

FOR SALE
OFFICE SPACE
VANCOUVER, BC

IRONWORKS

UNIT 1A - 220 VICTORIA DRIVE
3,983 SF HIGH EXPOSURE SPACE

FEATURES

SIGNAGE & CORNER EXPOSURE

PRIVATE ENTRANCE

EXCLUSIVE 1,200 SF PATIO

EXTENSIVE GLAZING & NATURAL LIGHT

MOUNTAIN VIEWS

SECURED UNDERGROUND & VISITOR PARKING

END-OF-TRIP FACILITIES AND BIKE STORAGE

COMMON AREA ROOFTOP PATIO

UNIQUE HIGH EXPOSURE STRATA OFFICE OPPORTUNITY!

AVAILABLE IMMEDIATELY

Don't miss out on the chance to own a one of a kind office space available immediately in a newly constructed building within the City of Vancouver.

An opportunity to purchase a high exposure strata office strata unit at the landmark **IRONWORKS** development in the East Village. Located in the trendy Port Town neighbourhood only a short 5-minute drive to Downtown Vancouver.

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 **CUSHMAN & WAKEFIELD**
CONWEST

FOR SALE

OFFICE SPACE

VANCOUVER, BC

IRONWORKS

CIVIC ADDRESS

Unit 1A - 220 Victoria Drive
Vancouver, BC

UNIT SIZE

Unit 1A 3,983 sf
Exclusive Patio 1,200 sf

PROPERTY TAXES & STRATA FEE

\$10.00 psf (2020 estimate)
Total monthly strata fee \$1,358.47 (+ GST)

ZONING

I-2 / General Office

FEATURES

- Extensive glazing & abundant natural light
- High 11' ceilings
- Corner signage opportunity
- Exclusive private patio
- Private street entrance
- Mountain views
- Ventilation infrastructure in place for lab users

PARKING

- 4 secured underground parking stalls
plus 23 visitor stalls available

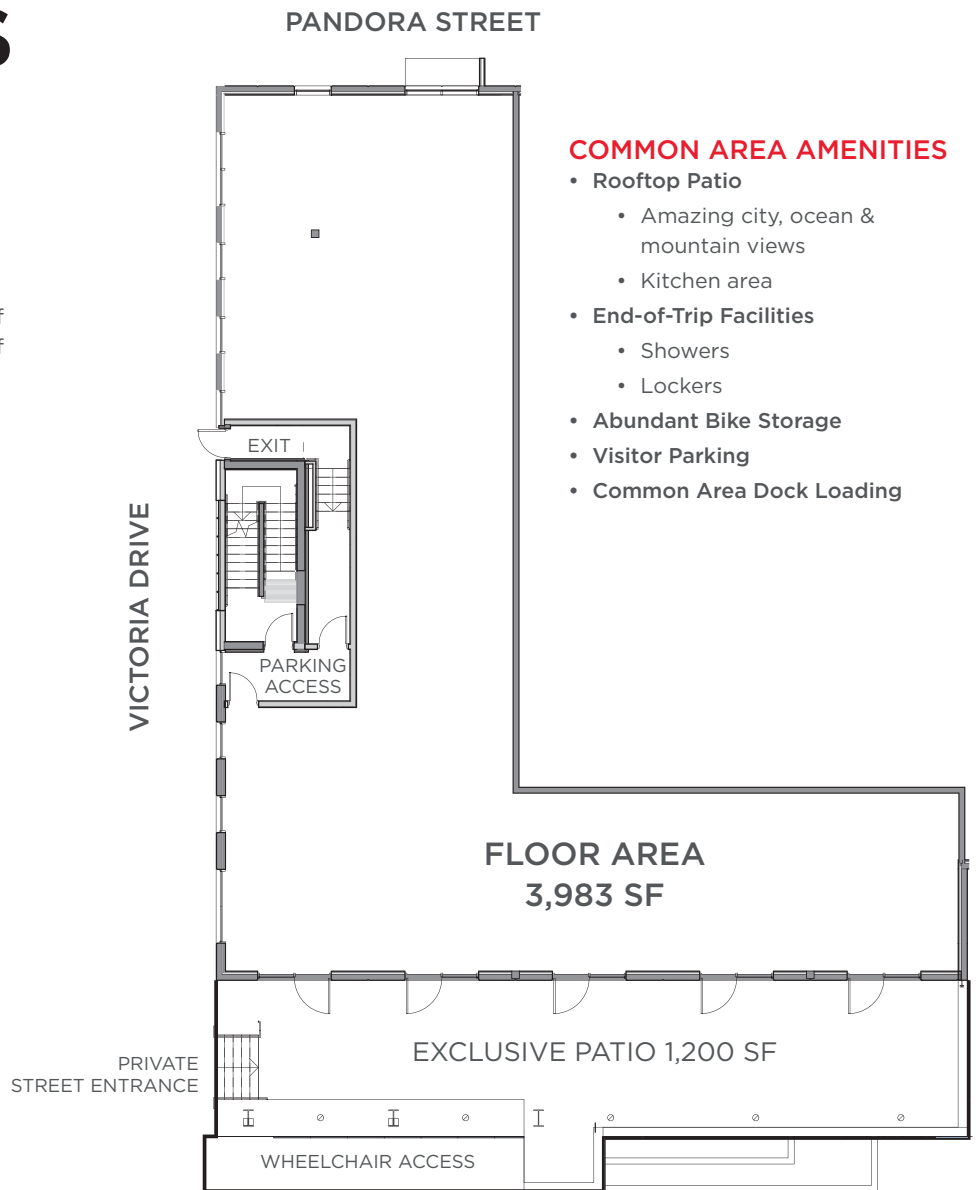
PRICING

Please contact listing team

AVAILABLE IMMEDIATELY

COMMON AREA AMENITIES

- **Rooftop Patio**
 - Amazing city, ocean & mountain views
 - Kitchen area
- **End-of-Trip Facilities**
 - Showers
 - Lockers
- **Abundant Bike Storage**
- **Visitor Parking**
- **Common Area Dock Loading**



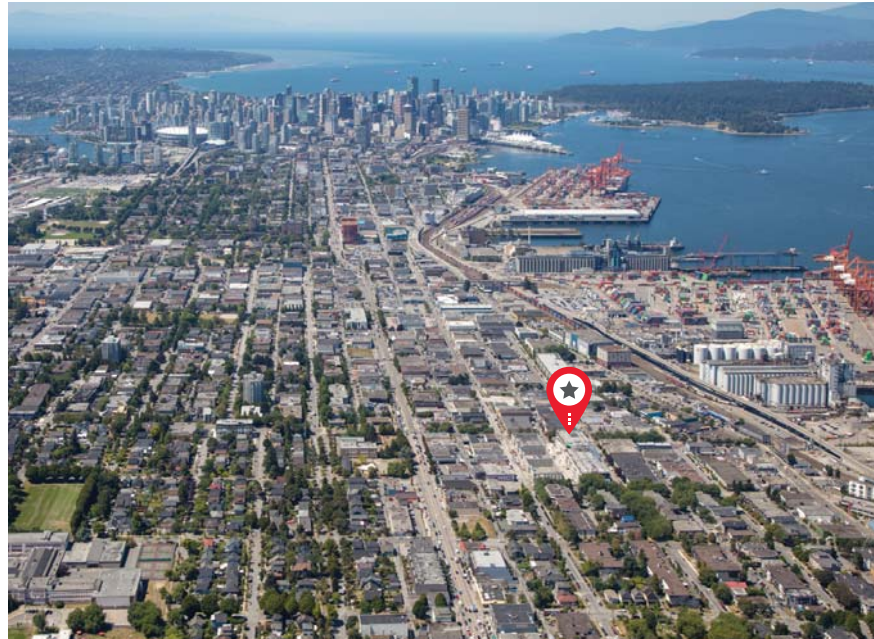
JOIN THE LIKES OF:



LOCATION

IRONWORKS is in the heart of a diverse and growing community.

- Centered in the vibrant Port Town community
- Surrounded by over 960 businesses within 1 km
- Over 500 estimated employees will be in Ironworks
- Blocks from an active residential area
- On major transit lines and bike safe streets
- 10 minutes from downtown
- 10 minutes from Highway #1



AMENITIES

968 BUSINESSES IN THE HASTINGS/SUNRISE AREA

EAT & DRINK

1. JJ Bean
2. Scandilicious
3. Bistro Wagon Rouge
4. Odd Society Spirits
5. Pallet Coffee Roasters
6. Volcano Sushi & Grill
7. Basha 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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ABOUT THE DEVELOPMENT

A rare, high exposure office space in the new **IRONWORKS** development. This development consists of two contemporary industrial mixed-use buildings with showroom, loft office and warehouse flex spaces. Its modern design and unique stacked layout is both functional and forward thinking in a rare large-scale urban industrial development.

IRONWORKS features signage opportunity, exclusive patio and private entrances along with secured underground and visitor parking. All units feature abundant natural lighting and breathtaking mountain views. Employees will benefit from the extensive end-of-trip facilities and bike storage.

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