

ARCHETYPE

220 EAST 1ST AVENUE
VANCOUVER, BC

FOR LEASE

**GROUND FLOOR
SHOWROOM/CREATIVE
INDUSTRIAL SPACE
936 SF – 5,378 SF**





**CUSHMAN &
WAKEFIELD**


THE OPPORTUNITY


Archetype is a dynamic mixed-use building, anchored on the East and West by two mid-rise towers bridged by an 8-storey residential building, unified by creative industrial spaces that wrap around the entire development.


BUILDING AMENITIES

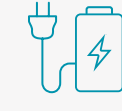
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Rooftop Amenity:
Enjoy flexibility and community with over 3,500 sf of common rooftop amenity space. South-facing outdoor patio provides expansive views with kitchen/barbecue area, with an indoor amenity room equipped with a kitchen, and seating areas.
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End of Trip Facilities:
High performing end-of-trip facilities include private showers and change facilities, lockers, secured bike storage and a fully equipped bike workshop.
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Arts & Innovation Plaza:
An important pedestrian link that connects the creative activity or the Innovation Hub to the Emily Carr University Campus. Features of the Plaza includes; bike workshop, landscaping, green wall & patio seating.
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Parking:
Secured underground parking available at market rates with ample EV charging stations.
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Loading:
Access to shared loading corridor and common loading bay providing access to 4 Class B loading bays at grade.
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Power:
600/347V 3-phase electrical to each unit; Neighbourhood energy utility (NEU) connection with HVAC through a 4-pip fan coil system



OPPORTUNITY HIGHLIGHTS

- Rare opportunity to lease ground floor showroom/creative industrial space at the coveted Archetype development.
- High-profile street exposure units with full-height sliding glass doors and laneway units equipped with glass overhead doors
- Common corridor provides access to common loading area with 4 Class B and 2 Class A loading bays.

AVAILABLE SPACE

TOTAL CONTIGUOUS SL 9, SL 10 & SL 11 4,472 SF | TOTAL SPACE 5,378 SF

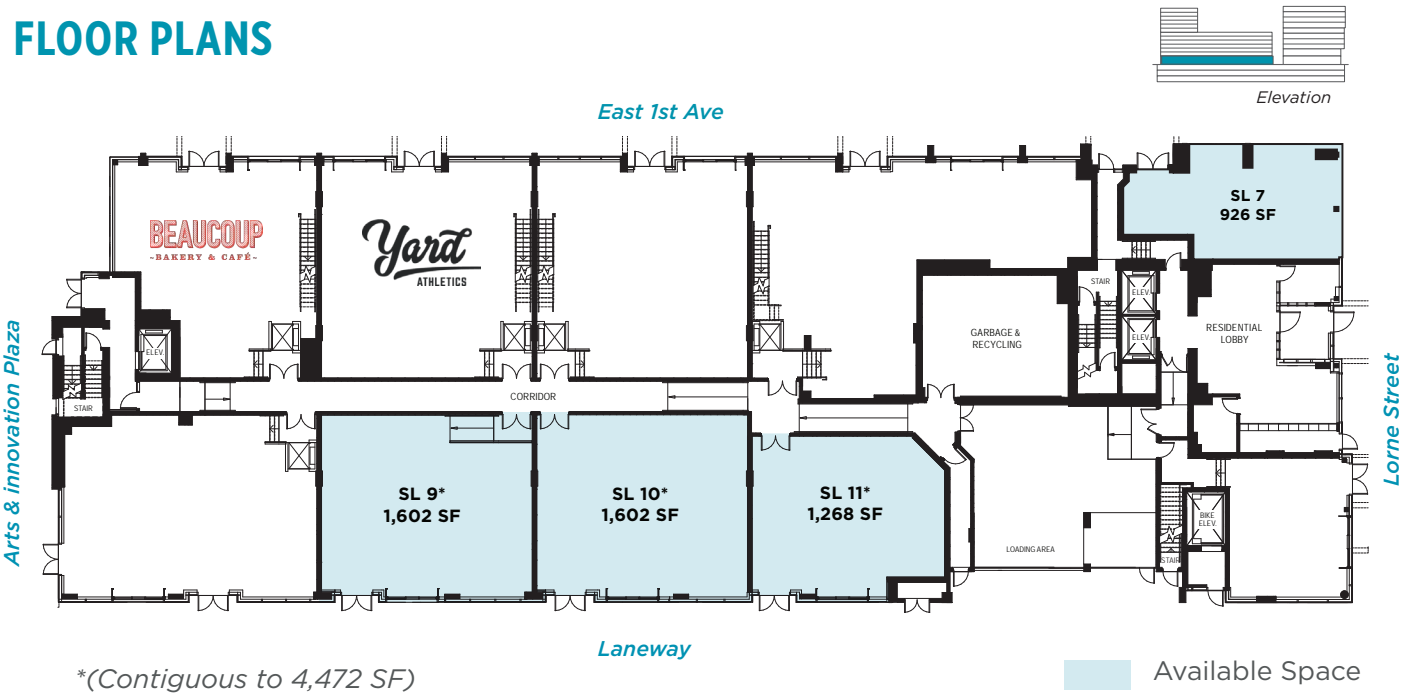
Unit	Size (SF)	Comments
SL 7	936	<ul style="list-style-type: none">• High profile ground floor unit located on the corner of East 1st Avenue & Lorne Street• Situated adjacent to lobby entrance of residential tower providing ample foot traffic• 18'5" high ceilings• Full-height sliding glass doors, providing significant exposure and natural light
SL 9	1,602	<ul style="list-style-type: none">• Ground floor showroom/creative industrial unit with exterior access and exposure
SL 10	1,602	<ul style="list-style-type: none">• Direct loading access at rear of unit through common area hallway
SL 11	1,268	<ul style="list-style-type: none">• 14'10" to 17'5" high ceilings• Equipped with 8 ft x 10 ft door glass overhead door providing direct access to exterior
(Contiguous to 4,472 SF)		

AVAILABILITY
SL9, SL10, SL 11:
Immediately
SL7:
June 1, 2026

NET RENT
Reach out to listing agents






ADDITIONAL RENT
\$18.00 PSF
(2025 estimate)

FLOOR PLANS



Zoning:
FC-2 zoning under the False Creek Flats plan supports a variety of creative uses, including food and beverage production, fashion, product design and manufacturing.

CONNECT.SHARE.EXPERIENCE

- **5 MINUTES**
to False Creek Seawall
- **2 MINUTES**
to the closest SkyTrain station
- **5 MINUTES**
to 14+ restaurants & cafes
- **25 MINUTES**
to Vancouver International Airport
- **5 MINUTES**
to shops & grocery stores

FALSE CREEK FLATS
Archetype is a paradise for walkers, bikers and transit riders

- **WALK SCORE**
98
- **TRANSIT SCORE**
96
- **BIKE SCORE**
93

In the heart of Vancouver

A prototypical mixed-use office and creative industrial development, Archetype is situated at the hub of Vancouver's tech, arts and creative communities. With a centrally based location, Archetype is close to all three major rapid transit lines and surrounded by Vancouver's newest and most popular food, beverage and amenity offerings.



CREATIVE CAMPUS
600+ businesses;
12,100 estimated jobs




INNOVATION HUB
In the heart of the City of Vancouver's Innovation Hub, a master plan of ~2,500,000 SF of newmixed use residential, community and commercial properties

TERMINAL SPINE
4,800 estimated jobs

HEALTH HUB
Future location of the new \$1.9B St. Paul's Hospital;
10,300 estimated jobs

- 1** 2 min walk to Olympic Village
- 2** 3 min walk to Mount Pleasant neighbourhood
- 3** 5 min walk to Emily Carr University of Art + Design
- 4** 20 min walk to VGH Health Campus
- 5** 5 min SkyTrain to downtown

-  2 min walk to Main Street Science World Station
-  10 min walk to future St. Paul's Hospital

-  Major Vehicle Routes
-  Bike Paths
-  SkyTrain Lines



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