



ProjectWonder

by portē<sup>1</sup>

FOR LEASE

# Meet Aristotle

Where discovery leads to change



1308 Adanac St. Vancouver BC, Canada



**Aristotle**

ProjectWonder

FOR LEASE

# Allowing bright minds to flourish

1308 Adanac St. Vancouver BC, Canada

## What is Aristotle?

Aristotle is the second of the ProjectWonder developments introduced by Porte Communities. Named from the historic Greek Philosopher, meaning "the best purpose," this state-of-the-art project will deliver 54,221 sq. ft. of new purpose-built innovation, production, development, and office to allow bright minds to flourish in one of the world's most innovative cities. Located minutes from the new St. Paul's Hospital campus, Aristotle will act as a catalyst for discovery for generations to come.

## Who is **porte**<sup>1</sup>

Porte Communities is boldly creating a new future, combining real estate with health, science, and technology in progressive Vancouver communities. Founded in 1968, Porte owns and manages property, working in the real estate industry through residential, commercial property management and real estate development. Porte prides itself on its award-winning developments and has expanded on four fundamental beliefs at the core of their business: People Focused, Committed to Excellence, Trustworthy, and Community Builders. Their belief in building strong communities is their promise for clients and their long-term success.



# Now Leasing

	UNIT #	TOTAL SF	MEZZANINE SF
LEVEL 1	101	1,685	682
	102	1,731	725
	103	1,575	688
	104	1,800	1,289
	105*	LEASED	
LEVEL 3	301*	LEASED	
	302*	LEASED	
	303	4,335	-
	304	4,225	
LEVEL 4	401	9,325	0
LEVEL 5	501	9,329	0
TOTAL		54,221 SQ. FT	

**AVAILABLE**  
Q3/Q4 2022

**ZONING**  
I-2

**LEASE RATE**  
Contact Leasing Agents

**OP COSTS**  
\$11.00 Per SqFt (2022)

**TENANT IMPROVEMENT ALLOWANCE**  
Available Contact Leasing Agents

\* Under Contract  
\* Levels 4/5 (Demising options available)

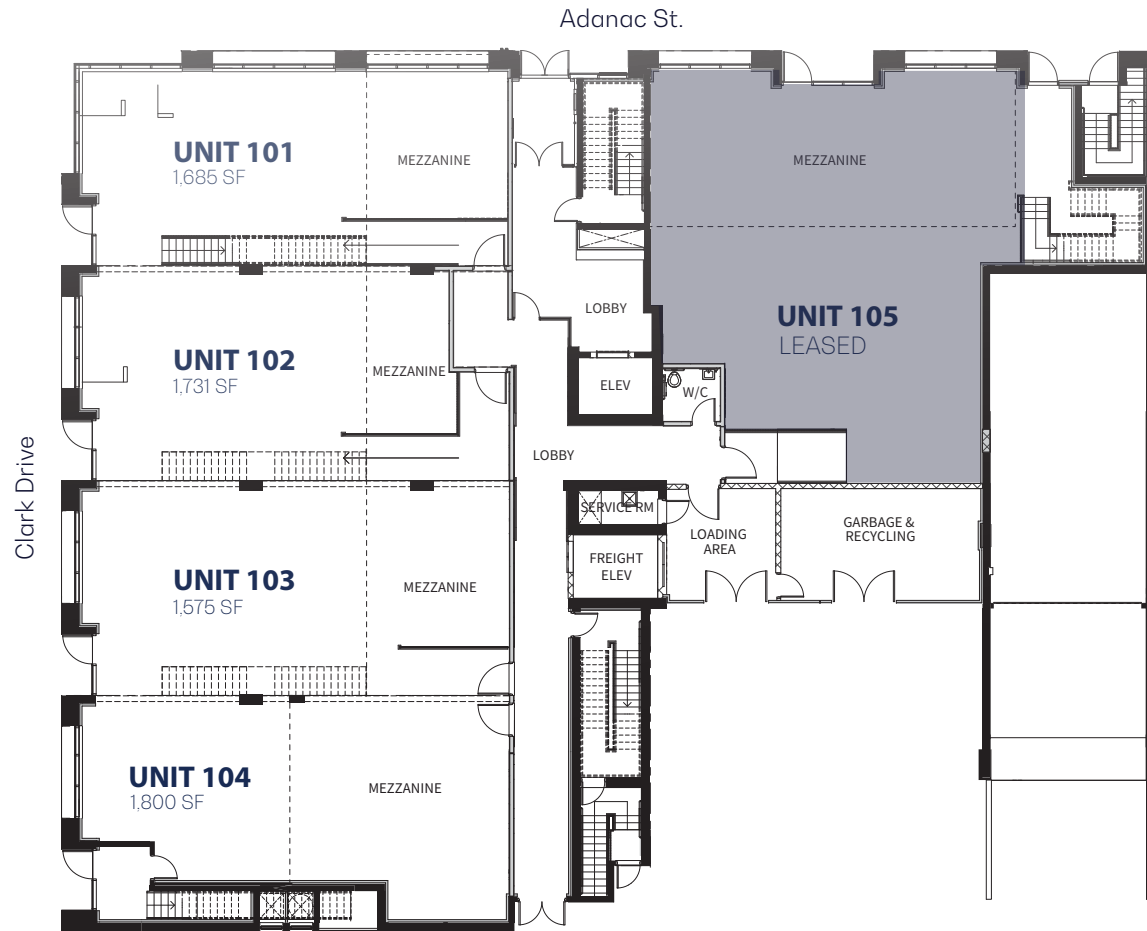


RENDERING IS ARTIST'S INTERPRETATION ONLY AND IS SUBJECT TO CHANGE. E 2022

# Inside the Building

Units may be leased together or separate

## Ground Level



**Up to 32'**  
Ceiling Height



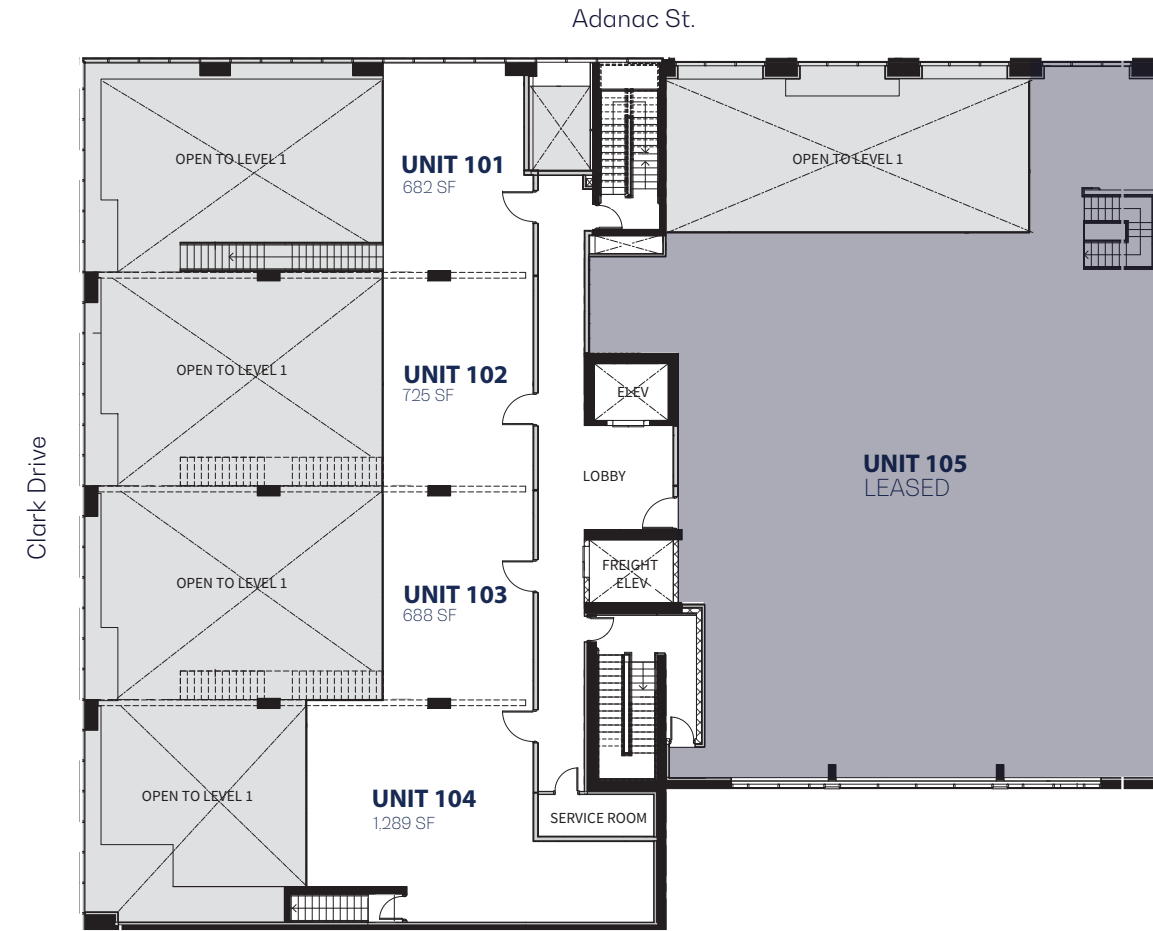
**19,552 SF**  
Area



**2 Per Unit**  
Parking Stalls

(12' to 14' under Mezzanine Level)

## Mezzanine Level

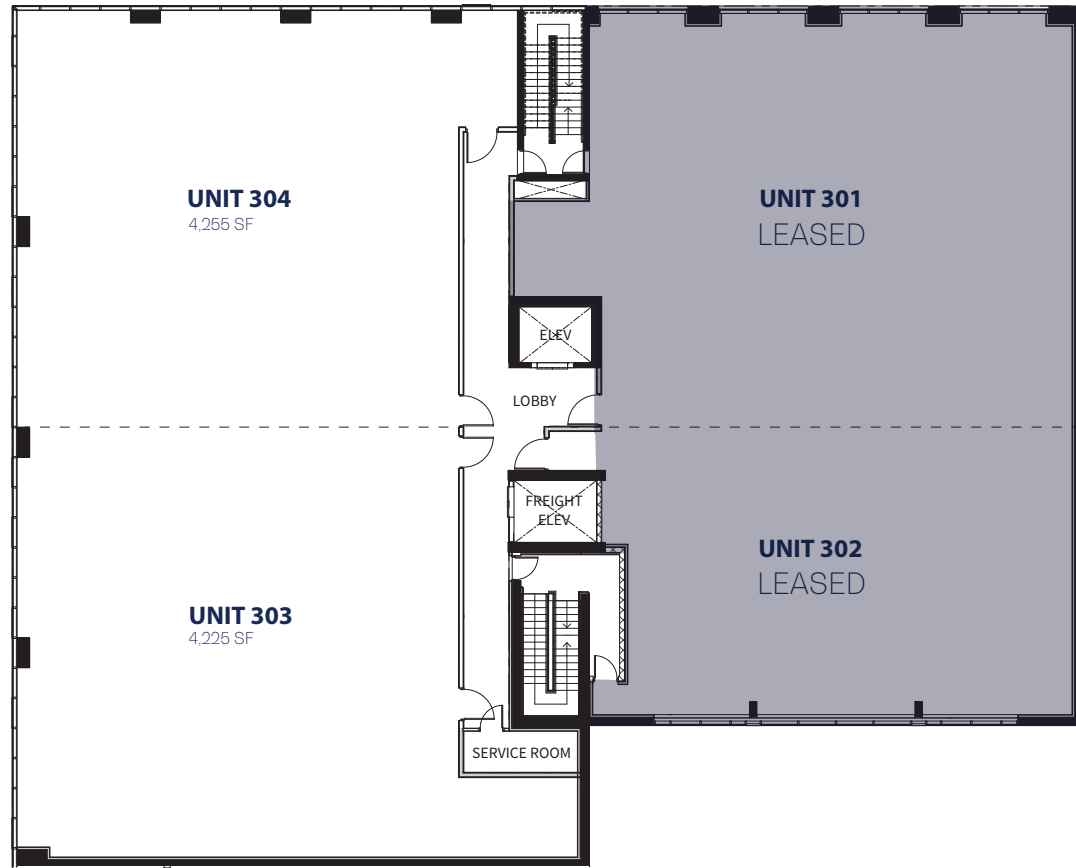


Unit	101	102	103	104	*105
Ground	1,685 SF	1,731 SF	1,575 SF	1,800 SF	LEASED
Mezz.	682 SF	725 SF	688 SF	1,289 SF	LEASED
Total	2,367 SF	2,456 SF	2,263 SF	3,089 SF	LEASED

\* Under Contract



### 3<sup>rd</sup> Level



**15'**  
Ceiling Height

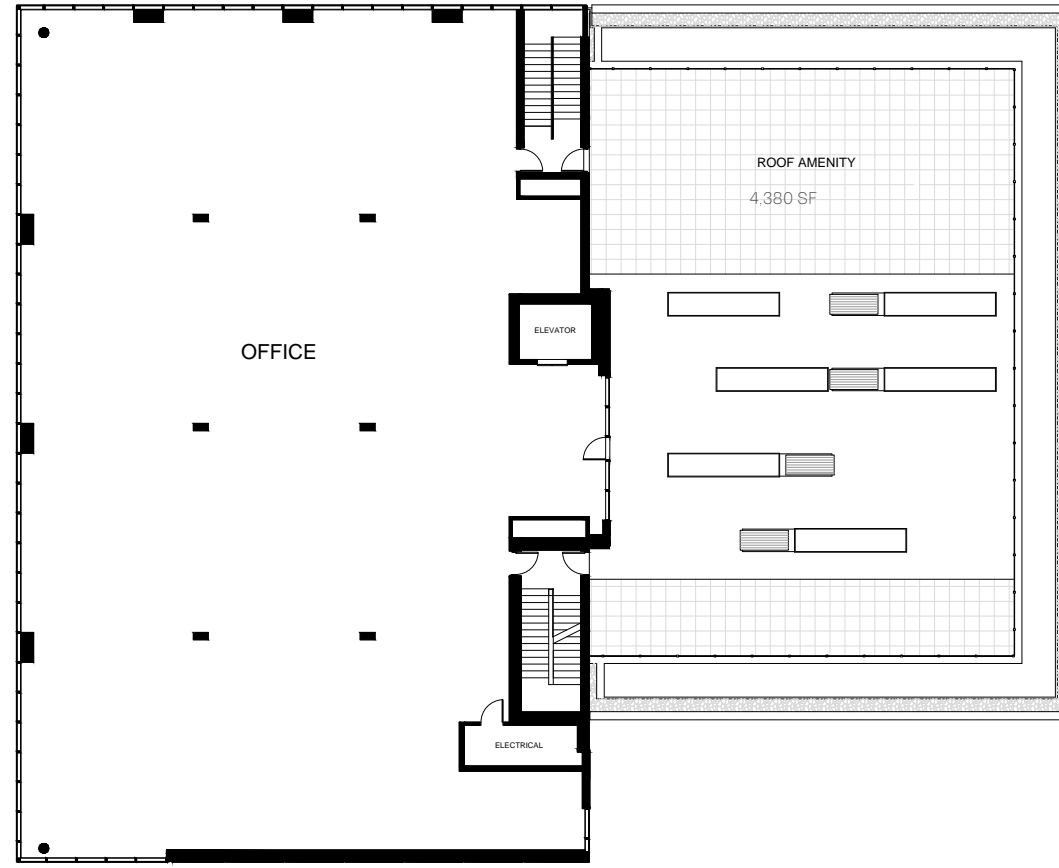


**16,015 SF**  
Area



**4 Per Unit**  
Parking Stalls

### 4<sup>th</sup> Level



**11'**  
Ceiling Height

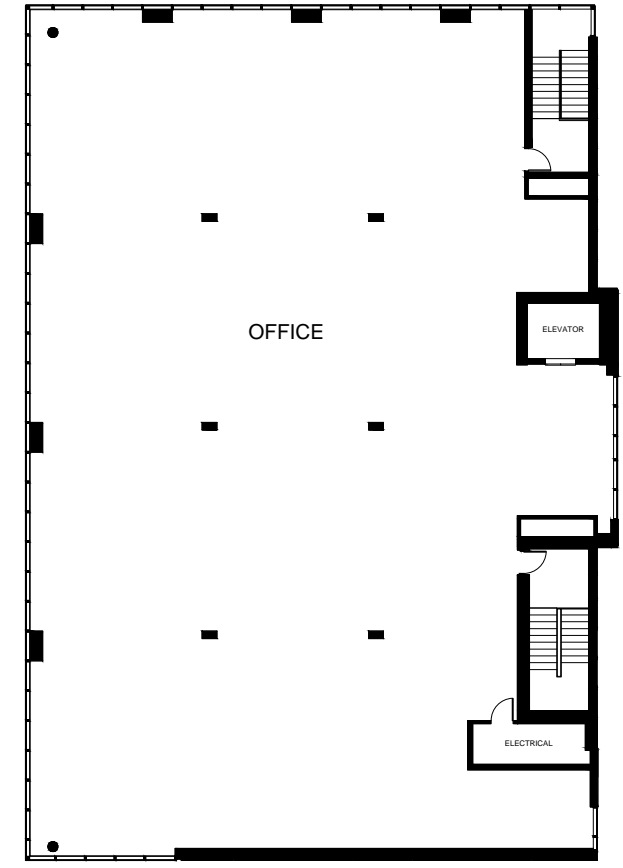


**9,325 SF**  
Area



**12**  
Parking Stalls

### 5<sup>th</sup> Level



**12'**  
Ceiling Height



**9,329 SF**  
Area (Office)




**12**  
Parking Stalls


Unit	*301	*302	303	304	*401	501
Total	LEASED	LEASED	4,335 SF	4,225 SF	9,325 SF	9,329 SF

\* Under Contract

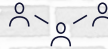
# Features & Amenities


 Corner location at Adanac Street and Clark Drive


 Stunning views of the North Shore mountains


 Ceiling heights up to 32' on Level 1




 High visibility area with excellent signage opportunities

 Oversized double pane windows

 Minimum 200 amps 3-phase electrical service per unit

 High-efficiency lighting

 Fan coil HVAC units provided to all units

 Freight and passenger elevator access include?

 4,380 SF common rooftop patio

 Bicycle storage lockers and end of trip facilities

 2 levels secured underground parking, 76 parking stalls

## Innovative Space Features

### Flexible I-2 Zoning

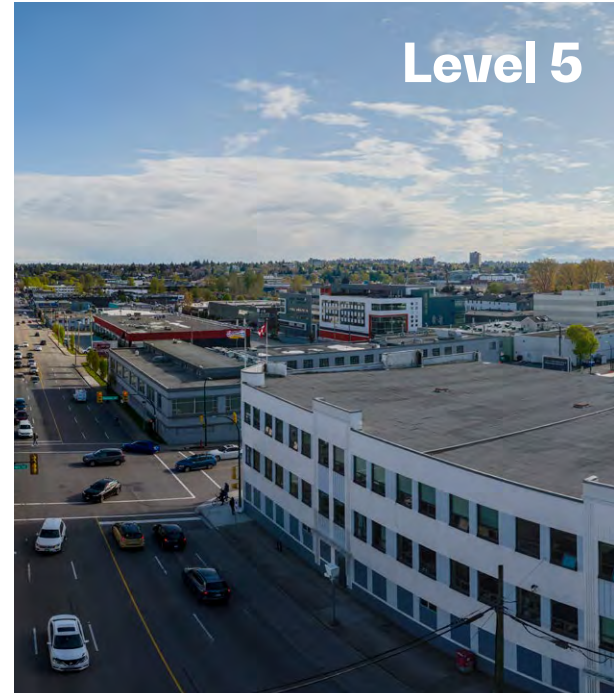
Permitting a wide range of light industrial uses including life sciences laboratories, high-technology facilities, light manufacturing and food production, creative/design services, showrooms and wholesale. General office is permitted on levels 4 & 5 with some restrictions.



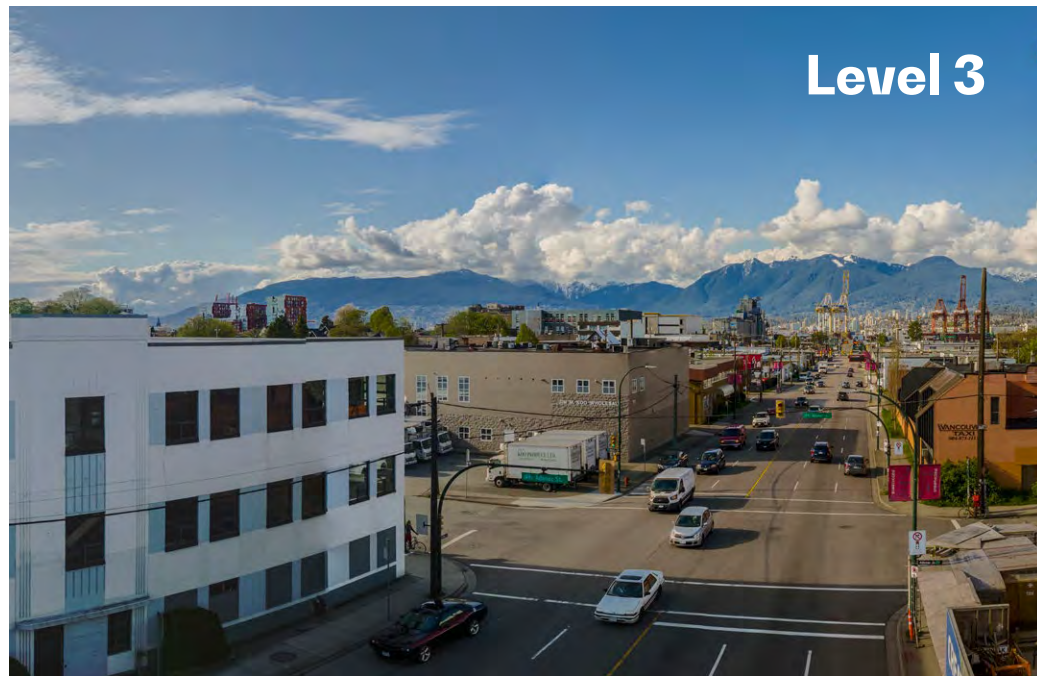
**Panoramic Views**



**Roof Top**



**Level 5**



**Level 3**



**Level 4**



# In the heart of Strathcona

## RETAIL/SERVICES

- |   |                                      |                              |
|---|--------------------------------------|------------------------------|
| Download Chicken Shack                        | Havana Vancouver                     | The Gourmet Warehouse        |
| La Casa Gelato                                | Takenaka                             | Memphis Blues BBQ House      |
| Luppolo Brewing Co                            | Cool Air Rentals                     | Strange Fellows Brewing      |
| Fujiya Foods                                  | Slice of Life Gallery & Gift Shop    | Tacomio Pick up Window       |
| East Van Brewing Company                      | A&B Tool Rentals                     | Bomber Brewing               |
| Lunch Lady                                    | Benjamin Moore                       | Off The Rail Brewing         |
| Bargreen Ellingson Restaurant & Supply Design | Mike's No Frills                     | Rise Up Marketplace          |
| Pepino's Spaghetti House                      | RayCam Co-operative Community Centre | York Theatre, The Cultch     |
| Earnest Ice Cream                             | Container Brewing Ltd.               | Fusion Cine Camera Store     |
| Superflux Beer Company                        | FreshPoint Vancouver                 | Wolseley Plumbing            |
| Pink Pearl Chinese Seafood                    | Vancouver Fire Hall No.1 Strathcona  | Werklab Inc. Coworking Space |
| Coho Coffee Commissary                        |                                      |                              |

## ATTRACTIONS





- Britannia Rink
- Britannia Secondary School
- Britannia Community Health Centre
- Britannia Community Centre
- Strathcona Park
- Woodland Park
- Grandview Park
- Strathcona Community Garden
- Maclean Park
- Strathcona Linear Park

## TRANSIT

- VCC/Clark Station, Millennium Line, future connection to anticipated Broadway Subway Project Extension
- R5, 22 bus route
- Adanac Bikeway
- Minutes from Commercial Drive

 73 EXCELLENT TRANSIT	 93 BIKER'S PARADISE	 84 VERY WALKABLE
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	Major Vehicle Routes
	Bike Paths
	Mobi Bike Share Station
	Major Shopping Districts



# More about the neighbourhood

Strathcona is home to an abundance of arts, culture, and microbreweries. Recognized as a biker's paradise and scores high for both walking and transit. This 54,221 sq. ft. property sits one block north of Clark and Venables, a bustling intersection with ample space for cyclists walkers and commuters to access.

Strathcona is a melting pot of creativity and innovation, the community's unique location and mural-lined streets are home to countless budding and thriving tech, health care and lifestyle companies.



The new St. Paul's Hospital, located just minutes away, creates an added convenience for any tenant. Situated in the core of the Strathcona community, this property is ideal for a tenants looking for production, lab, research, or office facilities – because bright minds require innovative spaces.



## 15+

### Breweries

Explore well over 15 local breweries and distilleries to celebrate or unwind your day.

Bomber Brewing, East Van Brewing Company, Off the Rail Brewing Co., Strange Fellows Brewing, Storm Brewing, Superflux Beer Company



## 80+

### Restaurants

Experience dining at lively and vibrant restaurants along the stretch of Commercial Drive and discover 80+ restaurants in the East Vancouver area.

Downlow Chicken Shack, Havana Vancouver, La Mezcaleria, Marcello Ristorante & Pizzeria, Pepino's Spaghetti House, Yolks

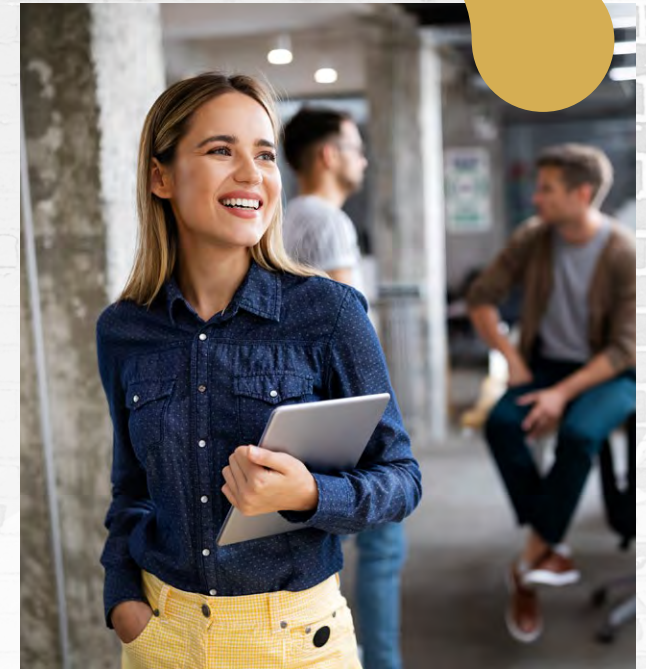


## 25+

### Cafés

Enjoy a perfectly crafted coffee brew or a delicate pastry at one of 25+ local cafés.

Agro Roasters, Caffè Calabria, JJ Bean Coffee Roasters, Moja Coffee, Prado Café, Uprising Breads Bakery



### Big names call Strathcona home

Strathcona, a vibrant and transit-oriented community, is rapidly changing. New additions to the area, such as Precision NanoSystems have attracted new businesses in life sciences and technology.

ARTICLE. RAPIDIA PRECISION NANOSYSTEMS

Incise Genetics

AbCellera

CarboNet Water Treatment



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