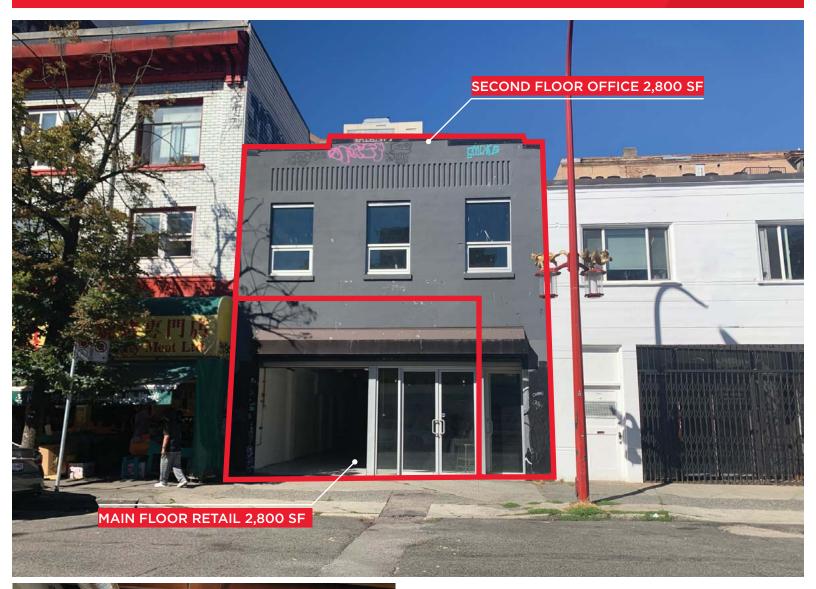


FOR LEASE 259 EAST GEORGIA STREET VANCOUVER, BC





SCORES



WALK SCORE WALKER'S PARADISE **98**



TRANSIT SCORE RIDER'S PARADISE **98**



BIKE SCORE BIKER'S PARADISE **96**

Jordan Sengara

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LOCATION

Chinatown is situated in a unique pocket of Vancouver - while the area still maintains its traditional roots as Vancouver's oldest neighborhood with colorful shops and retailers, Chinatown has transformed into a hotspot for boutique tenants ranging from new retail concepts to design studios, contemporary cafes, sought-after restaurants, and eclectic nightlife.

Chinatown has seen increased development interest in recent years and this is expected to continue, including heritage building rehabilitation as well as new mixed-use development.

THE OPPORTUNITY

To lease up to 5,600 sf in the heart of Chinatown. This two-level property features 25' of frontage along East Georgia Street, exterior signage opportunities, prominent exposure, high foot traffic, and abundant street parking in the immediate area.

AVAILABILITIES

MAIN FLOOR RETAIL 2,800 sf SECOND FLOOR OFFICE 2,800 sf TOTAL PROPERTY SIZE 5.600 sf

LEASE RATES

MAIN FLOOR RETAIL \$24 psf per annum SECOND FLOOR OFFICE \$18 psf per annum

ADDITIONAL RENT

Estimated to be approximately \$12.00 psf per annum

RETAIL IMPROVEMENTS/FEATURES

- Two washrooms
- · Large glass storefront including a roll-up door
- Exposed beams
- · Concrete flooring

OFFICE IMPROVEMENTS/FEATURES

- Separate entrance
- Two private washrooms with end of trip facilities
- · Open area
- Exposed beams
- Ample natural light provided through large windows and skylights

ZONING

HA-1A (Chinatown Historic Area)



- 1 Livestock Chinatown
- 2 TD Bank
- 3 Propaganda Coffee
- 4 Kissa Tanto
- 5 Keefer Bar
- 6 Virtuous Pie
- 7 Bank of Montreal
- 8 Tim Hortons
- 9 Vancity
- 10 Maxim's Bakery
- 11 Oyster Express
- 12 HSBC
- 13 Dalina
- 14 London Pub
- 15 Matchstick Coffee
- 16 The Ramen Butcher
- Phnom Penh Restaurant
- 18 Union Street Cycle
- 19 The Union
- Hunnybee Bruncheonette

- 1 239 Keefer Street 25 units
- 275 E Pender Street -6-storey Health Care Office building
- 320 E Hastings Street 105 units
- 728-796 Main Street 94

LEGEND

- Upcoming Developments
 - Area Tenants

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