



ProjectWonder
by portē

FOR LEASE

Meet Aristotle

Where discovery leads to change
Upper Floors



1308 ADANAC ST. VANCOUVER BC, CANADA

Located minutes from the new St. Paul's Hospital campus, and 1 block north of Venables & Clark Drive intersection

Third Floor

1308 Adanac Street, Vancouver

Unit	Unit Size
301	4,458 SF
302	2,877 SF
303**	4,335 SF
304**	4,225 SF



15'

Ceiling Height



16,015 SF

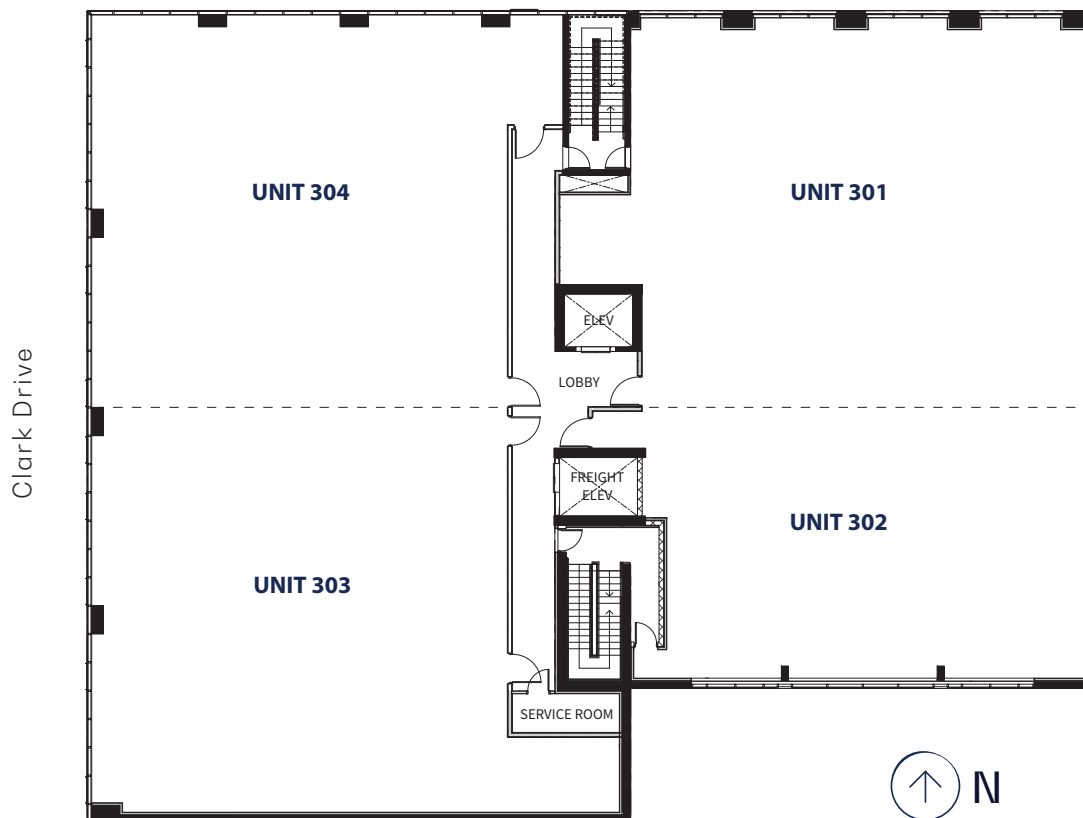
Area



4 Per Unit

Parking Stalls

Adanac Street



*not to scale



Fourth Floor

1308 Adanac Street, Vancouver

Unit	Total Unit Size
402	6,000 SF



11'
Ceiling
Height

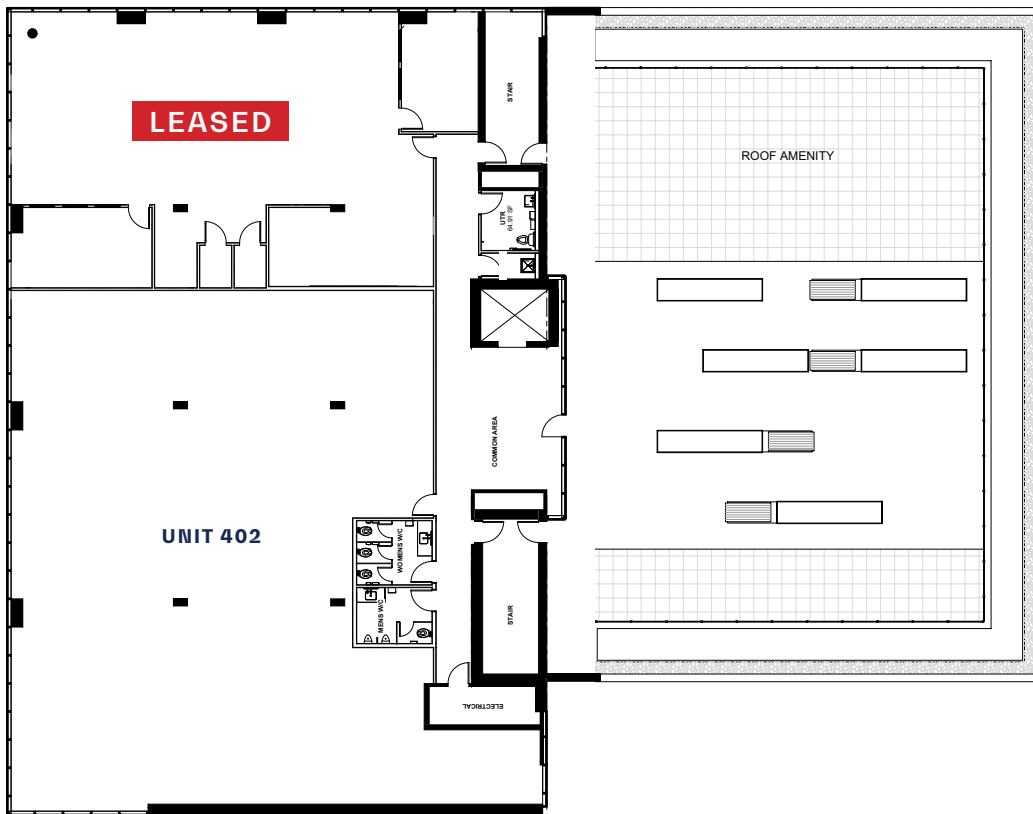


6,000 SF
Area



6
Parking
Stalls

Adanac Street



*not to scale



Location

1308 Adanac is located in Vancouver's vibrant Strathcona neighbourhood just 5 minutes drive from Vancouver's Downtown Core. The area is home to an abundance of businesses ranging from local artists and creators to some of the most recognizable businesses in the country. The convenient location on the southeast corner of Clark Drive and Adanac Street provides quick access to Downtown Vancouver, the Port of Vancouver and all major public transport and arterial routes to Metro Vancouver. Good news if you bike to work, the property is located along the Adanac Street bike route, one of the busiest bike routes in Vancouver.



Features & Building Amenities

Upper Floors - 1308 Adanac Street, Vancouver



Corner location, prime exposure to Adanac Street and Clark Drive
Located on Union-Adanac Bike Corridor



Stunning views of the North Shore mountains



Ceiling heights up to 15' on the Third floor.



Minimum 200 amps 3-phase electrical service per unit



Fan coil HVAC units provided to all units



Freight and passenger elevator access



4,380 SF common rooftop patio



Bicycle storage lockers and end of trip facilities



2 levels secured underground parking, 76 parking stalls available at market rates.



LOADING AREA



COMMON ROOFTOP PATIO



THE VIEW

I-2 ZONING

Allows a wide range of light industrial and general office uses including wholesale, production, showroom, laboratory studios and medical, dental, legal, real estate and finance/accounting offices

AVAILABILITY

Immediate

TENANT IMPROVEMENT ALLOWANCE

Available Contact Leasing Agents

LEASE RATES

Contact Leasing Agents

TAX & OP COSTS

\$11.00 PSF (2026 estimated)

ED FERREIRA

Personal Real Estate Corporation
+1 604 662 5122
ed.ferreira@cbre.com

DARREN STAREK

+1 604 662 5175
darren.starek@cbre.com

JORDAN COULTER

+1 604 662 5574
jordan.coulter@cbre.com

1021 West Hastings Street,
Suite 2500 Vancouver, BC V6E 0C3
www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the information prior to placing any reliance upon the Information. The information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.

Scan our QR CODE below for more information

