

FOR LEASE

180 Keefer Street, Vancouver, B.C.



Commercial Space - Chinatown Plaza

City of Vancouver
Real Estate & Facilities Management - Real Estate Services
453 West 12th Avenue
Vancouver, BC V5Y 1V4

For further information contact:

Melinda Chan
Real Estate & Facilities Management - Real Estate Services
604-873-7918
melinda.chan@vancouver.ca

FOR LEASE

180 Keefer Street, Vancouver, B.C.

OPPORTUNITY TO LEASE

Commercial retail and office units in Chinatown Plaza, a 3 storey, commercial building with attached 7 storey parkade in the heart of Chinatown. The property is located at the intersection of Keefer and Quebec Street. Chinatown is a developing neighborhood with newer residential condominiums and commercial properties located next to traditional Chinatown businesses. The property is in close proximity to the business districts of Gastown, Raintown, downtown Vancouver, Mount Pleasant, and new St. Paul's Hospital. Popular neighbourhood amenities such as David Livingstone Park, BC Place and Rogers Arena, Chinese Cultural Centre and Sun Yat-Sen Garden are located close-by. Public transit services including rapid transit, bus and seabus routes are all easily accessible.

The current retail uses located at Chinatown Plaza offers a broad range of retail shops, fast food, full service Chinese restaurant and medical/professional services.

THE BUILDING

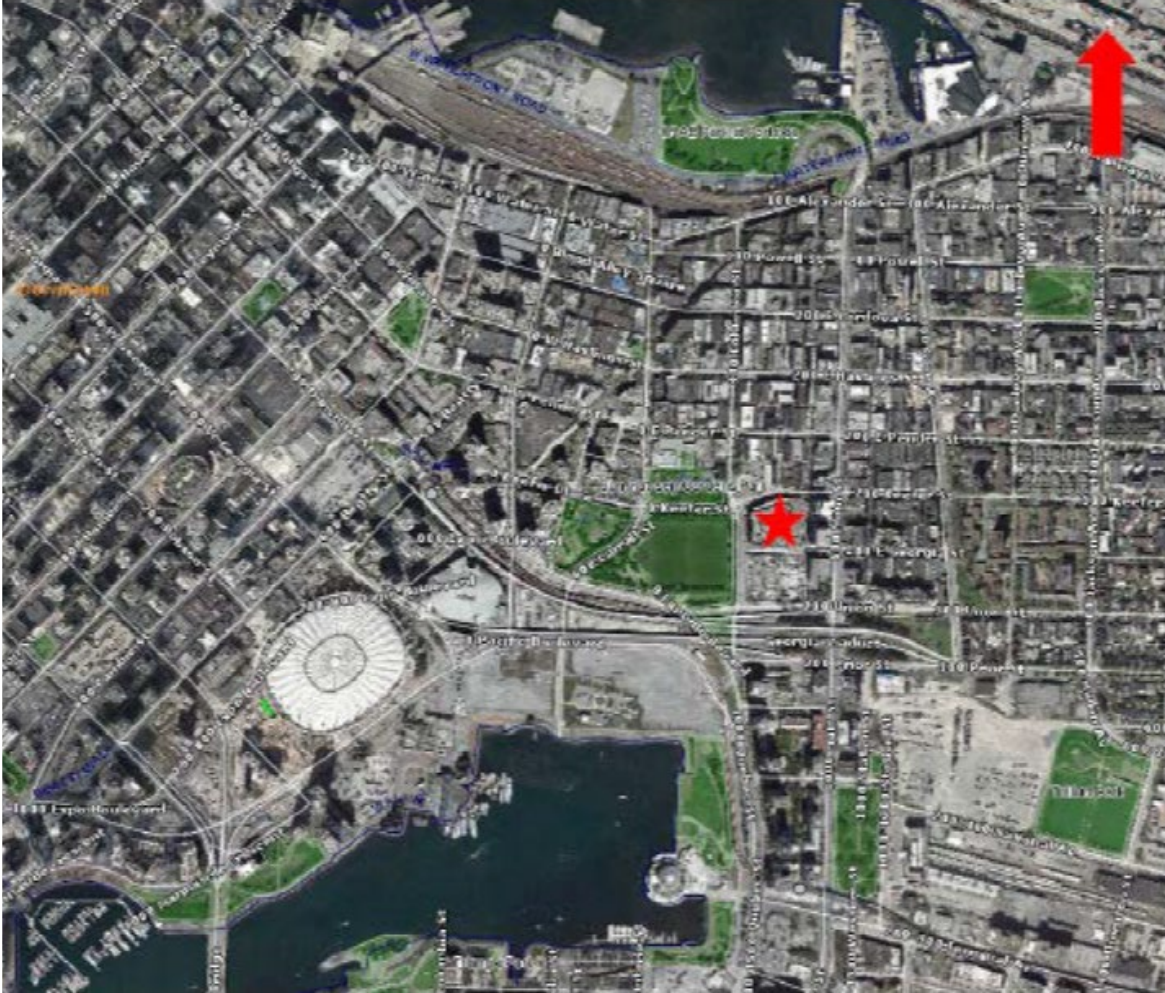
The 3 storey commercial building was constructed in 1995 with reinforced concrete construction and decorative exterior brick veneer. It is serviced with three elevators, common washroom facilities, and a covered loading bay with three dock height doors. The property is managed by EasyPark with an on-site property manager. Building security is enhanced with 24 hours security patrols.

AREA OF PREMISES

The available units range in size from approximately 215 - 1,614 square feet and are located on the ground floor and the 2nd floor of the building. Units available for lease are shown in red outline on the building/layout plan attached.

FOR LEASE

180 Keefer Street, Vancouver, B.C.



City map (VanMap)

FOR LEASE

180 Keefer Street, Vancouver, B.C.

ZONING*

The property is zoned HA-1A (Chinatown Historic Area). Permitted uses include office, retail, service, institutional, cultural and recreational. Please refer to the Zoning and Development Bylaw for detailed information at <https://bylaws.vancouver.ca/zoning/zoning-by-law-district-schedule-ha-1-1a.pdf>.

AVAILABILITY

The units are available immediately. Showings can be arranged with notice.

ASKING LEASE RATE

Rents are triple-net. Tenants are responsible for payment of Minimum Rent and Additional Rent for common area maintenance costs (CAM) as shown below as Gross Rent. CAM costs are adjusted and reconciled annually.

Unit	Current Use	Size (sf)	Minimum Rent (psf)	Gross Rent (Per Month) inclusive of GST
102	Retail	464	\$38.00	\$2,677.00
103	Retail	409	\$38.00	\$2,323.00
105	Seamstress	215	\$42.00	\$1,350.00
106	Retail	260	\$42.00	\$1,619.00
107	Health care office	361	\$40.00	\$2,117.00
112	Beauty salon	324	\$42.00	\$1,960.00
113	Beauty salon	333	\$42.00	\$2,053.00
115	Shoe repair	334	\$42.00	\$2,019.00
117	Retail	482	\$38.00	\$2,777.00
118**	Retail/Limited Service Food	418	\$38.00	\$2,373.00
119**	Retail	762	\$32.00	\$3,903.00
202	Office	1,243	\$22.00	\$4,007.00
203	Office	1,614	\$23.00	\$5,248.00

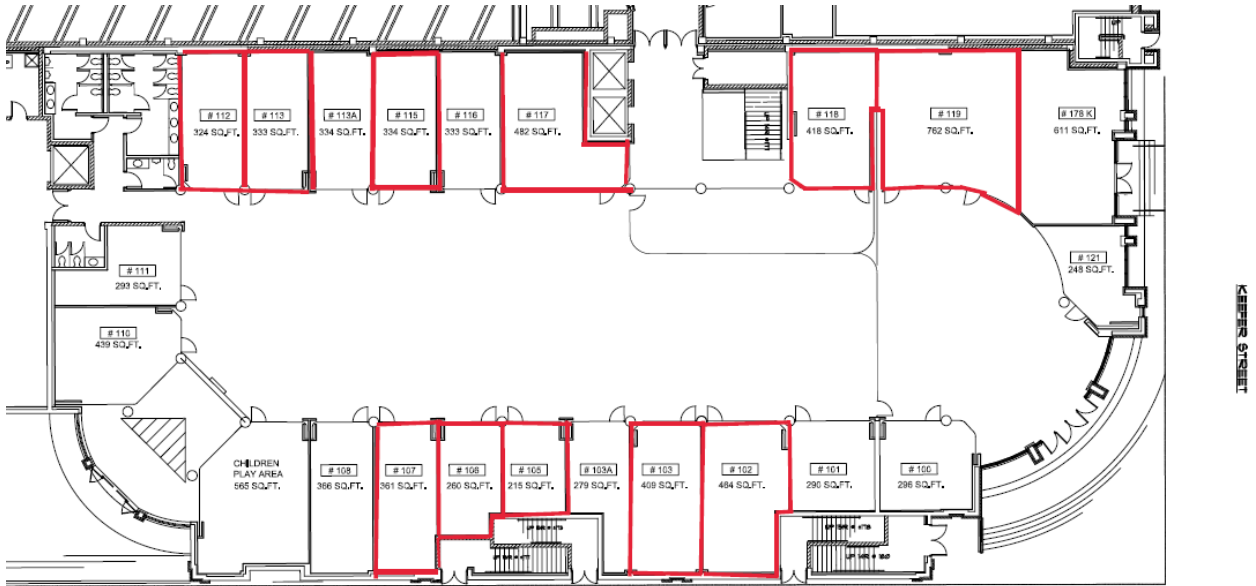
*Tenant responsible for verifying permissible uses as per the zoning.

** Units 118 & 119 can be combined to create one larger unit but demising wall shown on plan cannot be removed

FOR LEASE

180 Keefer Street, Vancouver, B.C.

Floor Plans:



Ground Floor Plan - Interior commercial units



Second floor commercial units

*Floor plans are provided for illustrative purposes only

E. & O.E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

FOR LEASE

180 Keefer Street, Vancouver, B.C.

Photos:



Rear lane entrance - Georgia Street



Loading bay - Georgia Street