



**SCORES**



WALK SCORE  
WALKER'S PARADISE  
**98**



TRANSIT SCORE  
RIDER'S PARADISE  
**98**



BIKE SCORE  
BIKER'S PARADISE  
**96**

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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

<b>MAIN FLOOR RETAIL</b>	2,800 sf
<b>SECOND FLOOR OFFICE</b>	2,800 sf
<b>TOTAL PROPERTY SIZE</b>	5,600 sf

### LEASE RATES

<b>MAIN FLOOR RETAIL</b>	\$24 psf per annum
<b>SECOND FLOOR OFFICE</b>	\$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
- 17 Phnom Penh Restaurant
- 18 Union Street Cycle
- 19 The Union
- 20 Hunnybee Bruncheonette

- 1 239 Keefer Street - 25 units
- 2 275 E Pender Street - 6-storey Health Care Office building
- 3 320 E Hastings Street - 105 units
- 4 728-796 Main Street - 94 units

### LEGEND

- Upcoming Developments
- Area Tenants

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