

FOR LEASE

1937 TRIUMPH STREET

VANCOUVER, BC

*Brand-New Ground & Second Floor
Light Industrial Space in Port Town*

- 4,272 SF Ground Floor Showroom / Production Space
- 3,935 SF Second Floor Production Office Space
- Now Ready For Immediate Possession
- Ground Floor Retail Exposure
- Full Height Windows
- North facing city, mountain, and water views





PROPERTY DETAILS

A rare opportunity to lease brand-new, ground and second floor light industrial space in Port Town - one of Vancouver's fastest-evolving employment Nodes. 1937 Triumph Street delivers newly constructed, design-forward light industrial premises for modern businesses. With soaring ceilings, oversized glazing, secured underground parking, and grade loading, the property is purpose-built for makers, creators, and growing businesses seeking a professional, high-exposure home minutes from Downtown Vancouver.



Brand-new state of the art construction



Ceiling heights of approximately 17' on the ground floor



Oversized double-pane window systems delivering exceptional natural light



Ground floor retail exposure facing Parallel 49



3-phase electrical service



Oversized freight elevator



Fan coil HVAC units



Fully sprinklered



LED lighting throughout



Common washrooms provided



Roughed-in plumbing for washroom and kitchen (ground floor)



Convenient grade loading access off lane



4 secured underground stalls, 2 allocated to Ground Floor; 1 each for Units 201 & 202



Bike storage and end-of-trip facilities

ADDRESS

1937 Triumph Street, Vancouver, BC

AVAILABLE SPACE

Ground Floor 4,272 SF

TOTAL 4,272 SF

Second Floor

Unit 201/Second Floor 2,276 SF

Unit 202/Second Floor 1,659 SF

TOTAL 3,935 SF

BASIC RENT

Contact Listing Agent

ZONING

I-2 (Light Industrial)

ADDITIONAL RENT

\$11.00 PSF (2026 est.)

AVAILABILITY

Immediate



PROPERTY PHOTOS



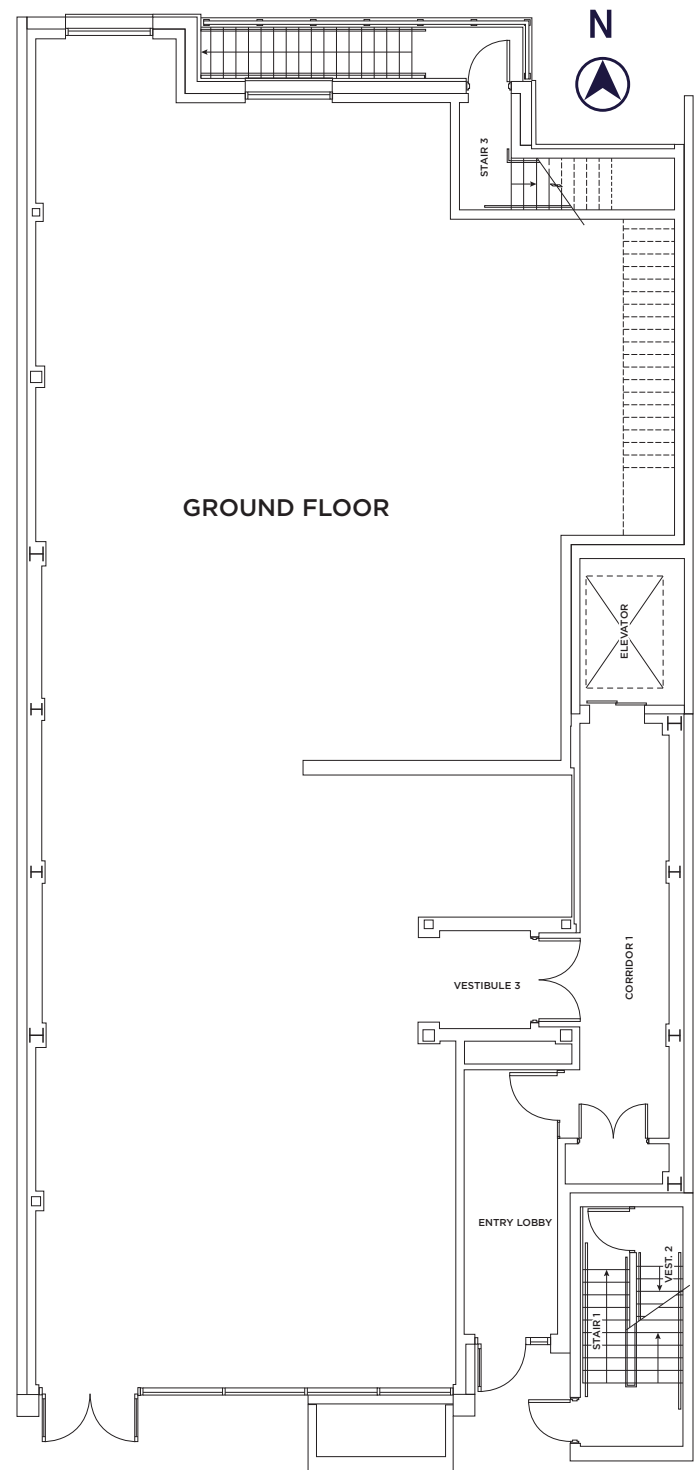
FLOORPLANS

GROUND FLOOR

Light Industrial/Showroom

4,272 SF

Expansive, open-format ground floor space with approximately 17' clear ceilings, prominent showroom / retail frontage, grade loading access, and roughed-in plumbing — a flexible canvas for a wide range of uses including production, showroom, studio and ancillary retail.



FLOORPLANS

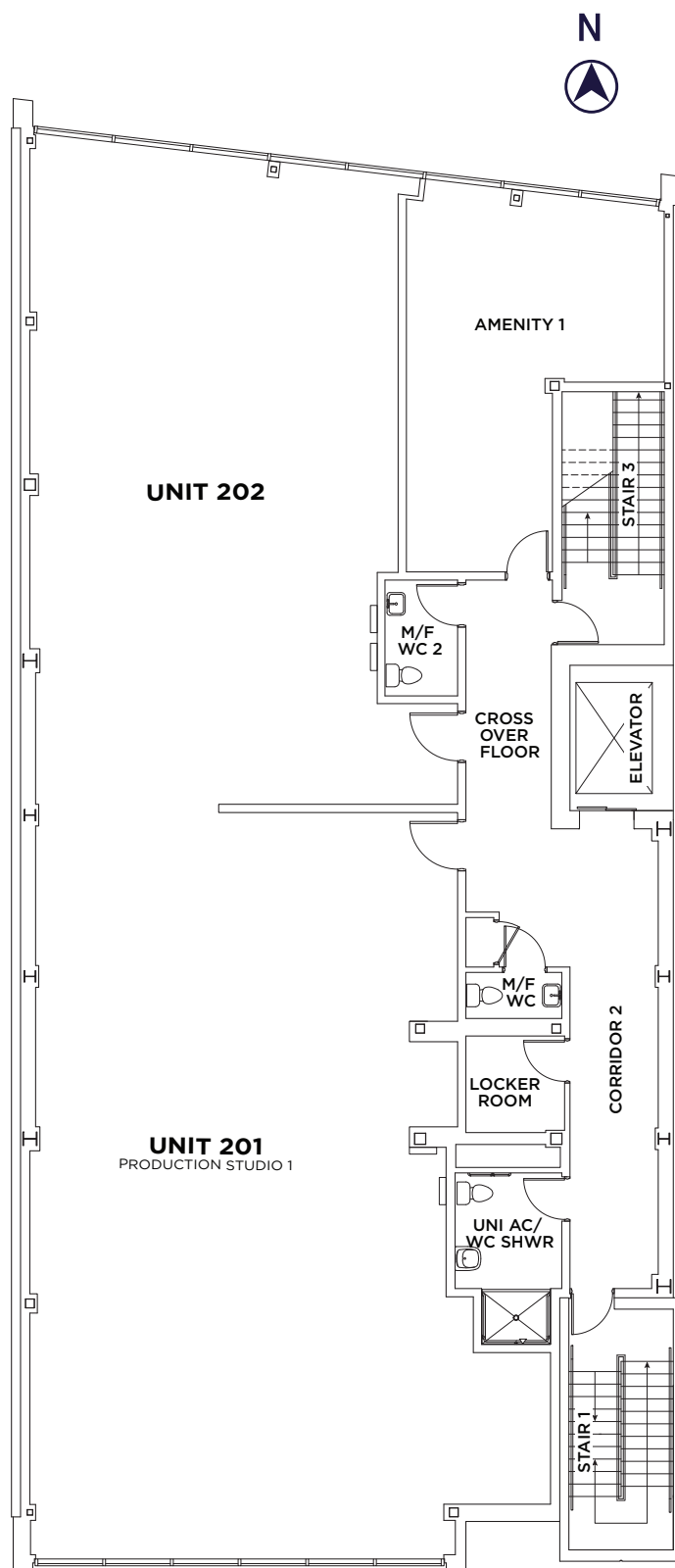
SECOND FLOOR OFFICE

Unit 201 2,276 SF

Unit 202 1,659 SF

Total: 3,935 SF

Two bright second-floor units — 2,276 SF and 1,659 SF — featuring oversized glazing, high ceilings, and access to common washrooms. Ideal for studios, R&D, or creative production. Units may be leased individually or combined for a contiguous 3,935 SF.



LOCATION

PRIME PORT TOWN LOCATION

1937 Triumph Street sits in the heart of Port Town, Vancouver's burgeoning industrial-creative district stretching east from Gastown and Railtown. Positioned one block south of Powell Street and half a block east of Victoria Drive, the property is surrounded by an established community of breweries, distilleries, roasters, and food producers — with Parallel 49 Brewing directly across the street and JJ Bean, Pallet Coffee Roasters, Fresh Prep, Odd Society Spirits, and Slow Hand Beer Co. all within walking distance. Conwest's award winning Ironworks development one block south continues to deepen the area's employment base and business ecosystem. With Downtown Vancouver and Highway 1 each just five minutes away, the location offers rare convenience for staff, clients, and logistics alike.



DRIVE TIMES

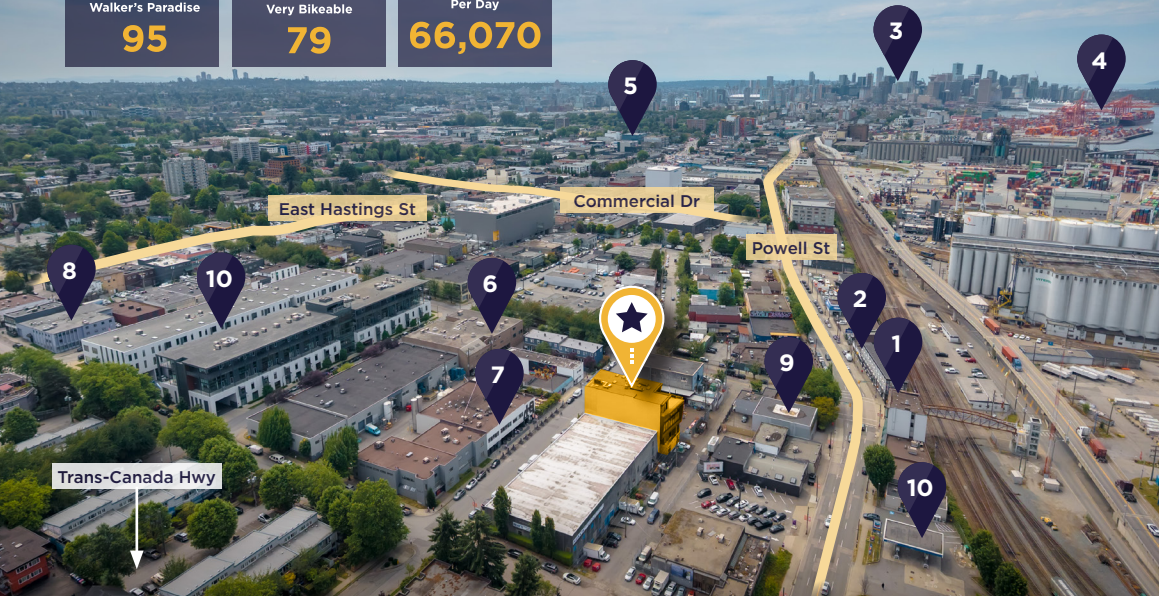
To/From 1937 Triumph Street

Highway 1	5 MINS
Commercial Drive	3 MINS
New St. Paul's Hospital	5 MINS
Downtown Vancouver	7 MINS
North Shore	10 MINS
Burnaby	5 MINS

Walk Score
Walker's Paradise
95

Bike Score
Very Bikeable
79

Vehicles
Per Day
66,070



AMENITIES

1. Niwa Restaurant
2. Angela Pastificio
3. Downtown Vancouver
4. Port of Vancouver
5. New St. Paul's Hospital
6. Fresh Prep
7. Parallel 49 Brewing Company
8. Pallet Coffee Roasters - Semlin Drive
9. JJ Bean Coffee Roasters
10. Ironworks Developments Ltd.

FOR MORE INFORMATION, CONTACT:

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