

THE OFFICES AT

# format

## For Sale

Strata Ownership Opportunities

1519 Kingsway  
Vancouver, BC

Marketed by **CBRE**

Developed by **CRESSEY** 

MOVE-IN TODAY!



Introducing Format by Cressey – a 13-storey mixed use development situated at the high-profile corner of Dumfries and Kingsway. Format has been purposefully designed to provide East Vancouver with dynamic, vibrant, and forward-thinking office spaces to match the quality and spirit of the neighbourhood.

The project is located in Kensington-Cedar Cottage, a unique neighbourhood rich in community, culture, and creativity - where Vancouver's boutique businesses and local innovators come to thrive. Format features seven (7) strata office units above retail at grade.

Format fuses brand-new offices with proximity to popular retailers, eateries, transit, and major thoroughfares, providing owners and tenants unparalleled opportunities for growth and prosperity.



# Office Strata



## UNIT SIZING

Available units ranging from 1,280 - 2,170 square feet

+ Opportunities to combine units for a maximum of 3,445 square feet



## ELEVATOR

Dedicated passenger elevator servicing the office level



## OFFICE LOBBY & INTERNAL STAIRWELL

Fully finished professional office lobby with internal stairwell to office level



## COMMON AREAS

Finished common hallways on lobby and office levels



## WASHROOMS

Men's & Women's common washrooms fully finished on the office level



## PARKING

Abundant underground parking for owners and visitors:

- + 21 parking stalls available for monthly rental by owners at a cost of \$150 per month. Allocation approximately 1 stall per 500 square feet
- + 8 shared visitor parking stalls at an hourly rate of \$2.00



## END-OF-TRIP FACILITIES

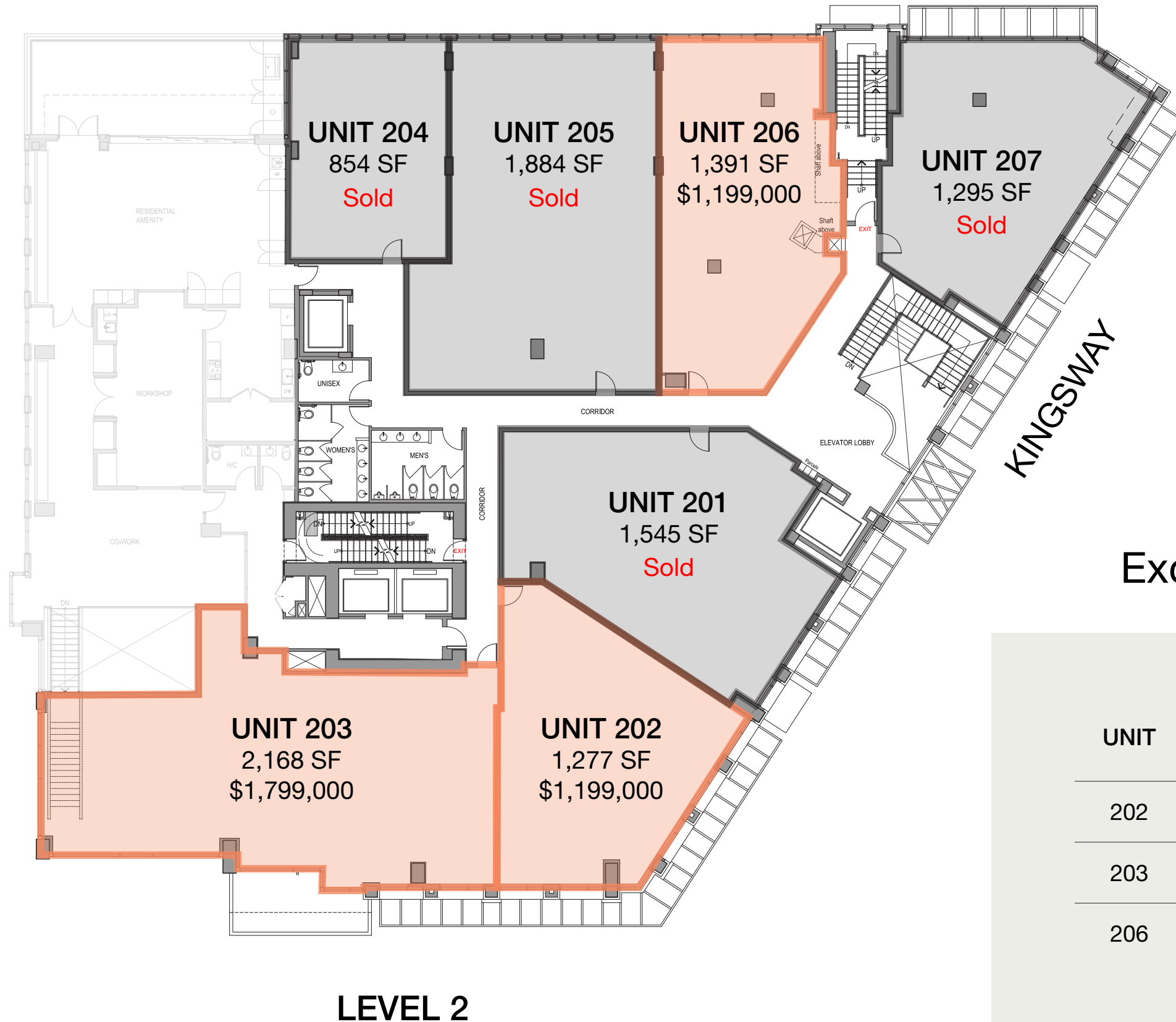
Bike storage & lock-up, showers & lockers on the P1 level



## ZONING

Range of allowable uses including general office and healthcare office

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KINGSWAY

Exceptional value starting from  
\$780 per square foot

UNIT	AREA	MONTHLY STRATA FEE*	GROSS TAXES (2025)	PURCHASE PRICE
202	1,277 SF	\$920.65	\$12,492.60	<b>\$1,088,000</b>
203	2,168 SF	\$1,555.05	\$18,293.50	<b>\$1,698,000</b>
206	1,391 SF	\$998.01	\$11,913.60	<b>\$1,098,000</b>

**LEVEL 2**

Floor plan not to scale. Images and renderings are for artistic purposes only. Please verify all measurements and materials with agents.

\* Inclusive of GST.



### CEILING

Exposed concrete, open plenum ceiling  
16' slab to slab height



### LIGHTING

LED strip lighting pre-hung and distributed  
on an open plan basis



### SPRINKLERS

Distributed on an open plan basis



### ELECTRICAL SERVICE

120/208 volt, 60 cycle, 3 phase, 4 wire with  
one dedicated electrical panel in each office

- + Duplex outlets distributed around the perimeter of the unit
- + Individual unit panel size available upon request
- + Each unit metered separately by a digital information meter



### HVAC

Distributed on an open plan basis

- + Heating and cooling supply will be provided via a VRF (Variable Refrigeration Flow) air handling unit and ERV (Energy Recovery Ventilator) and will be distributed on an open floor plan basis
- + Individual unit tonnage available on request



### FLOORING

Smooth concrete ready to accept floor finishes  
50 lbs live load capacity



### ENTRY DOOR

Building standard entry door with glass sidelight  
and unit number



### PLUMBING

Roughed in, capped domestic cold water line in  
the ceiling and roughed in capped sanitary drain  
connection below the slab of each strata lot



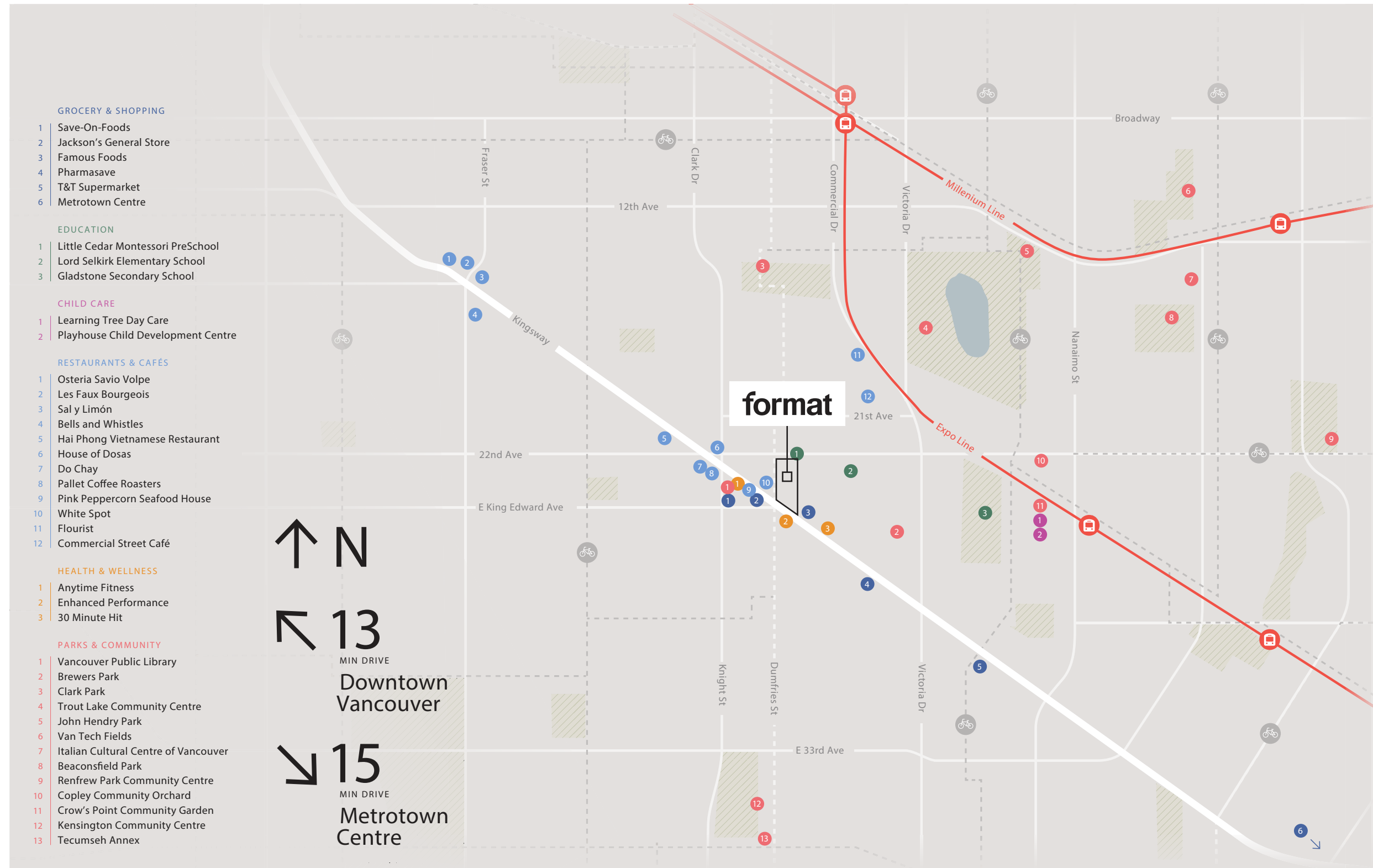
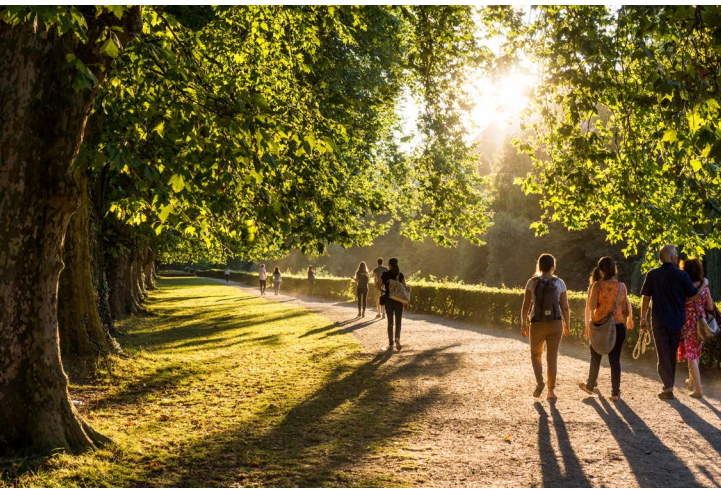
### COMMUNICATIONS

Two (2) 1" data/telephone conduits with pull strings  
connecting to building telecommunications room

# Building Specs

Create a space that will cater to  
your business' unique needs.





# Location Overview

Format is located in the vibrant neighbourhood of Kensington-Cedar Cottage. Situated directly on Kingsway, the Subject Property provides immediate access to the major thoroughfare that connects to Downtown Vancouver in just 13-minutes, and to all other areas of Metro Vancouver in 20-minutes or less. The neighbourhood is home to a lively community of retailers, an array of shops, services, & restaurants, schools, and community parks & resources, making Format the ideal location for your business.

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