



CBRE

FOR LEASE

Units From 2,677 SF - 11,587 SF

BRAND NEW PRODUCTION / MANUFACTURING BUILDING IN STRATHCONA

1215 Frances Street

VANCOUVER, BC

For Lease

Production & Manufacturing Building

1215 Frances Street, Vancouver, BC

Salient Details



AREA AVAILABLE

Main Floor: 2,677 SF
2nd Floor: 4,455 SF
3rd Floor: 4,455 SF
4th Floor: LEASED
Total Available: 11,587 SF



ZONING

I-2



PARKING

9 secured underground stalls available at market rates



COMPLETION

Q2 2024



ADDITIONAL RENT

\$15.00 PSF (2024 est.)



LEASE RATE

From \$30.00 sq. ft., triple net



Building Amenities

- + Common roof-top patio for social events
- + Shared bike storage facilities
- + EV charging parking stalls
- + Ceiling Heights
 - Main Floor: 20' slab to slab approx.
 - 2nd & 3rd Floors: 11' slab to slab approx.
- + HVAC units ready for distribution
- + 3rd Floor to be improved with 2 offices, boardroom, washroom, and kitchen
- + Ground floor signage opportunity & venting available



Building Features

- + 1 loading door
- + 1 freight elevator servicing all floors
- + 1 passenger elevator
- + Fully sprinklered
- + Power
 - Ground Floor: 3-Phase, 600 Volts, 90 Amps
 - 2nd & 3rd Floors: 3-Phase, 600 Volts, 175 Amps

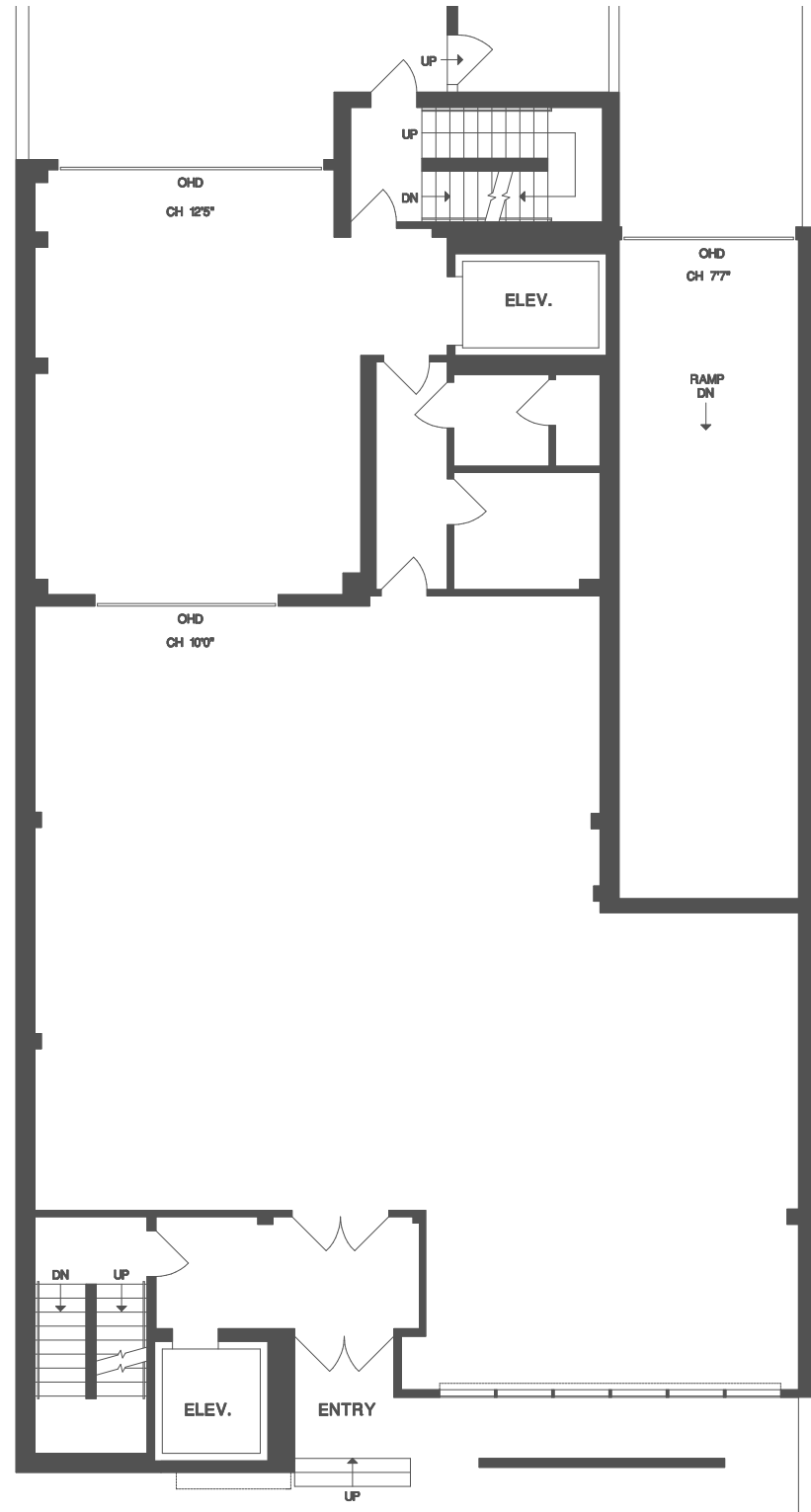
For Lease

Production & Manufacturing Building

1215 Frances Street, Vancouver, BC

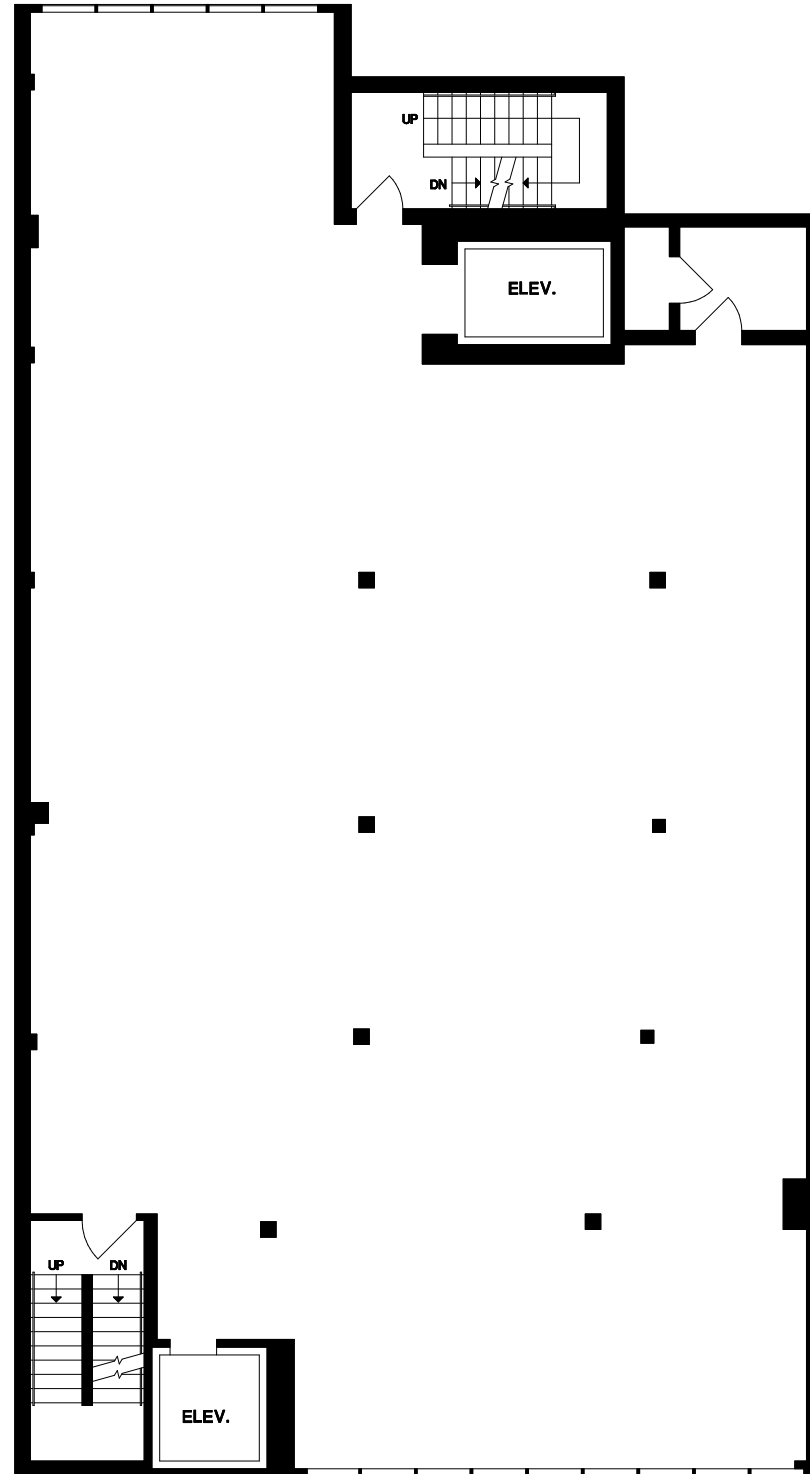
MAIN FLOOR

2,677 SF



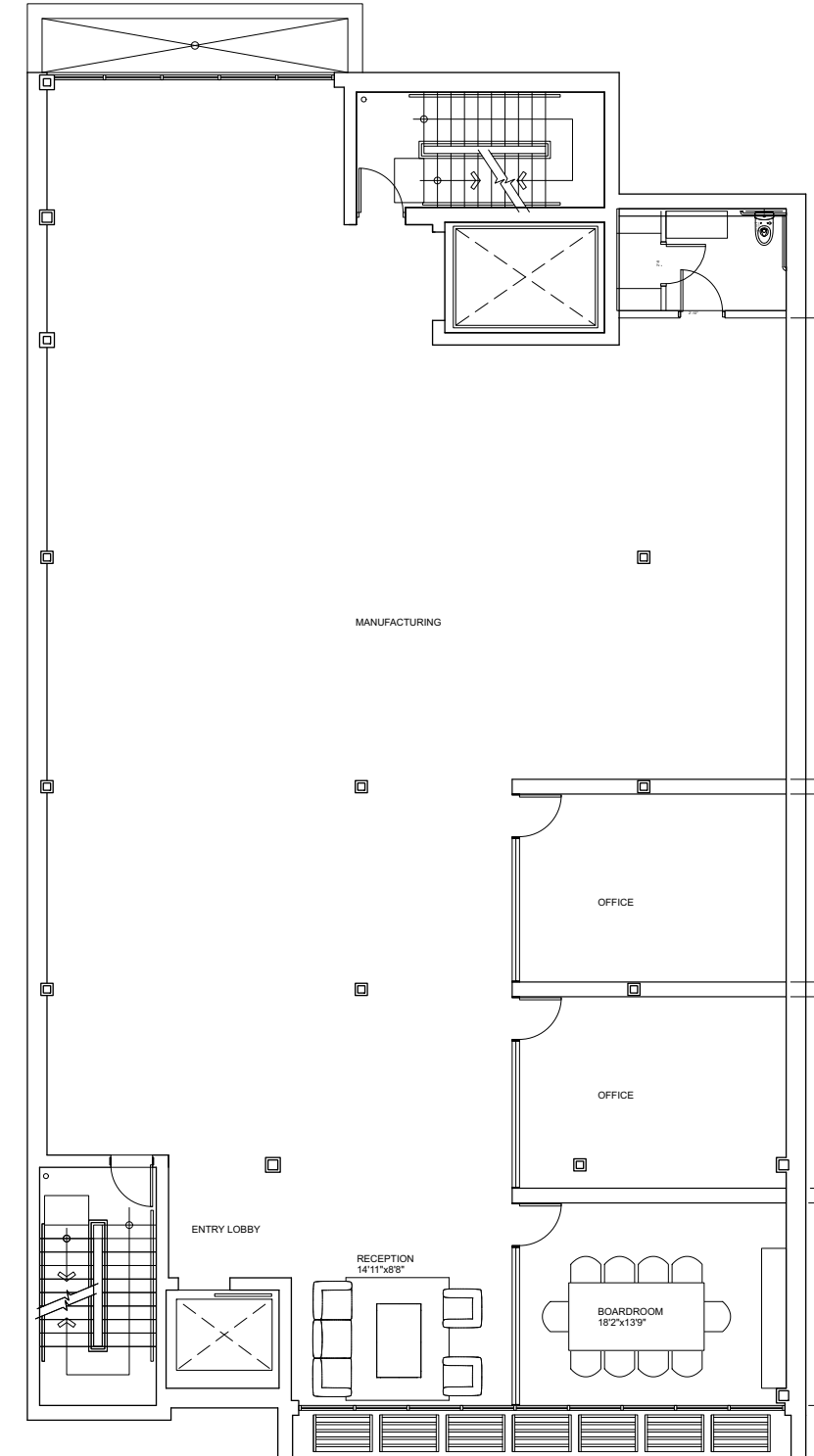
2ND FLOOR

4,455 SF



3RD FLOOR

4,455 SF



1215 Frances Street, Vancouver, BC

The Location



1215 Frances Street is located in the vibrant Strathcona neighbourhood of Vancouver. This location provides exceptional access to the Downtown Core of Vancouver, Gastown with major traffic arteries just minutes away.

The Strathcona neighbourhood provides numerous employee amenities including coffee shops, restaurants, craft breweries with public transit options located on Hastings Street an easy two blocks from the building.

1215 Frances Street is located one half block west of Clark Drive and two blocks south of Hastings Street.

1KM RADIUS



30+
Cafés/
Restaurants

Cafés/Restaurants

- Agro Roasters
- JJ Bean Coffee
- Timbertrain Coffee
- Earnest Ice Cream
- La Casa Gelato
- Rise Up Marketplace
- Yolks
- Thai Basil
- Kulinarya Filipino Eatery
- Britannia Sushi
- Lunch Lady



10+
Breweries

Breweries

- Strathcona Beer Company
- Luppulo Brewing
- Container Brewing
- Powell Brewery
- Callister Brewing
- Superflux Beer Company
- Strange Fellows Brewing
- Off the Rail Brewing
- Bomber Brewing
- Balderdash Brewing
- Storm Brewing



60+
Retail Stores

Fitness

- Hidden City Fitness
- Spartacus Gym
- Olympus Fitness Centre
- The Program Fitness
- Grindhouse Athletics
- Feel Good Everyday
- Britannia Running Track
- Bike Paths

For Lease

Production & Manufacturing Building

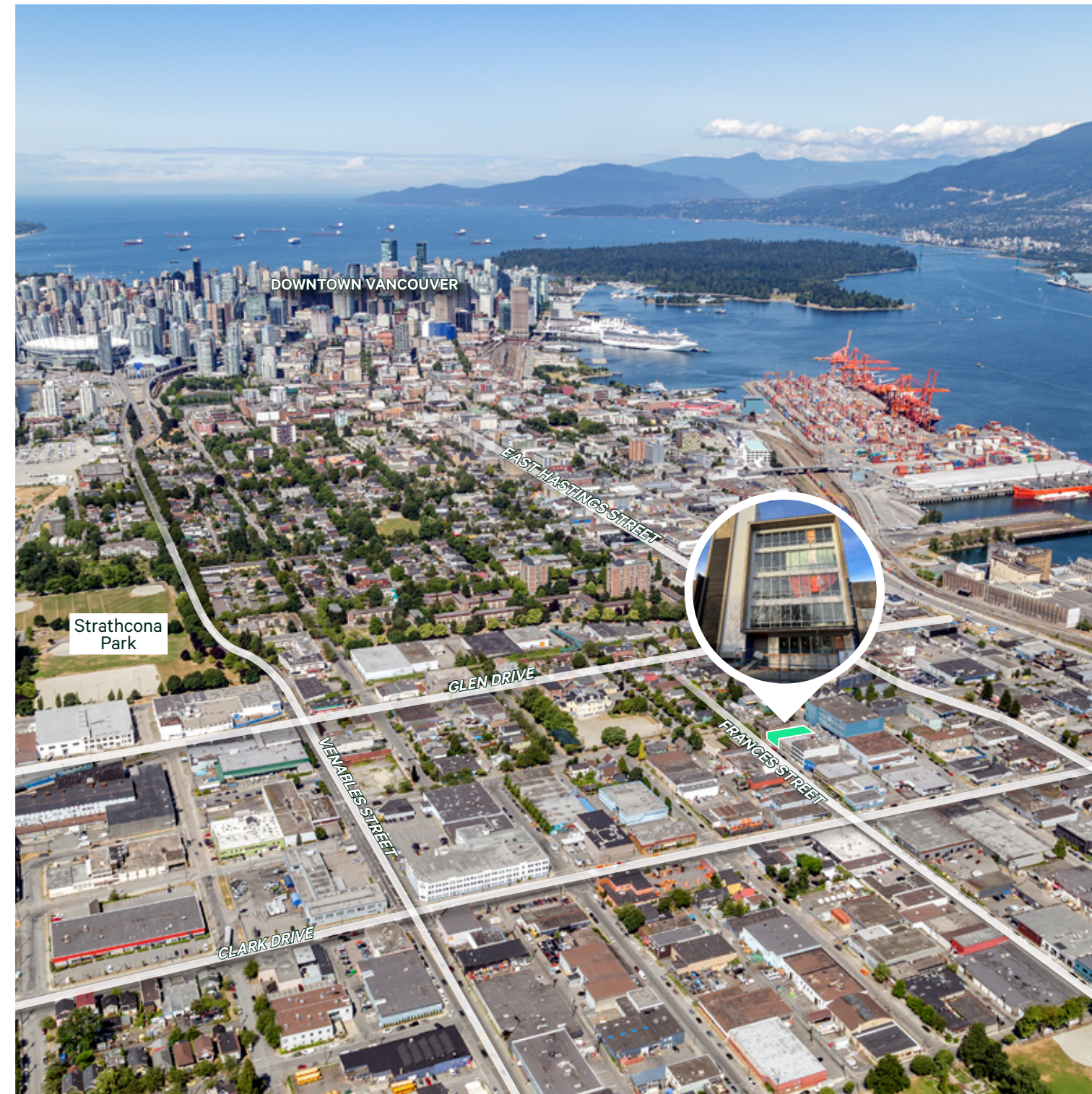
Centrally located in
Strathcona

SOURCE: WALKSCORE.COM

90
BIKE
SCORE

92
WALK
SCORE

70
TRANSIT
SCORE



1215 Frances Street
Vancouver, BC

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Production & Manufacturing Building



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