

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.



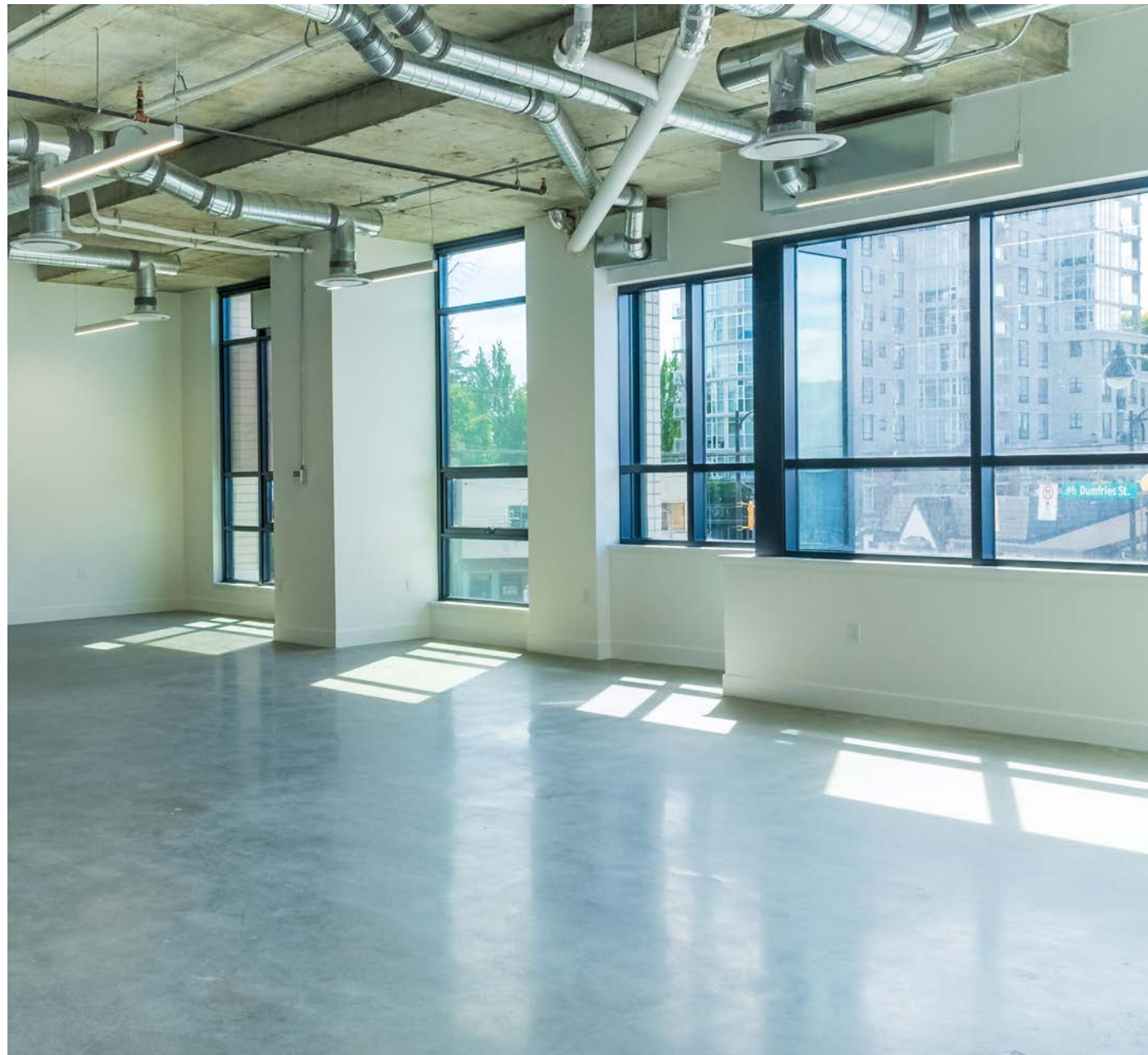
Office Strata



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

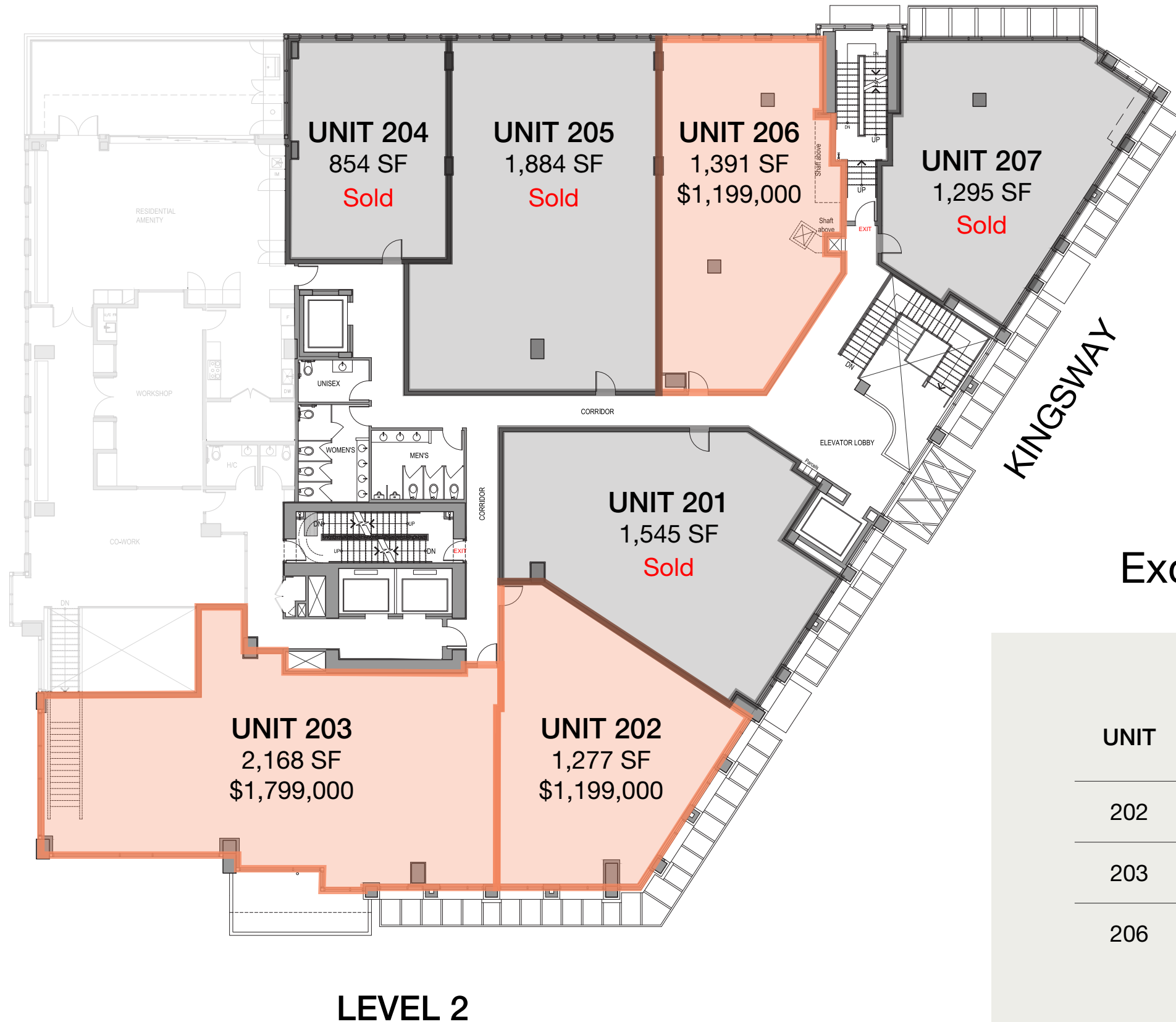
Bike storage & lock-up, showers & lockers on the P1 level



ZONING

Range of allowable uses including general office and healthcare office

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Exceptional value starting from
\$830 per square foot

UNIT	AREA	MONTHLY STRATA FEE	GROSS TAXES (2025)	PURCHASE PRICE
202	1,277 SF	\$920.65	\$12,492.60	\$1,199,000
203	2,168 SF	\$1,555.05	\$18,293.50	\$1,799,000
206	1,391 SF	\$998.01	\$11,913.60	\$1,199,000

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



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



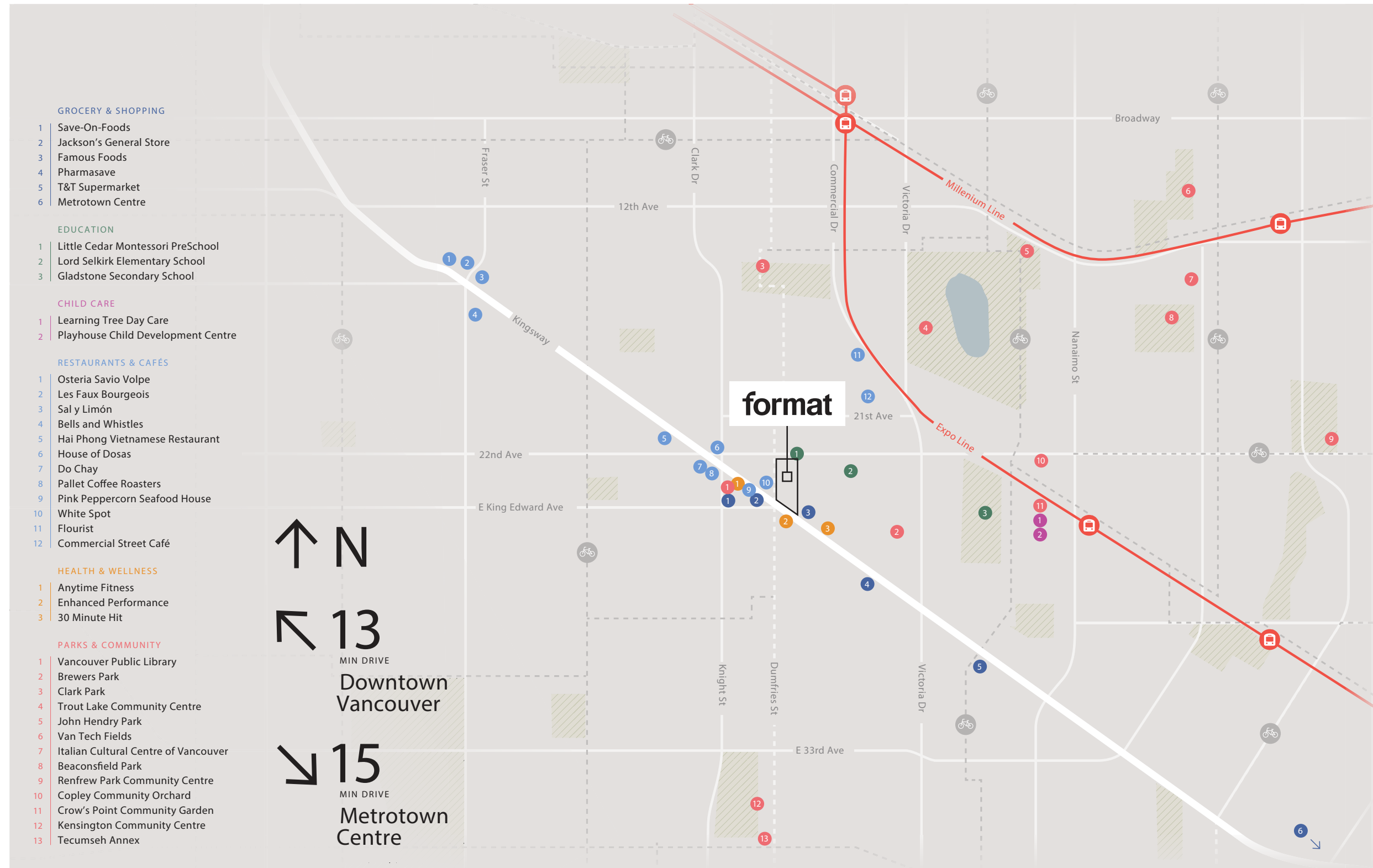
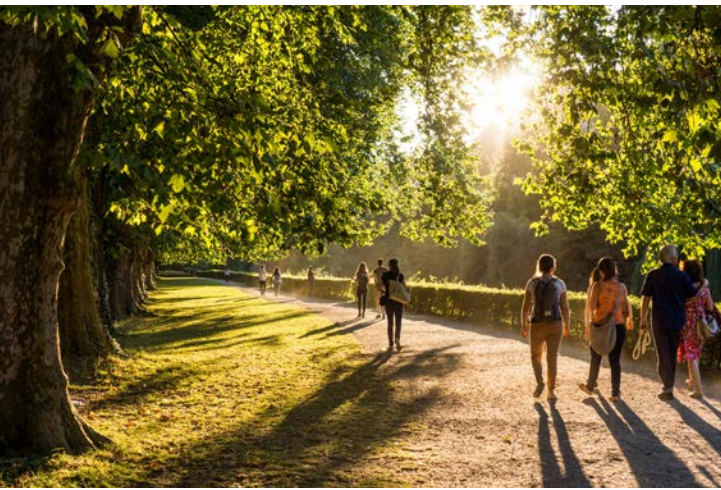
COMMUNICATIONS

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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