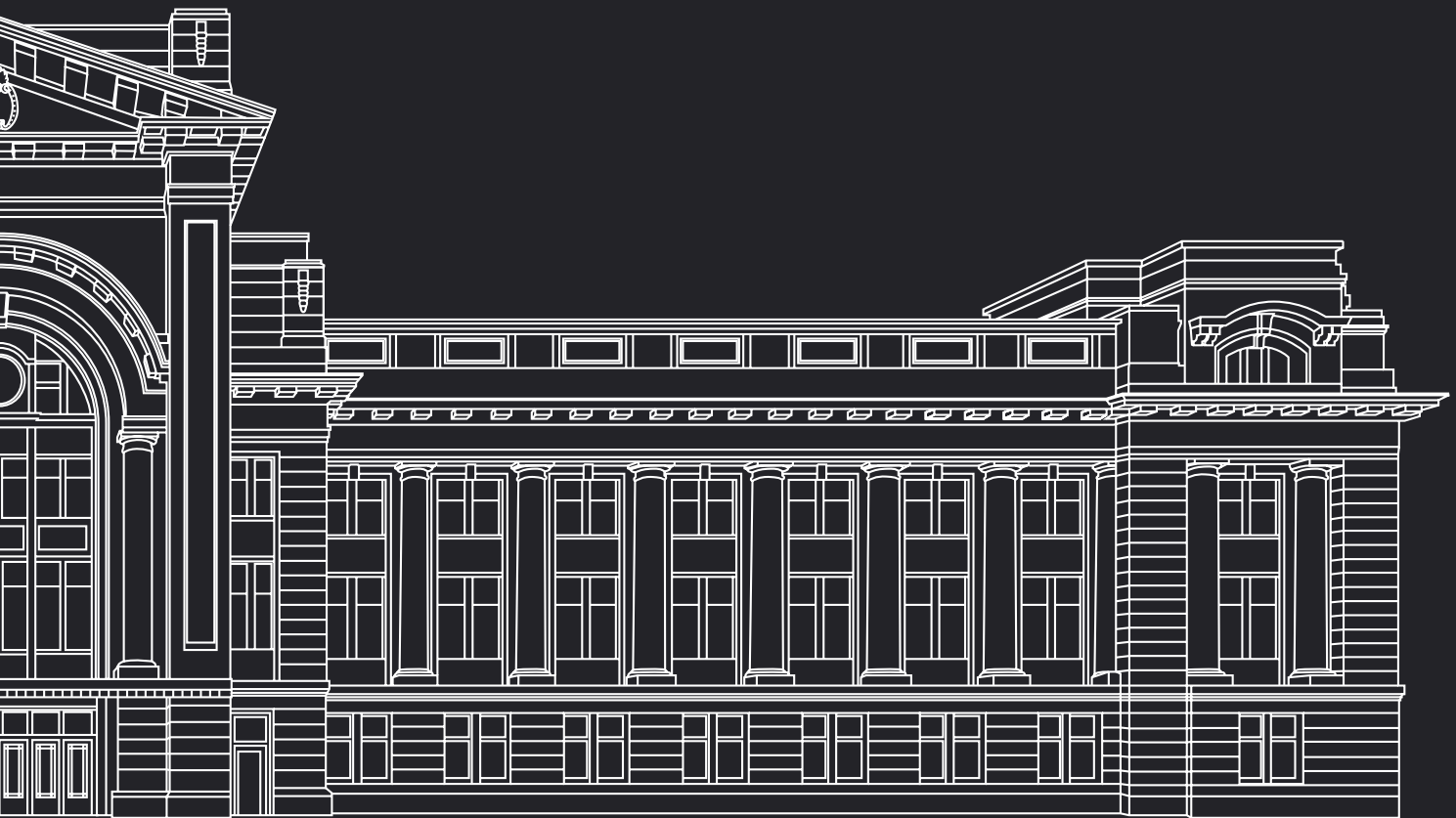


For Lease

Via Rail Building

1150 Station Street, Vancouver, BC

Avison young is pleased to present the opportunity to lease at the iconic Via Rail building in Vancouver.



AVISON
YOUNG



The Building

Opening in 1919, VIA's Pacific Central Train Station located at 1150 Station Street has served as VIA Canadian western terminus for over 100 years. As a key component of VIA's national infrastructure, this terminus station is supported by a critical on-site maintenance centre which is unique to many other stations. The Vancouver Station's as a result is unique as it benefits from a unique land footprint that can accommodates this uses and its ability to serve as an important amount of VIA's trains, optimal to its operations.

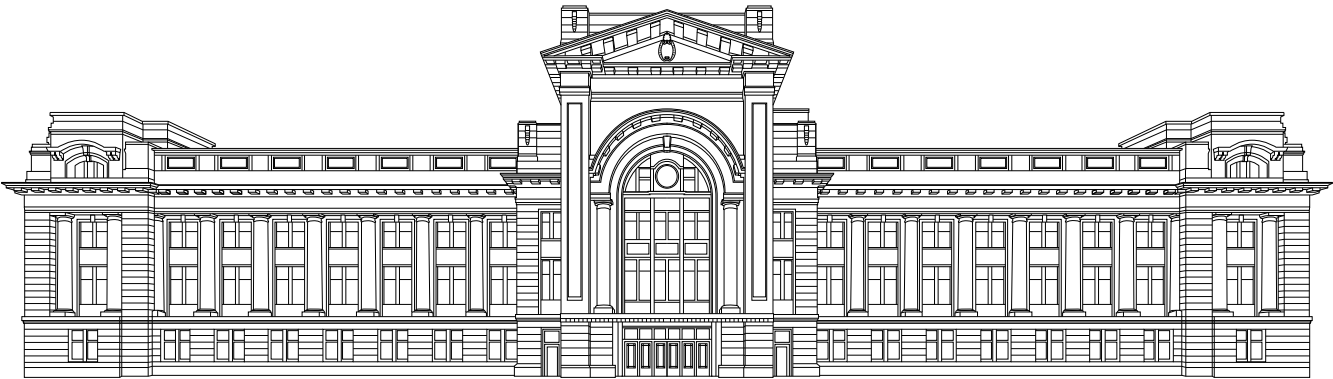
Designed by architects Pratt & Ross in the style of 'Beaux-Arts', the station was built carefully with the symmetrical placement of its light colored stoned and the monumental arch over the main entrance, with a deliberate placement of windows which all represents a classicism in its design and is recognized for its elegance.

Location

1150 Station Street resides in the neighbourhood of Strathcona facing Thornton Park and across Main Street-Science World attraction. It is located near the Skytrain, subway station and intercity bus transport. Just southeast of Downtown Vancouver, the site is also adjacent to several new office developments and the new St-Paul's Hospital which is expected to open its doors in 2027.

Property Details

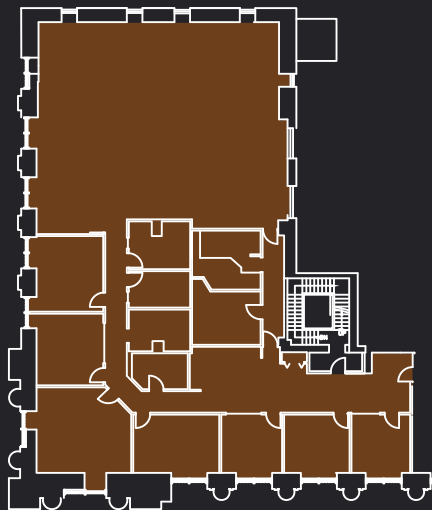
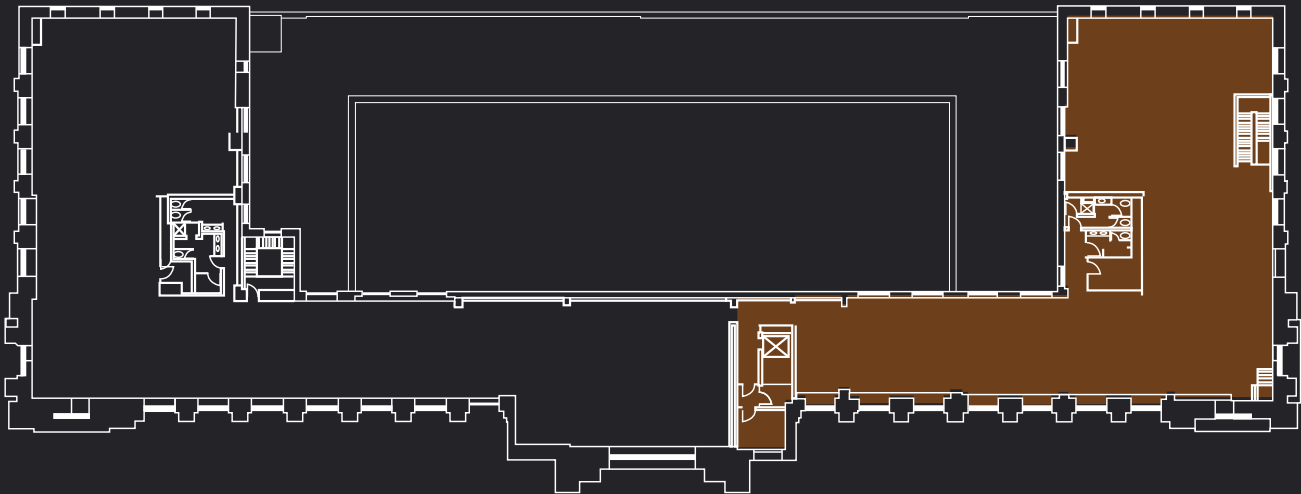
Property Operating Costs:	\$16.36 psf
Parking Ratio:	2 stalls per 1000 sf
Rates:	Please contact listing agent



Availabilities

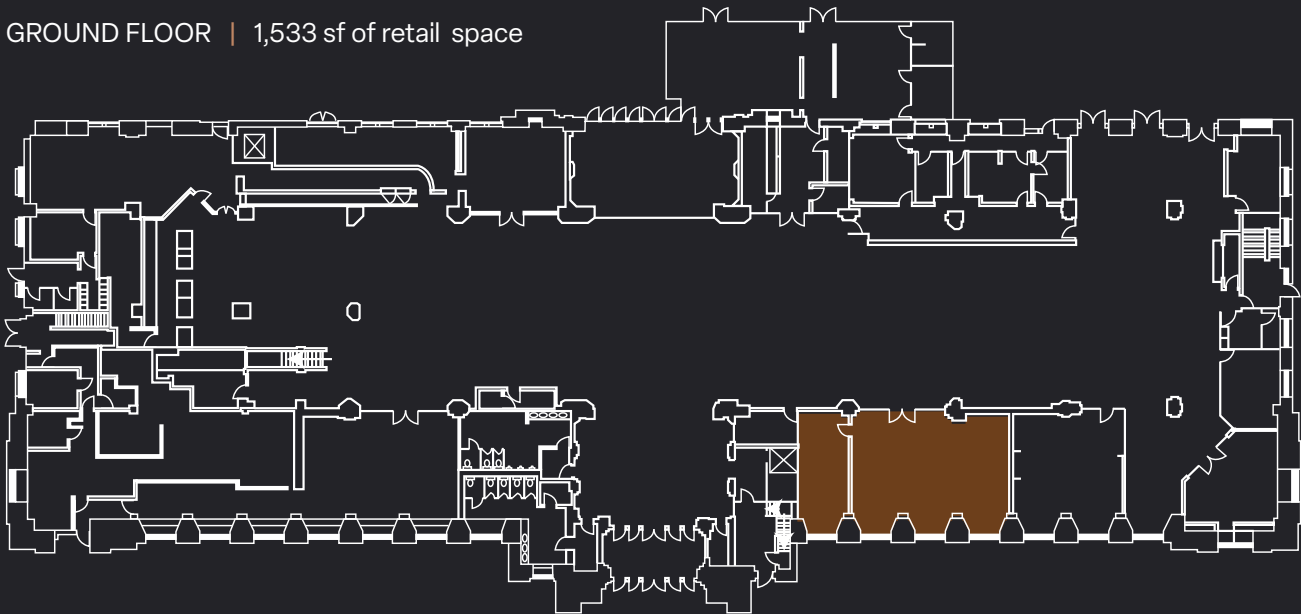
SECOND FLOOR | 6,102 sf in warm shell condition

Available: Immediately



MEZZANINE | 5,250 sf office/assembly space
Available: Immediately

GROUND FLOOR | 1,533 sf of retail space



Community Overview



Cafés & Restaurants

- 1 Railtown Café
- 2 Tractor
- 3 Nuba
- 4 Hons Wonton House
- 5 Amato Gelato Café
- 6 Starbucks
- 7 Swiss Bakery
- 8 Glory Juice Co.
- 9 Earnest Ice Cream
- 10 Kranky Café
- 11 Argo Café
- 12 Bao Down Gastropub
- 13 The Flying Pig
- 14 Cartems Donuts
- 15 L'Atelier Patisserie
- 16 Blenz
- 17 WildTale
- 18 The Whip Restaurant and Gallery
- 19 Gusto A Taste of Italy
- 20 Peaceful Restaurant
- 21 Bodega on Main
- 22 Campagnolo Restaurant
- 23 The Rumpus Room
- 24 Torafuku
- 25 Nirvana Indian Restaurant
- 26 Terra Breads
- 27 JJ Bean Coffee Roasters
- 28 Como Taperia
- 29 PappaRoti
- 30 Nook
- 31 The Juice Truck
- 32 Tacofino Ocho
- 33 Purebread
- 34 Pizzeria Farina
- 35 Gene Coffee Bar
- 36 The Union
- 37 Tuck Shoppe
- 38 Eight 1/2 Restaurant Lounge
- 39 Fable Diner
- 40 Caffee Barney
- 41 Virtuous Pie
- 42 Phnom Penh
- 43 Matchstick
- 44 Kissa Tanto
- 45 Creme de la Crumb Bakeshop
- 46 La Casa Gelato
- 47 Fife Bakery
- 48 Jinya Express Ramen
- 50 Manna Sushi
- 51 McDonald's
- 52 Bao Bei
- 53 The Heatley
- 54 Agro Roasters
- 55 Crackle Creme
- 56 The Ramen Butcher
- 57 Elysian Coffee
- 58 Nemesis Coffee
- 59 Freshii
- 60 Freshii
- 61 Steve's Poke Bar
- 62 Tim Hortons
- 63 Quizine
- 64 Kafka's Coffee
- 65 Blenz
- 66 The Chef's Table
- 67 Tim Hortons
- 68 To Dine for Eatery
- 69 Taco Del Mar
- 70 Bibi's Kitchen
- 71 Starbucks



Brewery & Entertainment

- 1 Dubh Linn Gate Irish Pub
- 2 Red Truck Beer Company
- 3 BREWHALL
- 4 CRAFT Beer Market
- 5 Faculty Brewing
- 6 Tap & Barrel
- 7 Brassneck Brewery
- 8 R&B Brewing
- 9 The Boxcar
- 10 The Cobalt
- 11 Main Street Brewing Company
- 12 Big Rock Urban Eatery
- 13 33 Acres Brewery
- 14 The Keefer Bar
- 15 Strange Fellows Brewing
- 16 Luppolo Brewing Co.
- 17 Strathcona Brewing Company
- 18 Electric Bicycle Brewing



Shops & Grocery Stores

- 1 Shell
- 2 MEC (New flagship)
- 3 RBC Royal Bank
- 4 TD Canada Trust
- 5 Urban Fare
- 6 Scotiabank
- 7 Legacy Liquor Store
- 8 London Drugs
- 9 BMO Bank of Montreal

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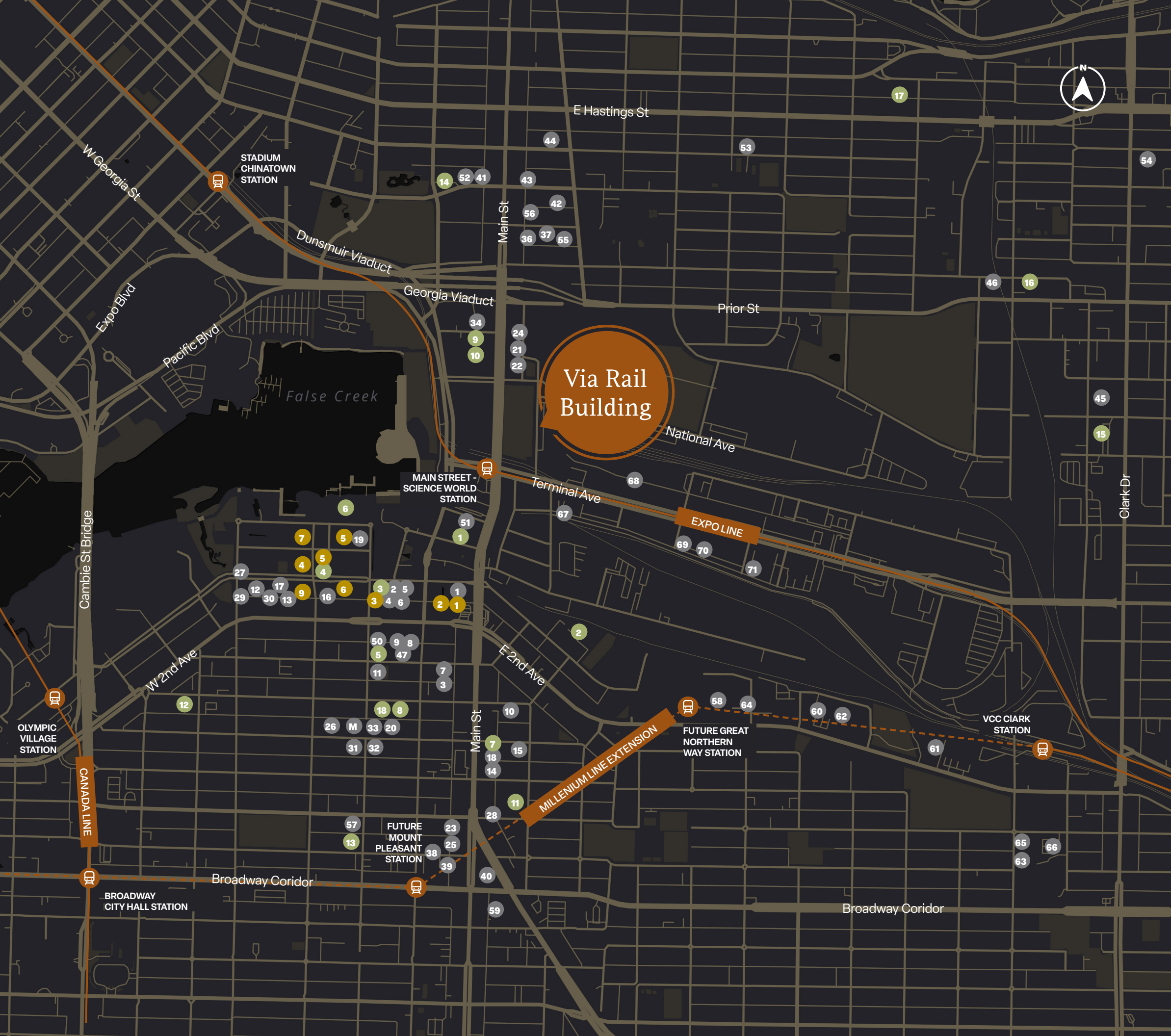
TRANSIT SCORE
Rider's Paradise

88

WALK SCORE
Very Walkable

96

CYCLING SCORE
Biker's Paradise



**AVISON
YOUNG**



Platinum member

Leasing Enquiries

Rhys Cartwright

Senior Associate

rhys.cartwright@avisonyoung.com | 604 647 1334



avisonyoung.com

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#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada