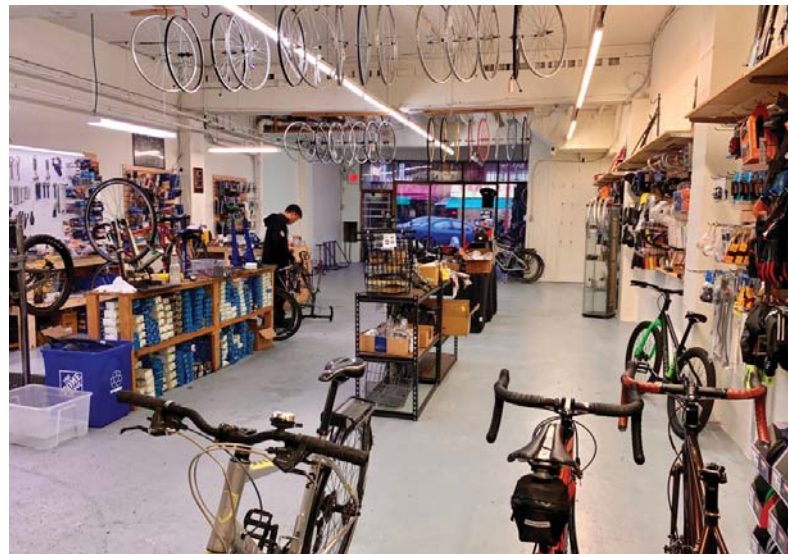




# FOR LEASE

## 269 EAST GEORGIA STREET

VANCOUVER, BC



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### THE SPACE

Located in a two story concrete building with a 25 feet frontage to East Georgia Street with retail windows that can slide wide open to allow for a small patio space in front. Currently occupied by a bicycle shop, the space has been improved with a bathroom, shower, stairwell, painted walls, lights and a large storage space in the back. The space is ideal for cafés, retail or office uses.

### CHINATOWN

Few neighborhoods personify the city's history, diverse culture, and vibrant vision like Chinatown. Centrally located in between Vancouver's downtown core and the East side of Vancouver is North America's third largest Chinatown, after San Francisco and New York. With new restaurants like the Keefer Bar, London Pub, Fortune Night Club, Bao Bei Brasserie, Union Bar and the ongoing Chinatown Night Market, this area is growing in popularity as a destination for visitors and a home to residents. The increasing desirability of Chinatown has led to increased demand for residential buildings and residential development, and as this trend continues the future of Chinatown looks very positive.

### FEATURES

- 25' frontage on E. Georgia Street with wide open span interior
- Separated space for secured parking or storage off of the lane
- Area tenants include Phnom Penh, Matchstick Coffee, London Pub, Diaz Combat Sports, Dalina, Vegan Supply and Kissa Tanto
- Exterior signage opportunity
- Two (2) levels / lofted with the upper level having a storage room
- Private garage included
- Brand new HVAC system
- Wheelchair accessible bathroom with new shower for tenant and staff
- Stairwell leading to the loft area and parking

### ASKING RENT

\$24.00 psf, net

### ADDITIONAL RENT

\$12.00 psf (2019 estimate)

### UNIT SIZE

2,930 sf

### TERM

5 or 10 years



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