

For Sale

1990 Pandora Street

Vancouver, BC

4,261 SF Flex Industrial/Office Corner Unit with High-End Improvements
Located at the Award-Winning Ironworks Development



For More Information Contact:

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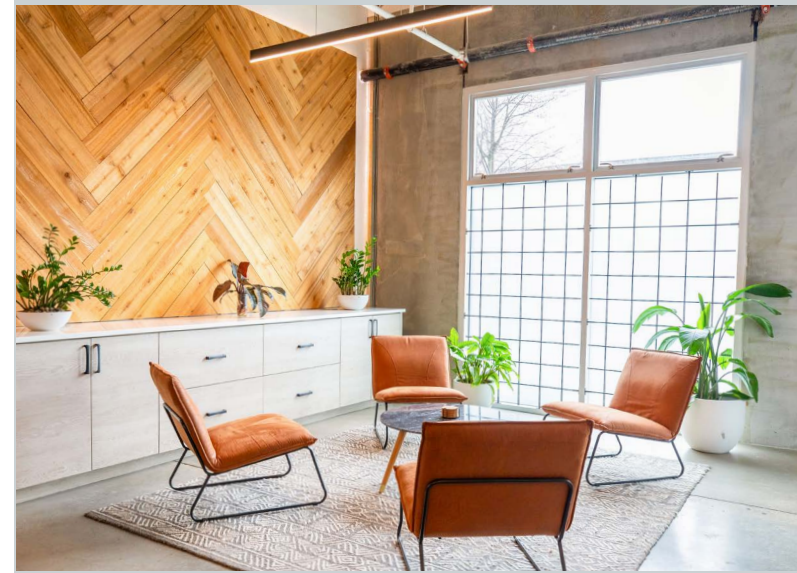


The Opportunity

CBRE Limited is pleased to present the opportunity to own a premium flex industrial/office unit in the Pandora Building at the award-winning Ironworks development in East Vancouver.

1990 Pandora Street is a beautifully-finished, ground-floor corner unit featuring 4,261 SF of highly-functional space, covered grade loading, a 24' lofted ceiling, complete with high-end office finishes.

Built by Conwest Developments in 2019, Ironworks is Canada's first stacked mixed-use commercial industrial project. Owners and tenants in the building enjoy access to common amenities including a rooftop patio with a barbecue, secured underground parking, bike storage, and end-of-trip facilities.



Space Features



Loading Door
+ One (1) 10' x 12' covered grade loading door



Ceiling Height
+ 24' clear



Electrical Service
+ 200 amp, 600 volt, 3-phase electrical



Parking
+ Four (4) secured underground parking stalls (including one (1) EV charging stall)
+ One (1) surface-level parking stall



Flooring
+ Polished concrete flooring



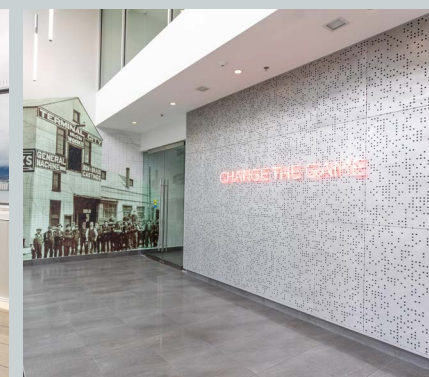
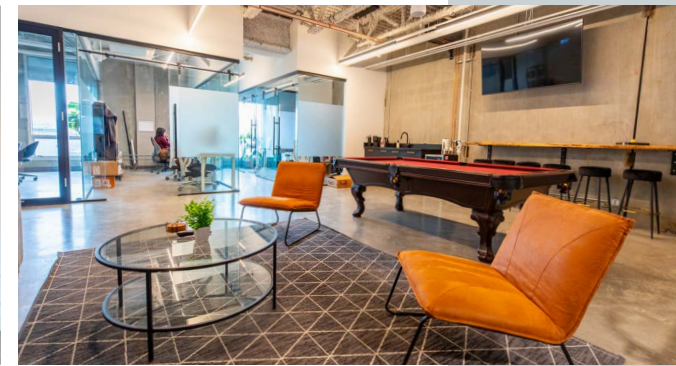
Improvements
+ Kitchen area complete with fridge, microwave, and dishwasher
+ Reception/front waiting area
+ Six (6) multi-functional meeting/office rooms on ground floor with sliding glass barn door
+ Fully-built mezzanine space with boardroom, lounge area, and private & open office areas



Washrooms
+ Two (2) universal washrooms including one (1) accessible washroom complete with shower



Rooftop Patio
+ Access to rooftop patio equipped with full kitchen and barbecue



Property Details

Unit Size	
Ground Floor	2,974 SF
Mezzanine	1,287 SF
Total	4,261 SF

Property Taxes (2025)
\$30,724.60

Monthly Strata Fees
\$2,200.19

Zoning
I-2 (Light Industrial)

Year Built
2019

PID
030-719-071

Occupancy Status
Vacant at Closing

Asking Price
\$3,195,000 (\$750 PSF)
~~**\$3,388,000 (\$795 PSF)**~~

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For Sale

1990 Pandora Street is nestled in the Grandview-Woodland neighborhood of East Vancouver, located only 10-minutes by drive to Downtown Vancouver. This property offers impressive views of the North Shore mountains and convenient access to the Port of Vancouver, the North Shore, and the Trans-Canada Highway.

Businesses in this area benefit from being in walking-distance to a wide selection of restaurants, cafés, and craft breweries, along with proximity to major transit lines and bike routes.



Nearby Amenities

- + A&W
- + Breka Bakery & Café
- + Doe Coffee Roaster
- + Downlow Chicken Shack
- + Earnest Ice Cream
- + London Drugs
- + McDonald's
- + NOFRILLS
- + Pallet Coffee Roasters
- + Parallel 49 Brewing Company
- + Pepino's Spaghetti House
- + The Red Wagon
- + The Lunch Lady
- + Threefold Beer & Pizza
- + Starbucks

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CBRE

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