

For Sale & Lease | 3,237 - 8,319 SF Creative Industrial Space at Archetype!

One of a kind full floor ownership opportunity with
14 ft ceilings and exposure to Main and 2nd



**New Reduced Sale Pricing &
Multiple Landlord Turnkey Lease Options**

CBRE

Floor 3 - For Sale

Area Size	Floor 3	8,319 SF
Available	Completion Q2 2025	
Sale Price	Entire Floor: \$8,309,999	(\$999/sq.ft.)
	Unit 1: \$5,590,999	(\$1,100/sq.ft.)
	Unit 2: \$3,399,999	(\$1,050/sq.ft.)
Property Taxes	TBD	
Strata Fees	TBD	
Parking	5 secured underground parking stalls	
Zoning	FC-2 zoning supporting a variety of creative uses, including food and beverage production, fashion, product design and creative products	
Electrical	600/347V 3-phase electrical to each unit	
HVAC	Neighbourhood Energy Utility (NEU) connection with:	
	<ul style="list-style-type: none">• HVAC through a 4-pipe fan coil system• Customizable ventilation• Grease trap locations available at the P1 Level	

Building Amenities



LEED Standard

Designed to a LEED® Gold Core and Shell specification



Views

Views of the North Shore mountains



End of Trip Facilities

High performing end-of-trip facilities, showers, lockers, secure bike storage, and fully equipped bike workshop



EV Charging

EV charging stations



Common Rooftop Patio

Over 2,400 SF - outdoor space available to all the occupants featuring a fully stocked kitchen, keg tap, movable whiteboards, and bar seating



Energy Step Code

Implements Energy Step Code Level 3, which reduces building system noise, uses less energy, improves fresh air and better manages temperature swings



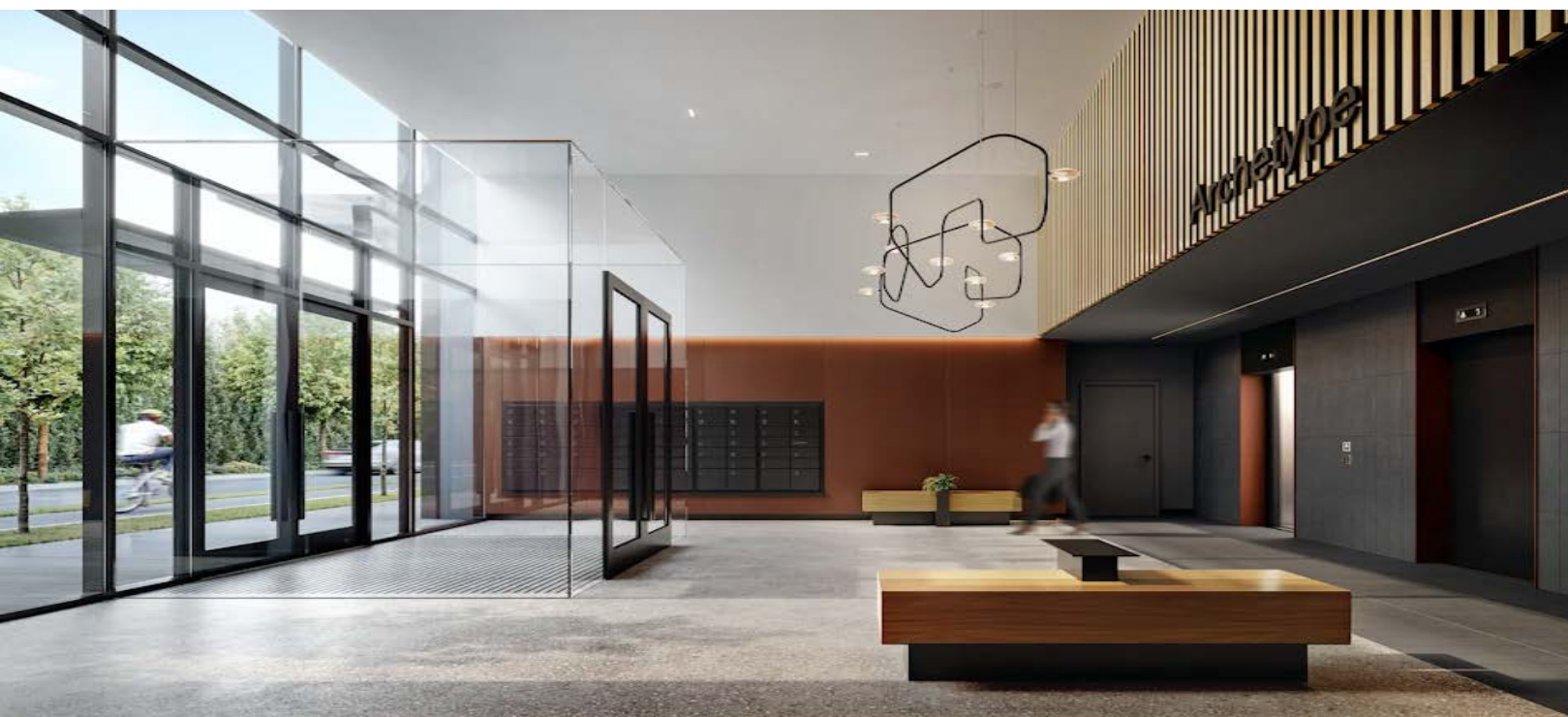
Arts and Innovation Plaza

A community-oriented plaza and artwall to promote innovation and collaboration



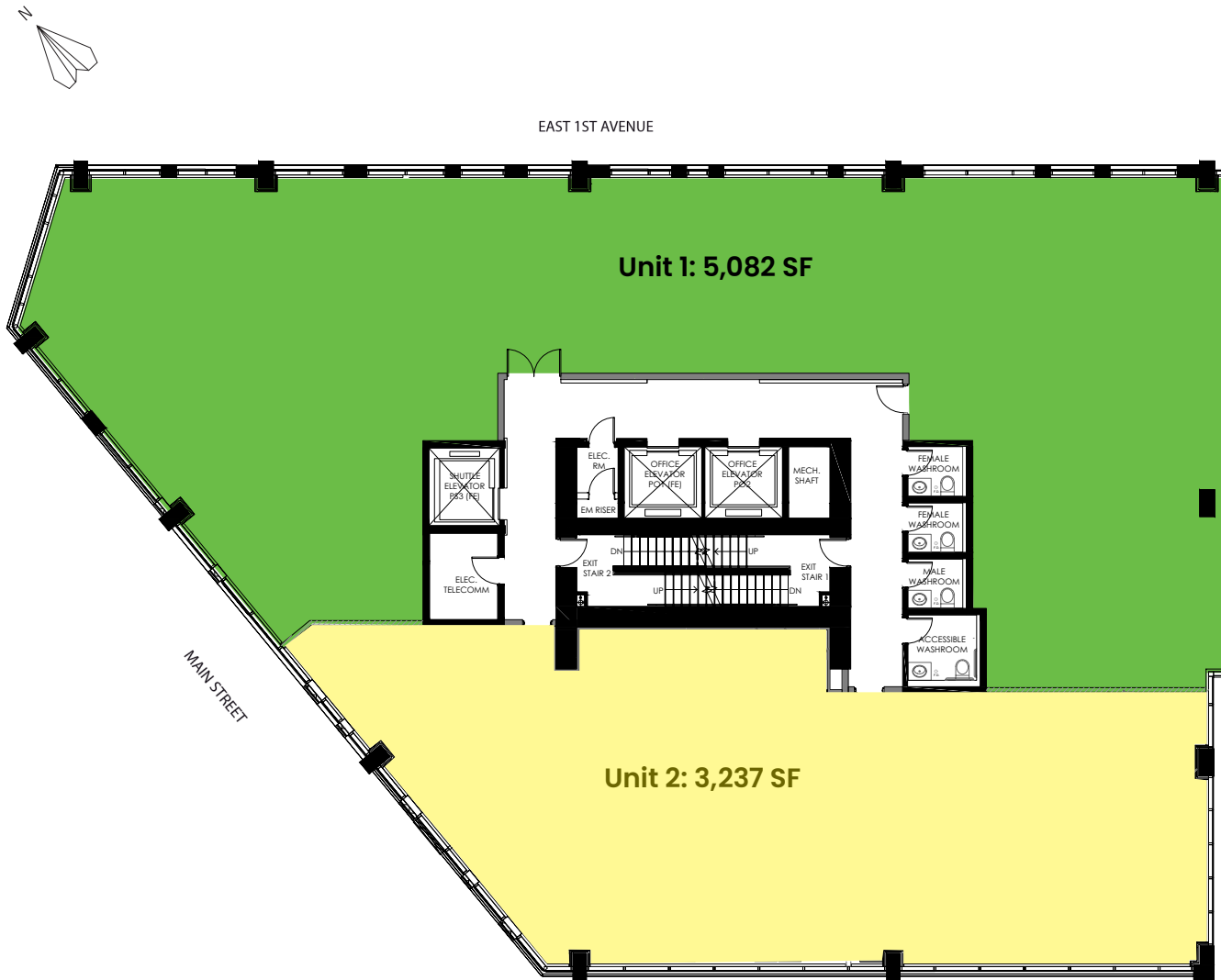
Loading

Ample loading facilities



Floor 3 - For Sale

Creative Industrial 3,237 - 8,319 SF

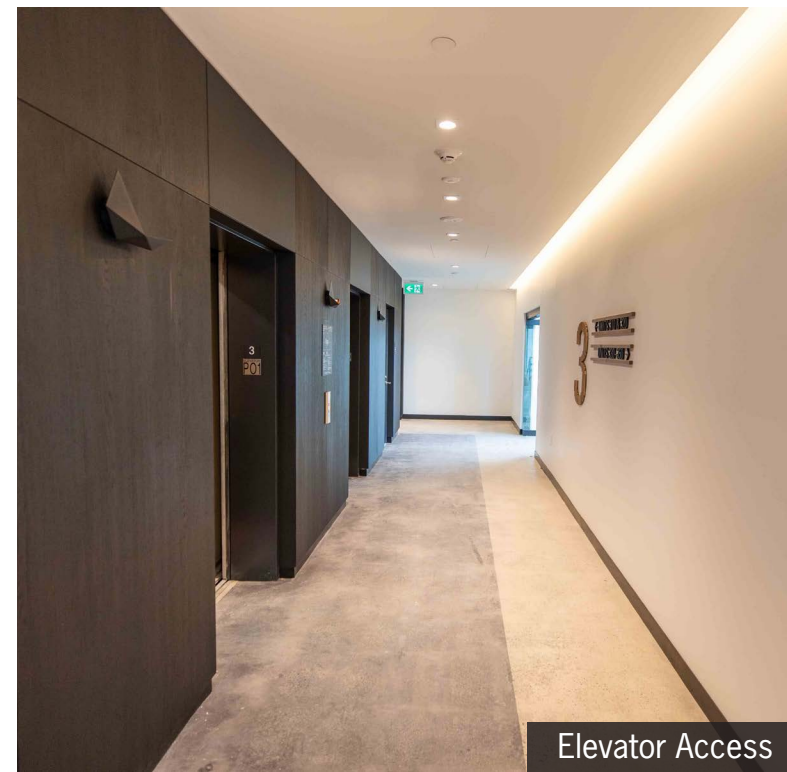


Not to scale.

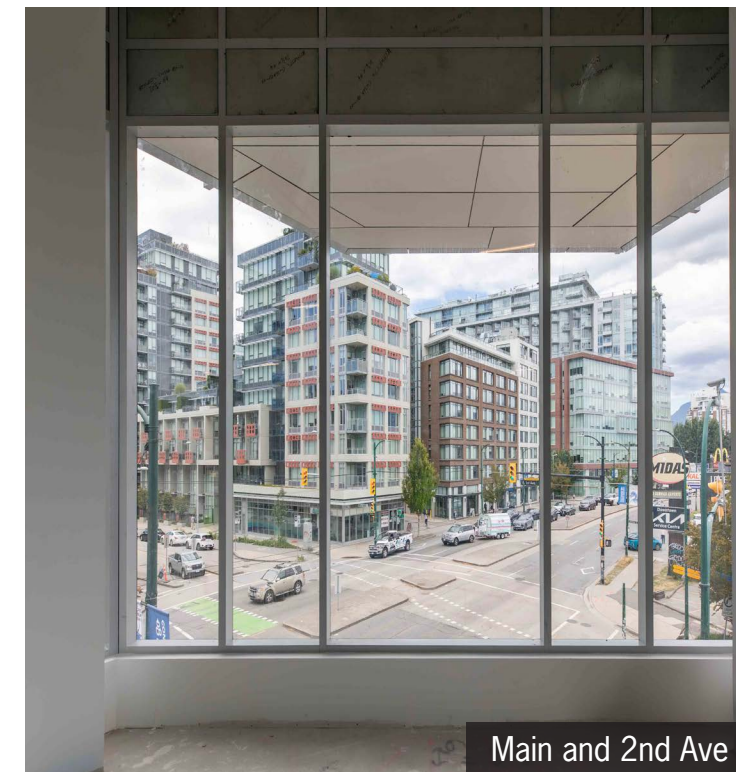


Archetype isn't just a new idea.
It's a completely new model for Vancouver.

The third floor creative industrial space is designed to connect with the surrounding community; ideal for innovators and creators. It's the place for innovation.



Elevator Access



Main and 2nd Ave View

Floor 3 - For Lease

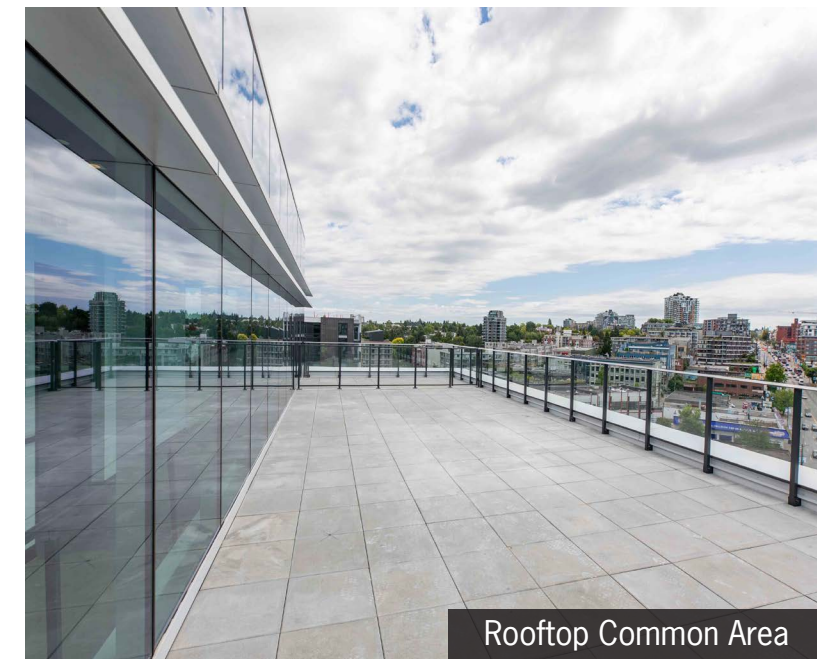
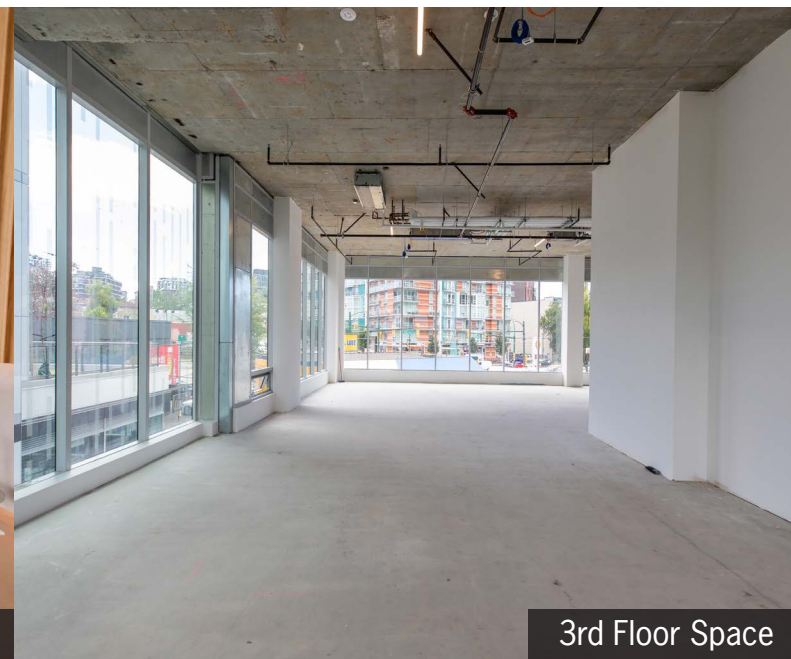
Area Size	Unit 1 5,082 SF Unit 2 3,237 SF *Exact rentable area to be determined upon completion of the sale
Available	Completion Q2 2025
Lease Rate	Please contact agents
Taxes & Op Costs	TBD
TI Allowance/Landlord Turnkey	Please contact agents
Parking	Unit 1: 3 secured underground parking stalls Unit 2: 2 secured underground parking stalls
Zoning	FC-2 zoning supporting a variety of creative uses, including food and beverage production, fashion, product design and creative products
Electrical	600/347V 3-phase electrical to each unit
HVAC	Neighbourhood Energy Utility (NEU) connection with: <ul style="list-style-type: none"> • HVAC through a 4-pipe fan coil system • Customizable ventilation • Grease trap locations available at the P1 Level

Floor 3 - For Lease

Creative Industrial 3,237 - 8,319 SF



Conceptual floorplan based on preliminary design. Not to scale.
*Exact rentable area to be determined upon completion of the sale



Connect. Share. Experience.


Archetype is a paradise for walkers, bikers and transit riders.


98 Walk Score

96 Bike Score


93 Transit Score

 5 Minutes to False Creek Seawall

 2 Minutes to the closest SkyTrain station

 5 Minutes to 14+ restaurants & cafés

 5 Minutes to shops & grocery stores

 25 Minutes to Vancouver International Airport

In the heart of Vancouver

A prototypical mixed-use office and creative industrial development, Archetype is situated at the hub of Vancouver's tech, arts and creative communities. With a centrally based location, Archetype is close to all three major rapid transit lines, and surrounded by Vancouver's newest and most popular food, beverage and amenity offerings.




Creative Campus
600+ businesses;
12,100 estimated jobs

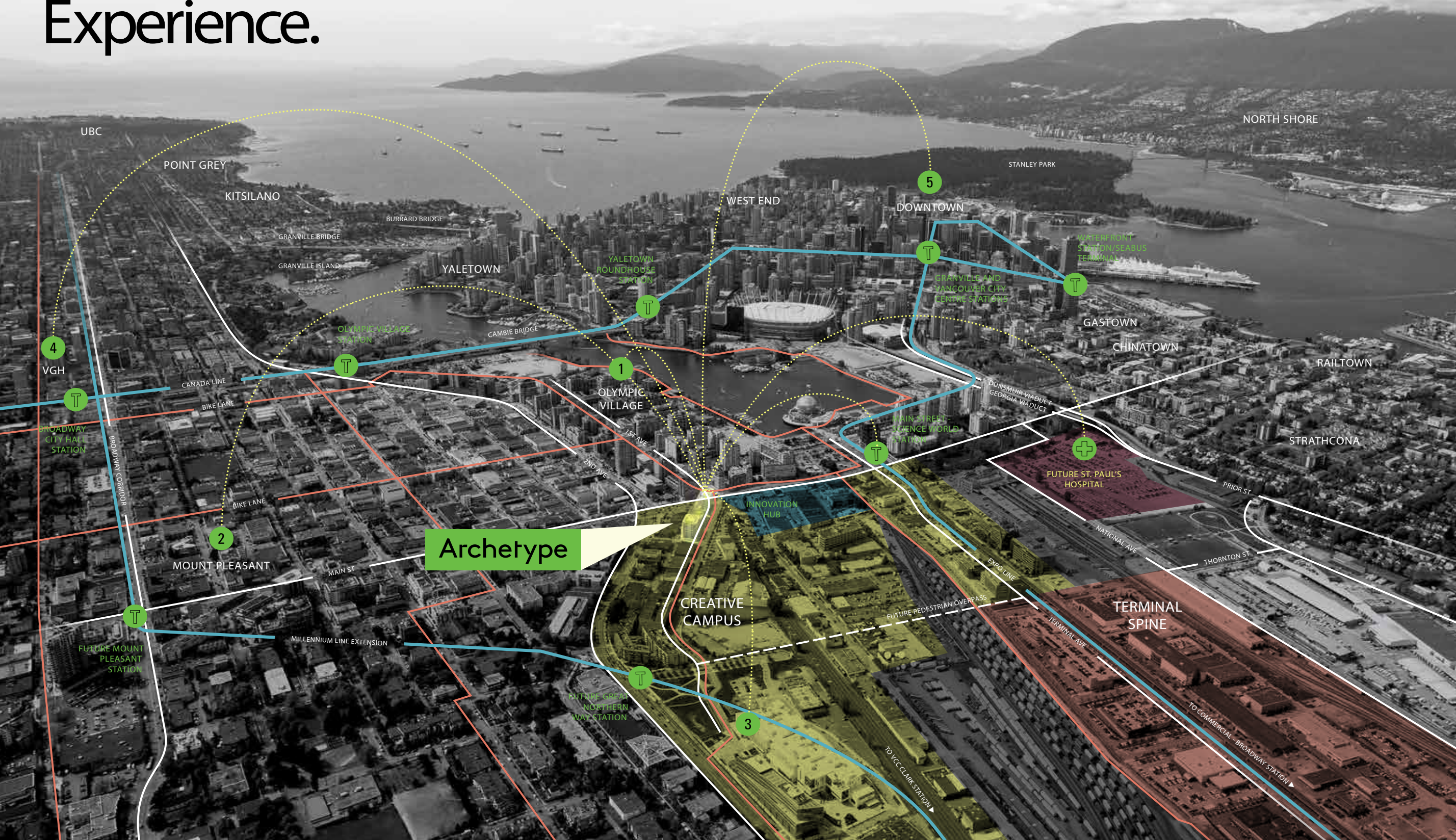
Innovation Hub
In the heart of the City of Vancouver's Innovation Hub, a master plan of ~2,500,000 SF of new mixed use residential, community and commercial properties

Terminal Spine
4,800 estimated jobs

Health Hub
Future location of the new \$1.9B St. Paul's Hospital;
10,300 estimated jobs

- 1 2 min walk to Olympic Village
- 2 3 min walk to Mount Pleasant neighbourhood
- 3 5 min walk to Emily Carr University of Art + Design
- 4 20 min walk to VGH Health Campus
- 5 5 min SkyTrain to downtown

-  2 min walk to Main Street Science World Station
-  10 min walk to future St. Paul's Hospital
-  Major Vehicle Routes
-  Bike Paths
-  SkyTrain Lines



Archetype

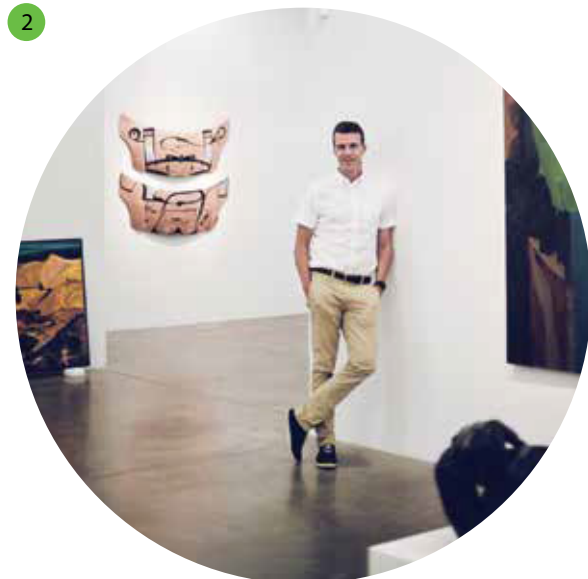


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In the Heart of Vancouver

In the heart of established neighbourhoods that continue to evolve, Archetype is a gateway to downtown Vancouver. Just minutes from major SkyTrain lines, Archetype is close to major arterial routes, and connects to Vancouver's world-class cycling infrastructure.

At the convergence of Olympic Village, Mount Pleasant, Chinatown, False Creek Flats, and the new St. Paul's Hospital Campus, Archetype is the epicenter to live, work and play.



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- 1 Tap & Barrel
- 2 Gallery Jones
- 3 Bike lane along the Seawall
- 4 Sing Sing
- 5 Urban Fare
- 6 Science World
- 7 Samsung Office & Nemesis Coffee
- 8 Relic/Sega Office
- 9 Emily Carr University of Art + Design
- 10 Vancouver Community College



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Close to it all

Archetype is in the midst of a booming community of finance, government, health care, design and tech. As a mature, heritage community, False Creek Flats is continuing to expand and grow, providing industrial and commercial businesses with ample opportunity and vibrancy.

Innovation Plaza, which runs through Archetype's breezeway, is an important pedestrian link, connecting the Innovation Hub (to the north) and Emily Carr Campus (to the east).

Here you have access to the SkyTrain, and you're 2 minutes from the future Thornton Street/Great Northern Way Station. In addition to art galleries and a diverse array of businesses, the Flats will be home to the future St. Paul's Health campus, along with a growing tech community.

Convenience is in all directions. With an abundance of coffee shops and restaurants (and even more to come in this fast-changing neighbourhood), employers will have no problem attracting top talent.



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Future St. Paul's Hospital

Within walking distance, Archetype is located south of the new St. Paul's Hospital campus, providing convenient access to collaborative opportunities in the life sciences sector. The \$2.174 billion hospital project will foster a thriving healthcare community in The False Creek Flats, bringing together thousands of staff, doctors, clinicians and researchers. The project is currently under construction and has an anticipated completion date of 2026.



Photo is a rendering of the future St. Paul's hospital.

Envision. Believe. Build.

The place for newly emerging local and global creative companies to grow and flourish in Vancouver, one of the world's most innovative cities.



Archetype

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