beverage HQs including Parallel 49 Brewing, JJ Bean, Pallet Coffee Roasters, Odd Society Spirits, and Resurrection Spirits.

With no deferred maintenance, immediate occupancy, and potential holding income through a vendor leaseback of the third and fourth floors, 1937 Triumph Street offers a pathway to either turnkey owner-occupancy or stabilized income within a single best-in-class asset.



Address	1937 Triumph Street, Vancouver	
PID	015-679-764	
Building Area	1st Floor (Production Showroom)	4,301 SF
	2nd Floor (Production Showroom)	4,684 SF
	3rd Floor (Office/Production Studio)	4,689 SF
	4th Floor (General Office)	4,872 SF
	Total	18,546 SF
	Parkade (Secured Lane-Way Level)	4,988 SF
	Gross Building Total	23,534 SF
Parking	12 stalls (9 regular, 1 HC, 1 EV, 1 small) *Secured in-building at lane-way level	
Year Built	2026	
Zoning	I-2 Light Industrial – permits a wide range of production, wholesale, design, office, lab, and ancillary showroom uses	
Property Taxes (2026)	\$94,605	
Asking Price	Contact listing agents	
Availability	Immediate	



New state-of-the-art building, with modern features and no deferred capital



Outstanding mountain and ocean views from the rooftop patio and top floors



Prime location in East Vancouver providing exceptional connectivity to major highways, amenities and labor



Move-in ready office space on the 3rd and 4th floors offering excellent corporate appeal



Ground floor production showroom with modern street exposure and 17’ open ceiling height supporting a broad range of uses



Vacant possession available, providing an excellent owner-user opportunity



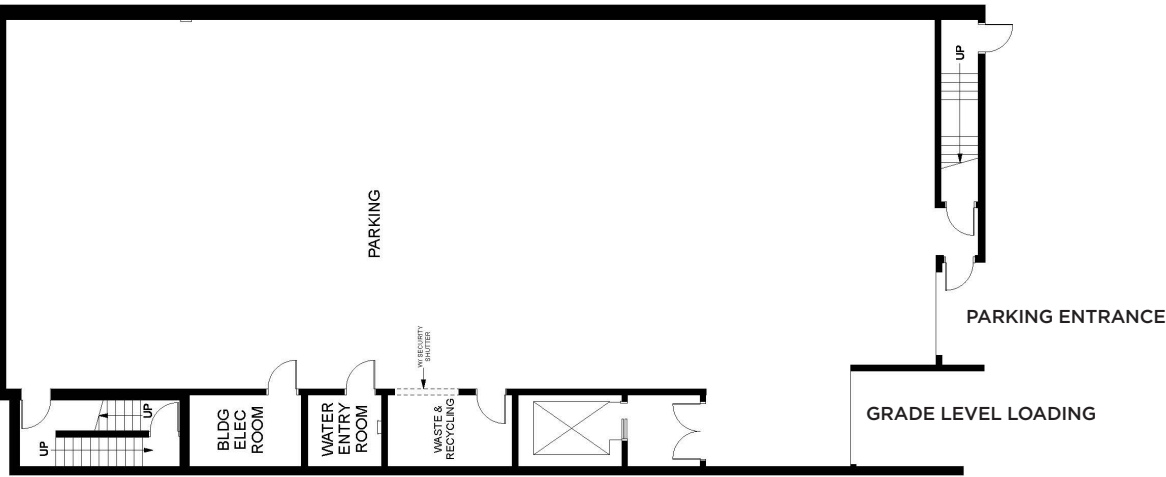
Potential for immediate holding income with Vendor Leaseback of the 3rd and 4th floor



Secure parking stalls and bike storage with end of trip amenities

INTERIOR SPACES

Parking Level (4,988 SF)



Plan

- At lane-way level
- 12 stalls (9 regular, 1 HC, 1 EV, 1 Small)
- Grade level loading bay (10'X10'10") with direct freight elevator access
- Secured bike storage



AMPLE PARKING SPACES



BRIGHT & OPEN



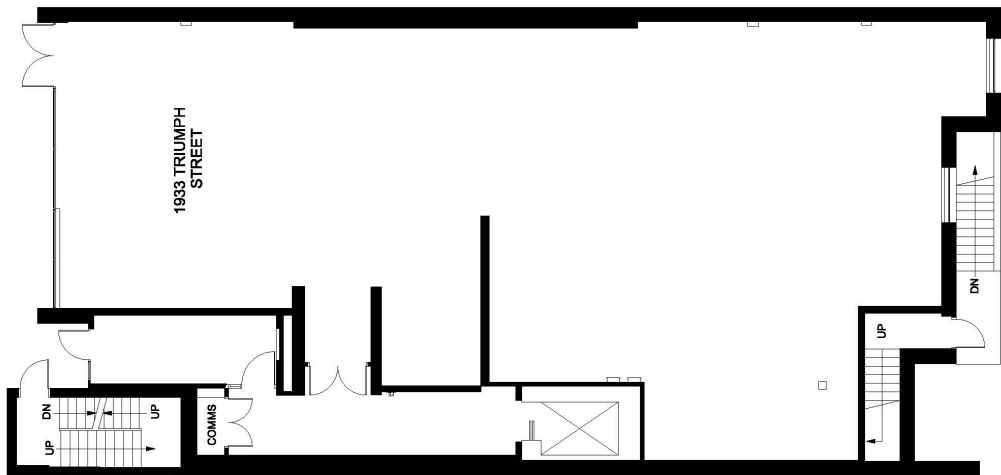
SLEEK & MODERN



MOUNTAIN VIEWS

INTERIOR SPACES

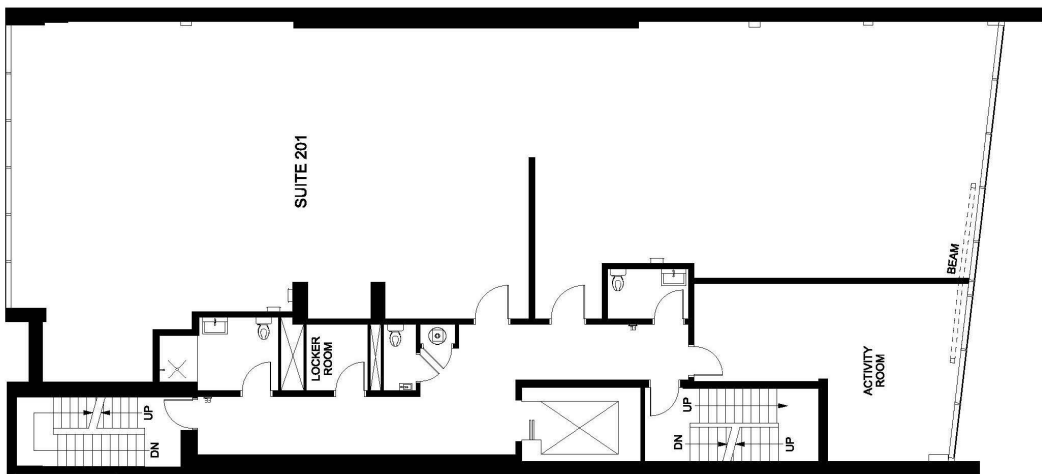
Ground Floor (4,301 SF) | Production Showroom



Unit 100

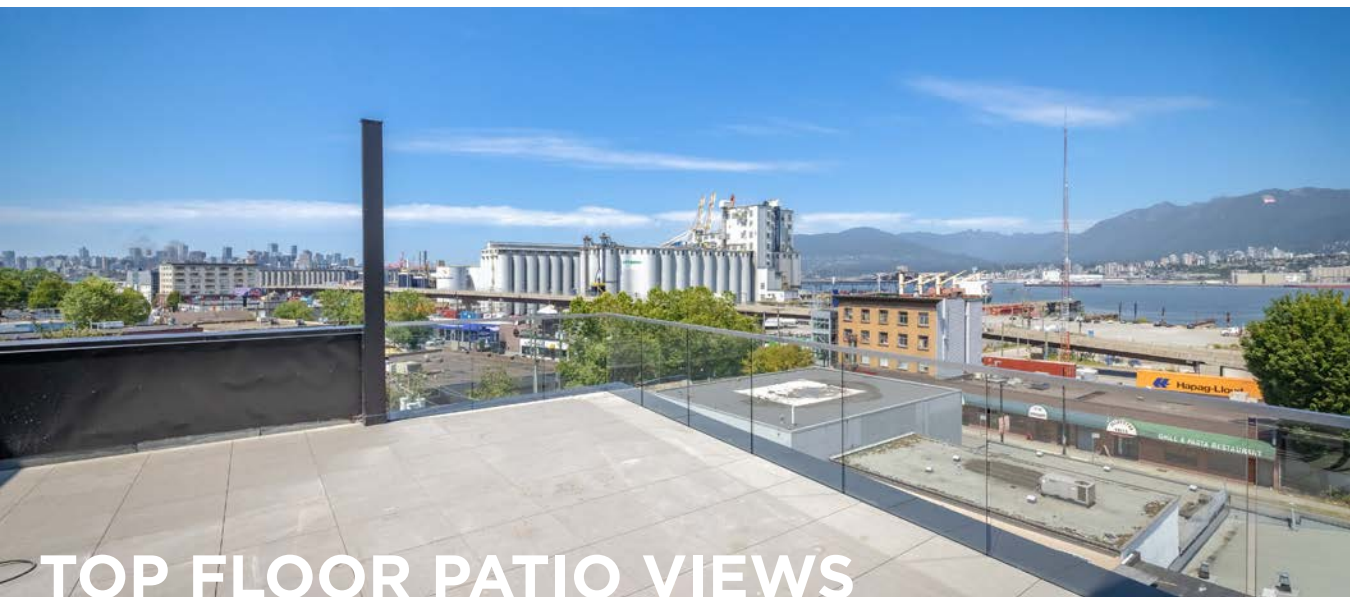
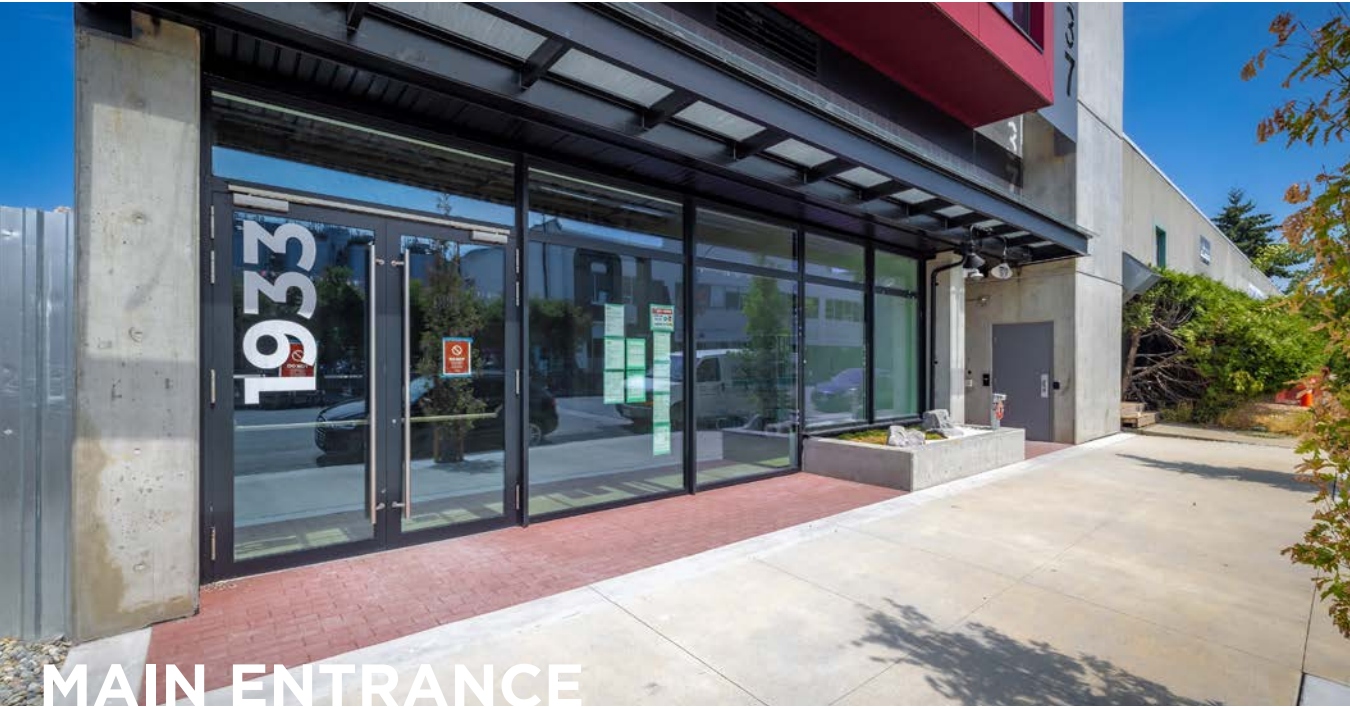
- Open plan ready for improvements
- 18' high ceilings
- Grade loading via rear lane with unit access through freight elevator
- Oversized glazing on Triumph St frontage facing bustling Parallel 49 Brewing patio
- Roughed-in plumbing for washroom and kitchen
- Finished common area washrooms
- Accommodations for venting infrastructure in place
- Prominent building entry lobby

Second Floor (4,684 SF) | Production Office



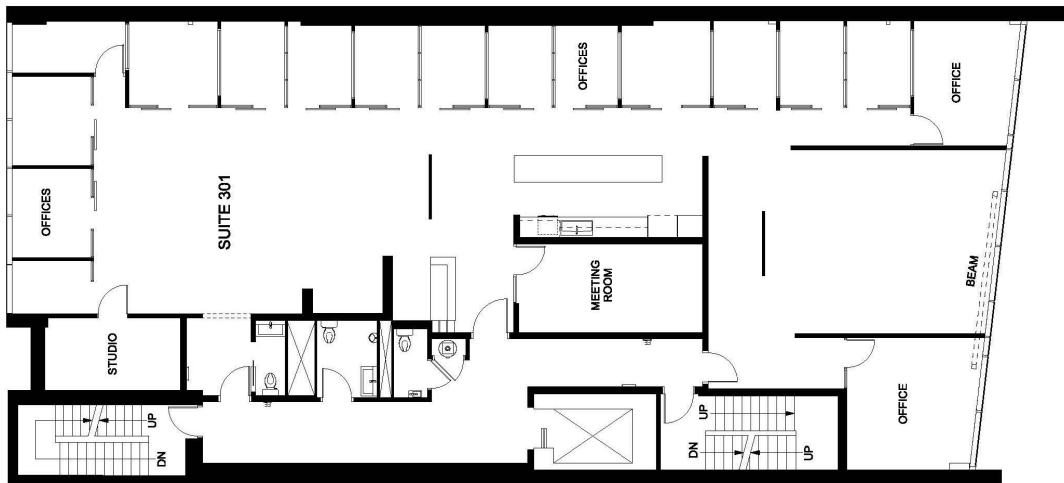
Unit 201

- Open plan ready for improvements
- High 11'8" Exposed Ceilings
- Shared Amenities
- HVAC
- Oversized freight elevator loading access
- Open area amenity room with north facing views



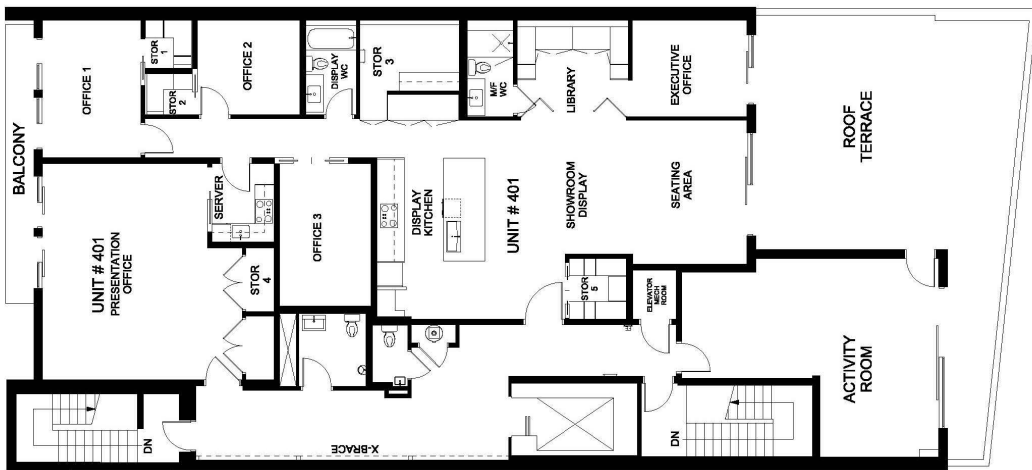
INTERIOR SPACES

Third Floor (4,689 SF) | Production Office Studio

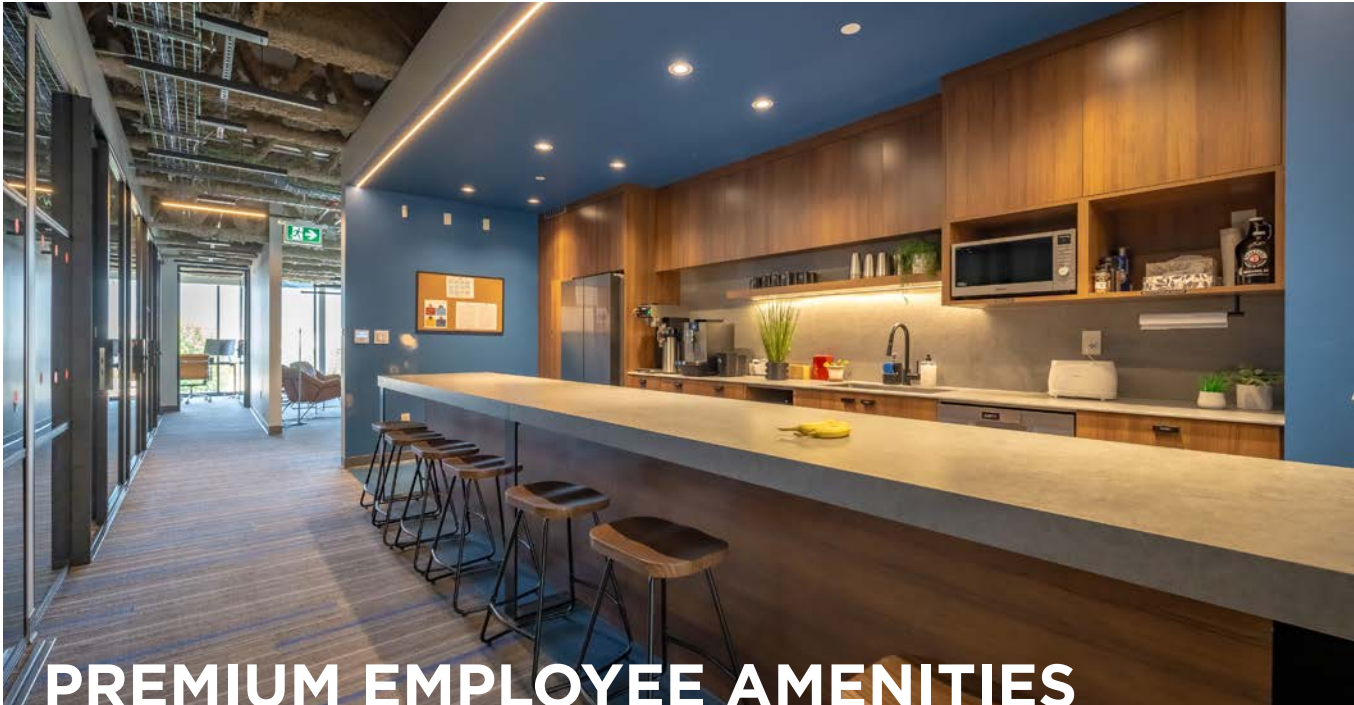


- Unit 301**
- High-end modern office improvements in place
 - High 11'8" exposed ceilings
 - Immersive North facing views
 - Shared amenities
 - Finished common area washrooms

Fourth Floor (4,872 SF) | Office



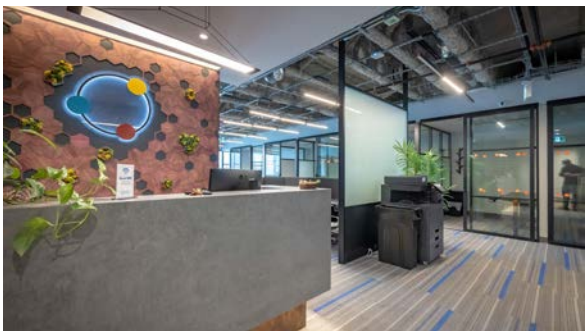
- Unit 401**
- Modern high-end office, showroom, and amenity event space
 - Large finished north and south patios
 - Panoramic ocean, mountain, and city views
 - High 15' loft ceilings
 - Skylights



PREMIUM EMPLOYEE AMENITIES



COLLABORATIVE LOUNGE



TURNKEY OFFICE SPACE



LOCATION

Neighbourhood Highlights



1937 Triumph Street is strategically located in Port Town, Grandview-Woodland, one of the fastest growing neighbourhoods in Vancouver.



A historic industrial district has transformed to become the Port Town neighbourhood with a growing amenity base and authentic character.



The neighbourhood unites public, commercial, industrial, employment and housing space.



Stunning ocean views of Burrard Inlet and the North Shore mountains.



Surrounded by bike paths and parks.



Ample retail and restaurants all within walking distance



“Grab a coffee and a quick breakfast from a nearby bakery. Do business over lunch along Commercial Drive or Hastings. Relax with an after-work beer at one of the breweries.” There are plenty of amenities in this unique Port Town neighbourhood.





Walk Score
Walker's Paradise

95



Bike Score
Very Bikeable

79

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