CUSHMAN & WAKEFIELD

IRONWORKS
VANCOUVER, BC

FOR LEASE

OFFICE & LIGHT INDUSTRIAL / FLEX SPACE

A unique opportunity to lease at **IRONWORKS**, a new, contemporary office and industrial mixed-use building. Located in the East Village, one of the fastest growing neighbourhoods in Vancouver, **IRONWORKS** offers a central location between Downtown Vancouver and Highway 1.

The building features secured parking and end of trip facilities.

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FOR LEASE
IRONWORKS
VANCOUVER, BC

AVAILABLE SPACES

OFFICE

Unit 406 - 1930 Pandora Street

Total Size*	**875 sf**

LIGHT INDUSTRIAL/FLEX SPACE

1950 Pandora Street

Main Floor	1,265 sf
Mezzanine	1,265 sf
Total Size*	**2,530 sf**

**to be confirmed upon final building measure*

BASIC RENT
Please contact listing agents

TAXES & OPERATING COSTS
$10.00 psf, per annum (estimated)

TENANT IMPROVEMENT ALLOWANCES
Available to qualified tenants

PARKING
- Dedicated secured underground stalls, contact listing agents for details
- Common loading available to all Ironworks units

ZONING
I-2

POSSESSION FOR FIXTURING
Available Now

ABOUT THE DEVELOPMENT

IRONWORKS is a contemporary office and industrial mixed-use development consisting of two buildings with showroom, office and warehouse flex spaces. Its modern design and unique stacked layout are both functional and forward thinking in a rare, large-scale urban industrial development.

With common loading facilities in the mews, parking for customers, freight and passenger elevators and a stunning roof top deck with panoramic views, **IRONWORKS** is the perfect location for your business.

WALK SCORE

95
WALKER'S PARADISE

TRANSIT SCORE

73
EXCELLENT TRANSIT

OFFICE & LIGHT INDUSTRIAL / FLEX SPACE

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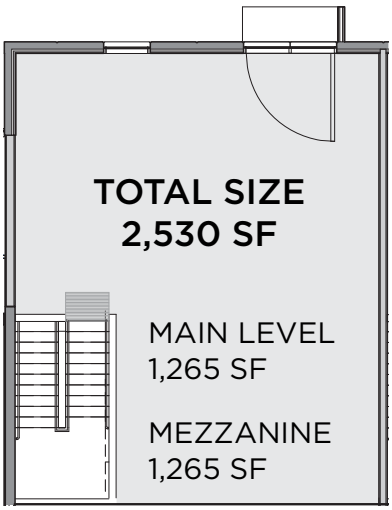
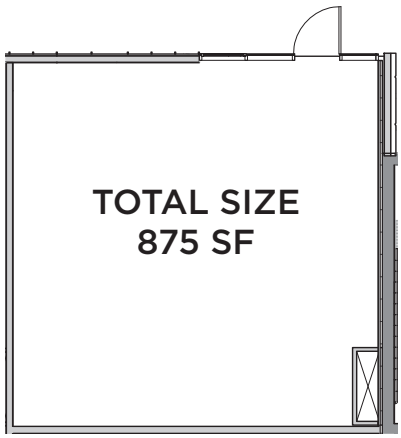
1950 PANDORA SUITE FEATURES

- Flex light industrial space
- Mezzanine for office or flex use
- Pandora Street exposure and direct access from streetfront
- Ancillary retail potential
- 11' ceiling heights



UNIT 406 - 1930 PANDORA SUITE FEATURES

- Bright, top floor office space
- Panoramic water, harbour and mountain views
- Window exposure facing both North & South
- 11' ceiling heights



*rendering of 2nd floor office space

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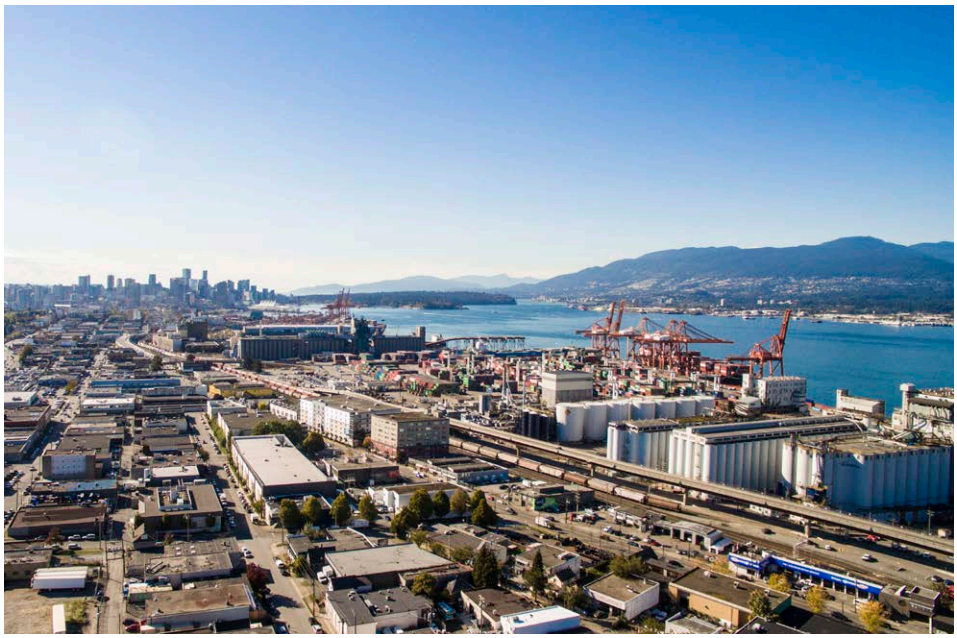
LOCATION

IRONWORKS is in the heart of a growing community that thrives on hard work, entrepreneurial spirit & neighbourly values.

IRONWORKS is where you want to be.

- 10 minutes from downtown
- 10 minutes from Highway #1
- 5 minutes from Port of Vancouver
- On major transit lines and bike safe streets
- Surrounded by amenities and neighbourhood inspiration

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.



AMENITIES

EAT & DRINK

1. JJ Bean
2. Scandilicious
3. Bistro Wagon Rouge
4. Odd Society Spirits
5. Pallet Coffee Roasters
6. Volcano Sushi & Grill
7. Basho Café
8. Pho WIN
9. East Village Bakery
10. Mr Red Café
11. Tacofino
12. Uprising Breads

BREWERY & ENTERTAINMENT

1. Parallel 49 Brewing
2. Doan's Craft Brewing
3. Brighton Pub
4. Cultch Community Theatre
5. Britannia Community Centre

RETAILERS

1. Shell Gas
2. Triple A Market
3. Robin's Pharmacy
4. Bosa Foods

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.
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