

For Lease

**CBRE**

# 1315 Powell Street

VANCOUVER, BC

Newly Renovated Wholesale/Showroom/Office Building in Strathcona



**For more information contact:**

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FOR LEASE | 1315 POWELL STREET, VANCOUVER BC

# The Opportunity

CBRE Limited presents an exceptional opportunity to lease up to 45,000 sq. ft. of newly renovated showroom, assembly, production, wholesale and office space in a building professionally managed by Low Tide Properties. 1315 Powell Street is located in Vancouver's dynamic Strathcona neighbourhood just minutes from the Downtown Core on the northeast corner of Powell Street and Clark Drive providing exposure to over 4,000 vehicles daily. This concrete building features excellent parking and loading and has been renovated with upgrades including passenger and freight elevators, two rooftop decks with spectacular views, updated heating systems and new HVAC on the 2nd and 3rd floors.



## SALIENT DETAILS

<b>ADDRESS</b>	1305 - 1315 Powell Street, Vancouver	
<b>AVAILABLE AREA (APPROX.)</b>	Lower Floor	15,884 sq. ft.
	Main Floor	15,310 sq. ft.
	2nd Floor West	3,100 sq. ft.
	2nd Floor East	5,495 sq. ft.
	3rd Floor East	5,425 sq. ft.
	<b>Total</b>	<b>45,214 sq. ft.</b>
<b>ZONING</b>	M-2	
<b>TAXES &amp; OP. COSTS</b>	\$11.48 per sq. ft. (2025 Est.)	
<b>LEASE RATE</b>	Lower Floor:	\$13.00 per sq.ft., triple net
	Main Floor:	\$23.00 per sq.ft., triple net
	2nd & 3rd Floors:	\$28.00 per sq.ft., triple net
<b>OCCUPANCY</b>	30 days	

## PROPERTY FEATURES



**PROMINENT CORNER LOCATION**  
on Powell Street & Clark Drive with exposure to over 4,000 vehicles per day



**CEILING HEIGHTS**  
10' - Lower Floor 12'2" - Main Floor  
11' - 2nd Floor 11'8" - 3rd Floor



**PARKING**  
20 surface stalls



**FRONTAGE**  
Over 200 ft on Powell Street



**POWER**  
3-phase power, 1200 AMP & 600 volt power supply



**ROOFTOP DECK**  
Two large roof top decks totaling over 5,000 sq.ft. for tenants' use with spectacular views of the North Shore and the vibrant Strathcona neighborhood



**LOADING DOORS**  
4 dock loading bays



**HVAC**  
on 2<sup>nd</sup> and 3<sup>rd</sup> Floors



**SPRINKLERS**  
Fully sprinklered



**ELEVATORS**  
Freight elevator and new passenger elevator



**SHOWER FACILITY**  
End of trip shower facility



**AMPLE NATURAL LIGHT**  
with large perimeter windows on most floors and multiple skylights on Main Floor

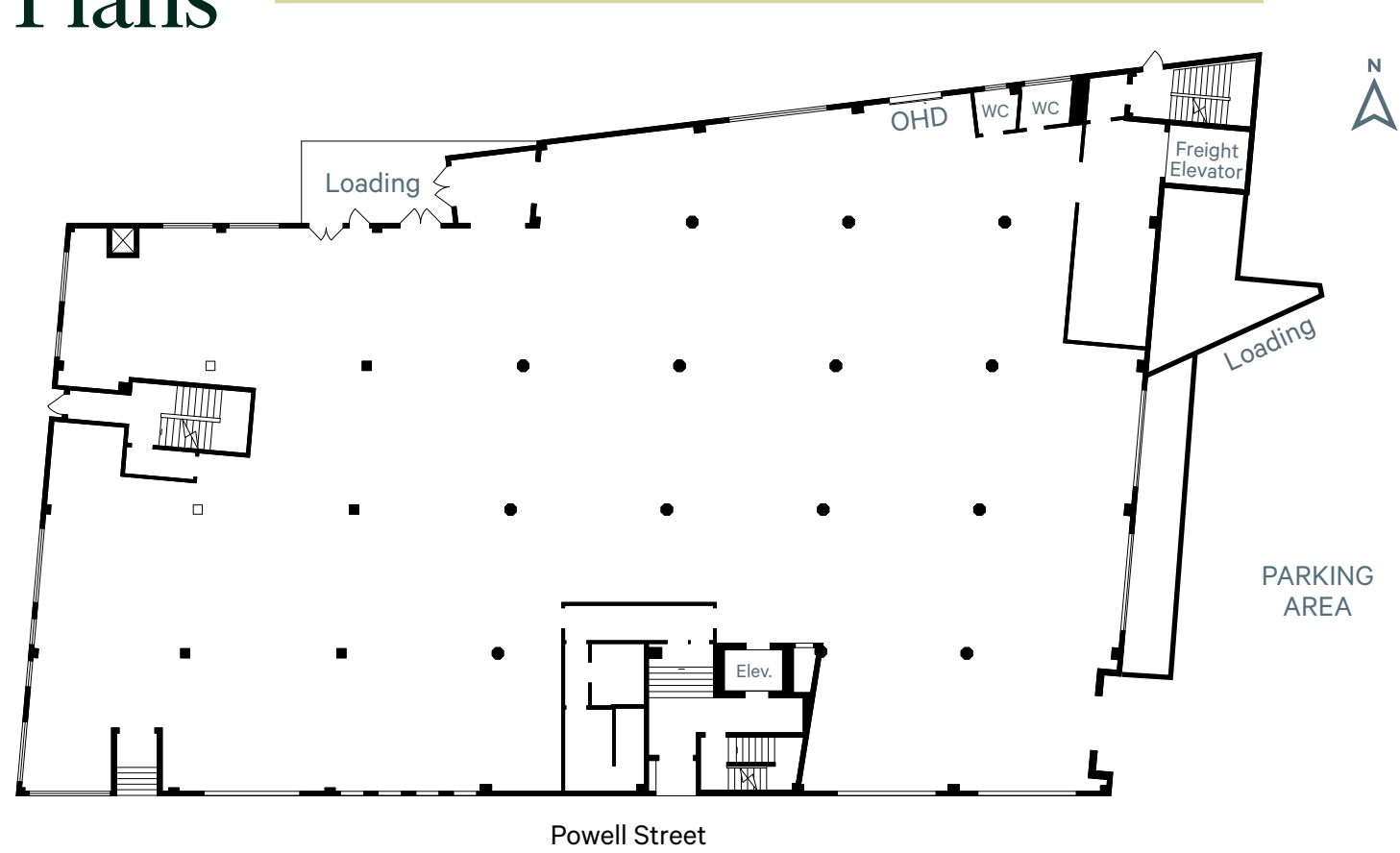


**PROFESSIONALLY MANAGED**  
by Low Tide Properties

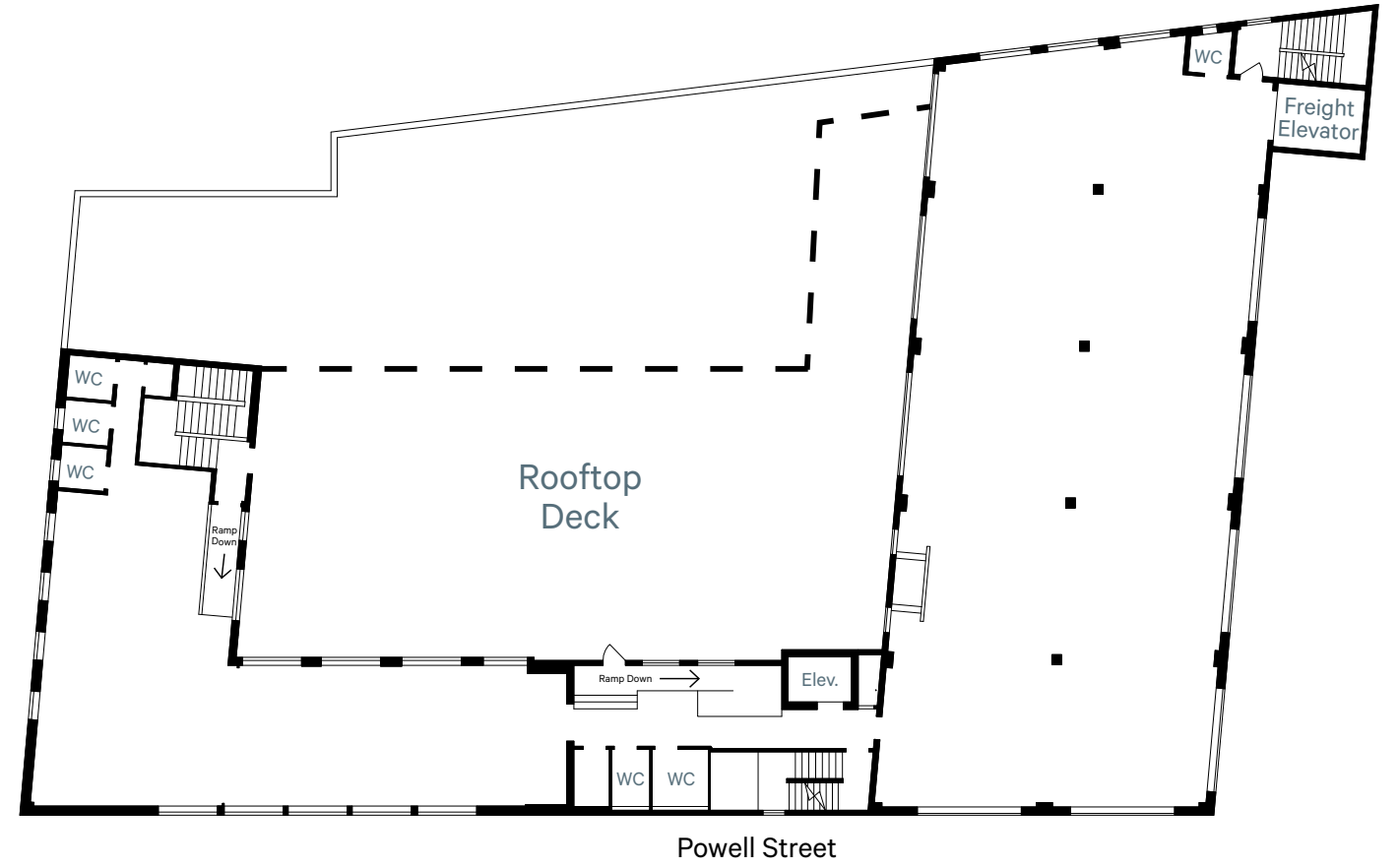


**LOCATED CLOSE TO TRANSIT**  
2 bus stops located directly outside the building and transit routes along Hastings Street

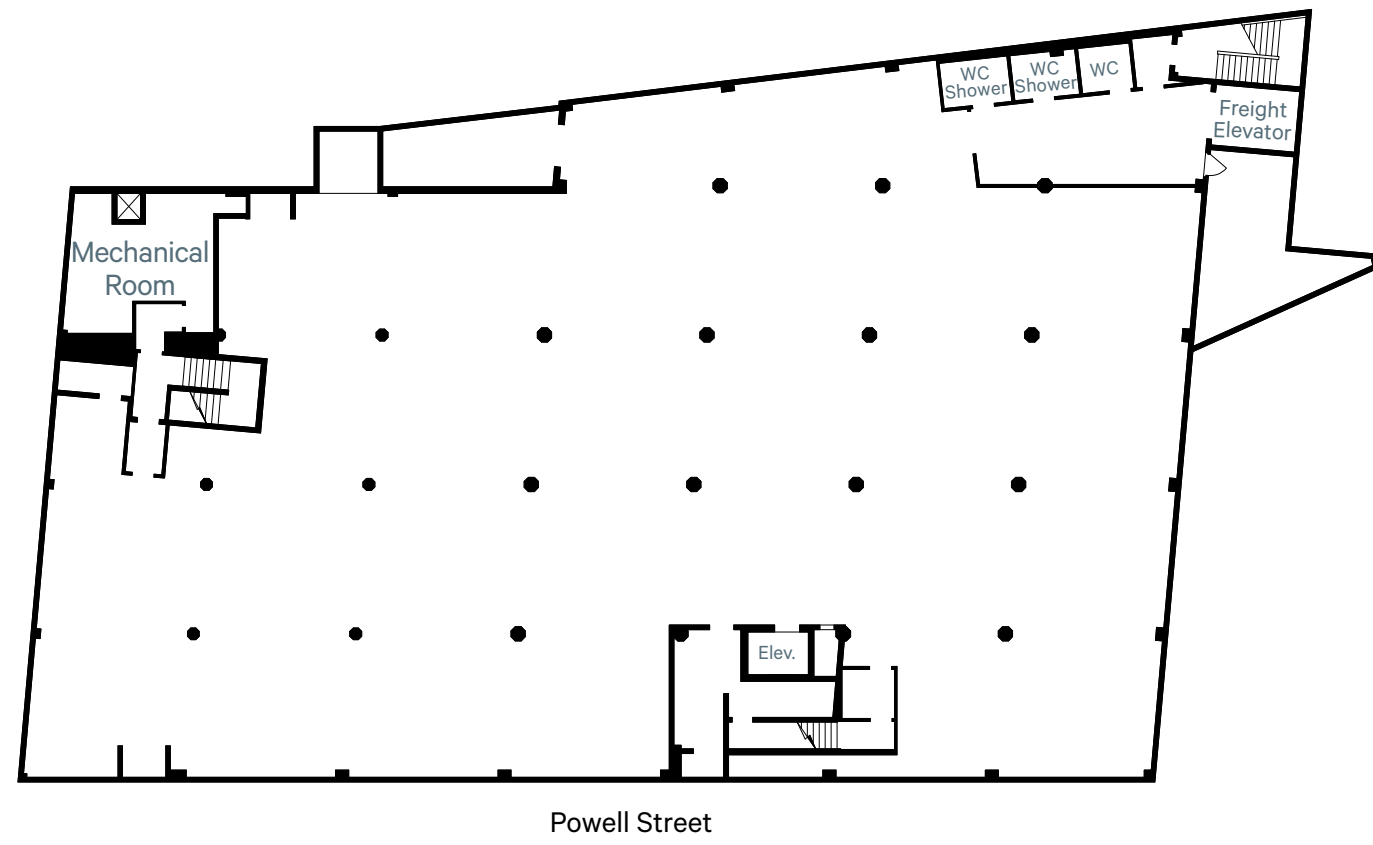
# Plans



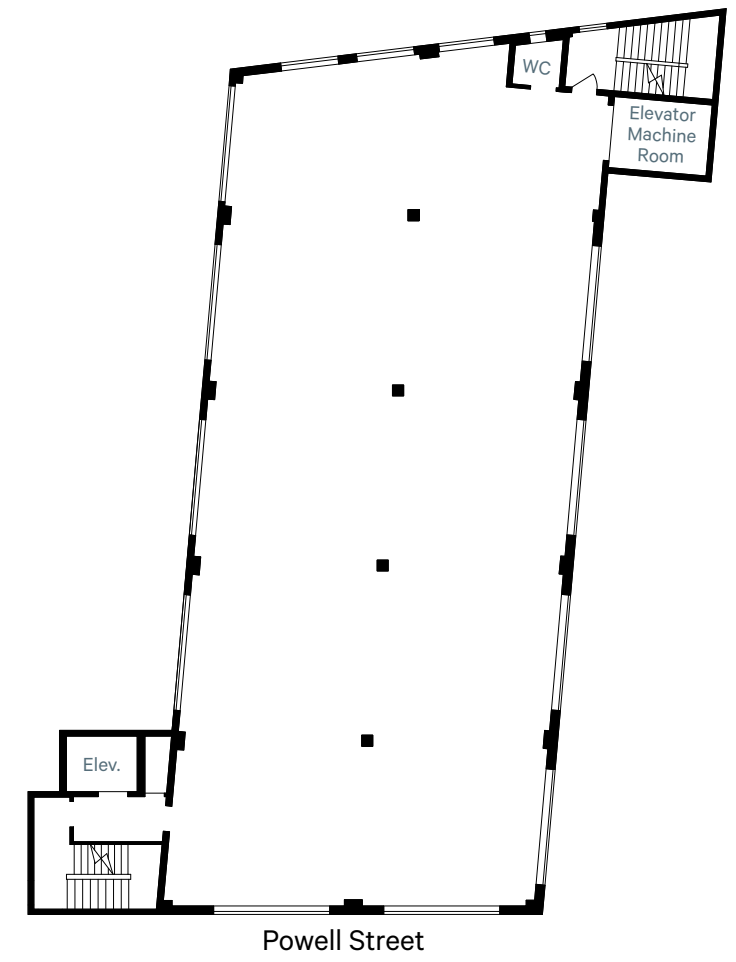
MAIN FLOOR



SECOND FLOOR

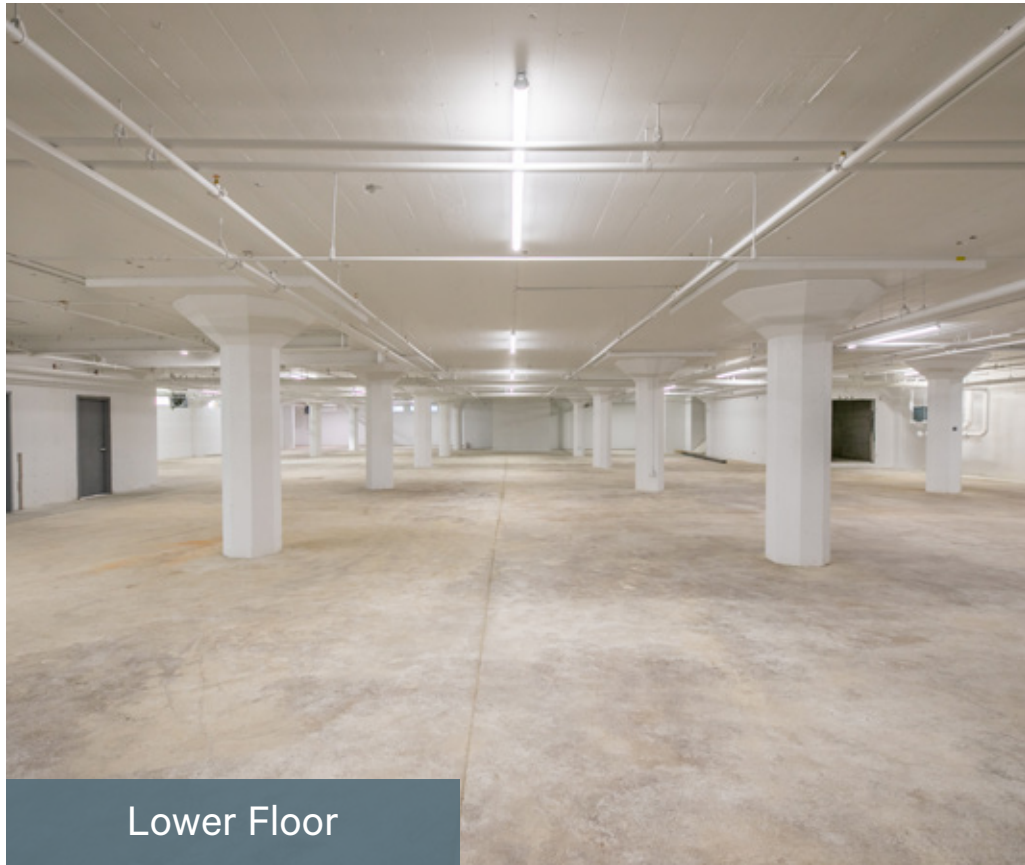
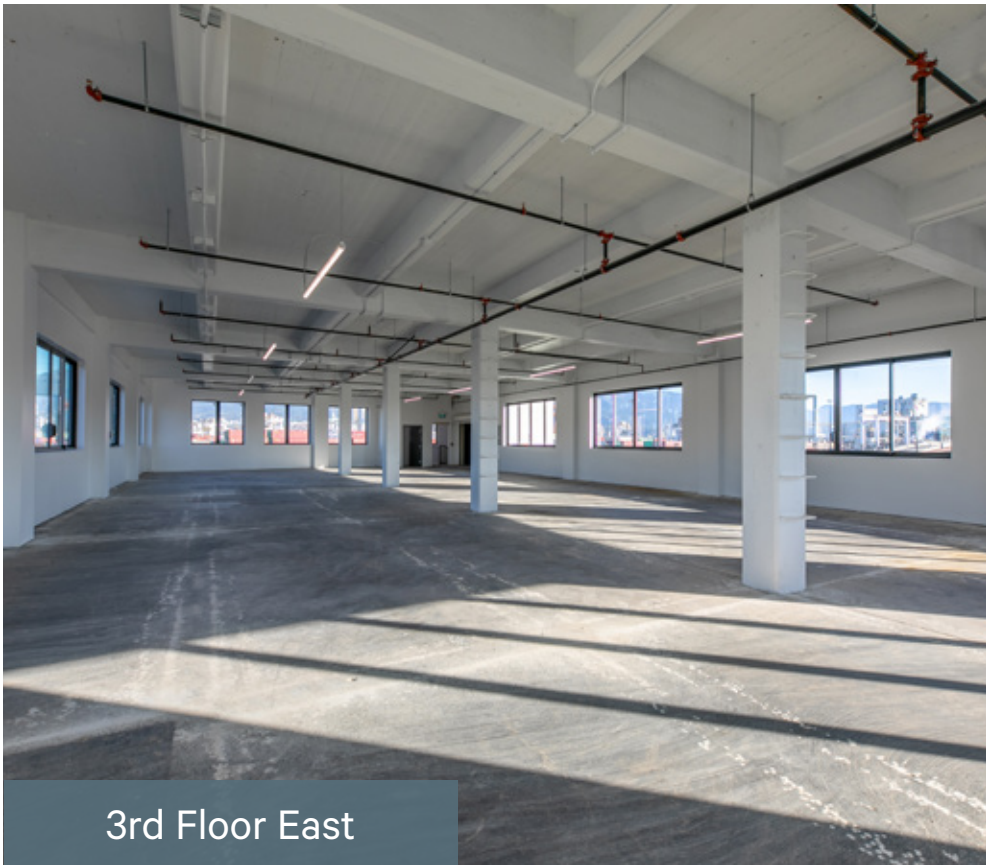
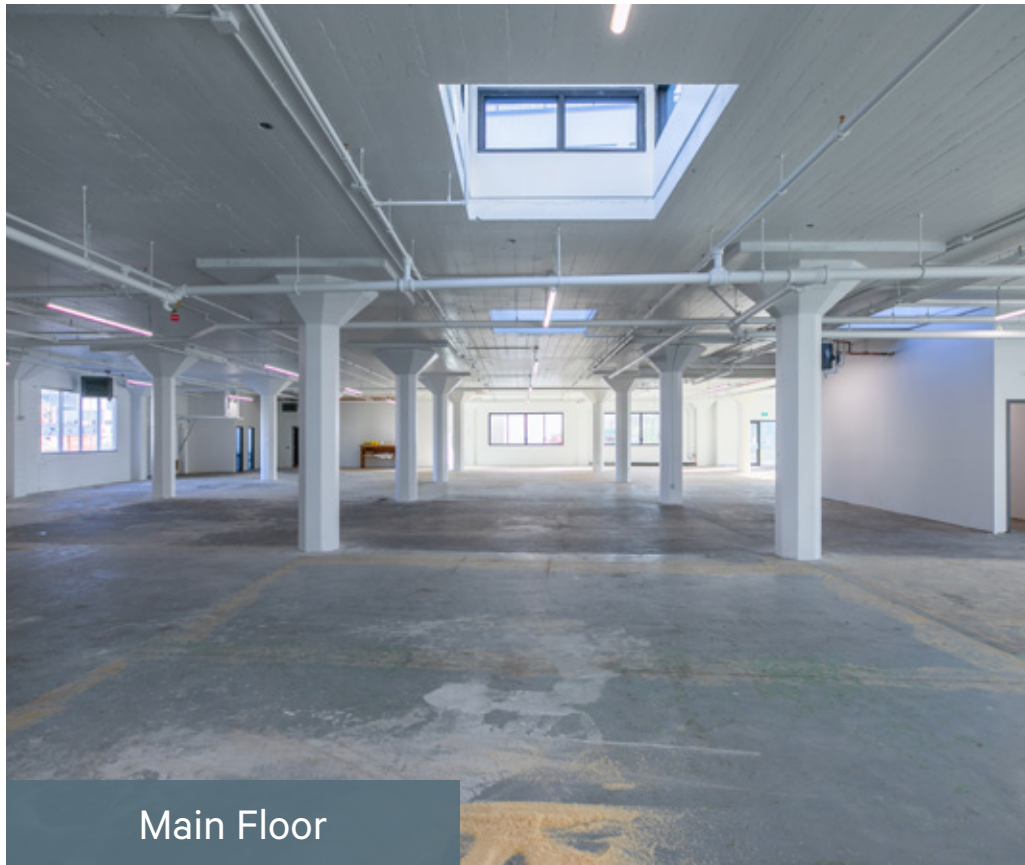


LOWER FLOOR



THIRD FLOOR

# Building Photos





## DRIVE TIMES

**4 mins**  
Vanterm

**10 mins**  
Downtown Core

**7 mins**  
Gastown

**11 mins**  
Trans-Canada  
Highway

**10 mins**  
Mt. Pleasant

**12 mins**  
North Vancouver



**BIKE SCORE**  
**87**



**WALK SCORE**  
**73**



**TRANSIT SCORE**  
**69**

## NEIGHBOURHOOD AMENITIES

### Restaurants/ Retail & Services

- + McKenzie Room
- + Earnest Ice Cream
- + Tacofino
- + The Red Wagon
- + Pie Shoppe
- + Straight & Marrow
- + Aleph Eatery
- + Container Brewing
- + Strathcona Beer Company
- + Superflux Beer Company
- + Bomber Brewing
- + Strange Fellows Brewing
- + Powell Street Craft Brewery
- + Yolks
- + Agro Coffee
- + Andina Brewing
- + Odd Society Spirits
- + The Gourmet Warehouse
- + Bosa Foods
- + No Frills Grocery Store



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**CBRE**

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