

ARCHETYPE

220 East 1st Avenue, Vancouver, BC

THE OPPORTUNITY

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.

PROPERTY PHOTOS



Exterior Street Frontage



Loading Access & Entrance



Showroom Interior View

AVAILABILITY & UNIT BREAKDOWN

UNIT	SIZE (SF)	AVAILABILITY	COMMENTS
SL 7	936 SF	June 1, 2026	High profile ground floor unit on the corner of East 1st Avenue & Lorne Street. Adjacent to residential lobby. 18'5" high ceilings.
SL 9	1,602 SF	July 1, 2025	Ground floor showroom/creative industrial unit with exterior access and exposure. 14'10" to 17'5" high ceilings.
SL 10	1,602 SF	July 1, 2025	Direct loading access at rear of unit through common area hallway.
SL 11	1,268 SF	July 1, 2025	Equipped with 8 ft x 10 ft glass overhead door providing direct access to exterior.

BUILDING DETAILS & AMENITIES

- **Zoning:** FC-2 zoning under the False Creek Flats plan supports food & beverage production, fashion, product design, and manufacturing.
- **Rooftop Amenity:** Over 3,500 SF of common rooftop space, south-facing outdoor patio with kitchen/barbecue area.
- **Loading:** Shared loading corridor with 4 Class B loading bays at grade.

| TARGET & PERMITTED ZONING USES (FC-2 HUB)

The False Creek Flats FC-2 zoning is crafted specifically to blend active public showroom spaces with back-end technical, production, and light industrial capabilities. The following high-value uses align perfectly with the Archetype strata regulations:

1. Food & Beverage Production

Boutique commercial coffee roasteries, functional beverage kitchens, and premium bakeries. Complements the building's heavy power systems and wide spaces.

3. Design Studios & Custom Showrooms

Interior design agencies, architectural hubs, and luxury cabinetry makers looking to leverage the generous 15' to 18'5" clear ceiling heights for displays.

2. Creative Product Manufacturing

Apparel studios, fashion design houses, and jewelry fabrication seeking an front-end public sales storefront backed by rear assembly space.

4. Tech Hardware & Prototyping

Industrial designers, robotics laboratories, and digital tech makers. Seamless logistics are guaranteed via direct exterior access and overhead glass doors.

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