

# FOR LEASE: 369 ALEXANDER ST.



**PARADIGM GROUP**  
Commercial Real Estate Services

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**FOR LEASE:**

# 369 Alexander Street, Vancouver B.C.

- Rare opportunity to lease an entire industrial building with dual frontage and access along both Railway St & Alexander St complete with 7 secured gated parking stalls.
- Located in the rapidly upcoming and logistically significant neighbourhood of Railtown, just minutes from downtown Vancouver.
- Flexible I-4 provides a variety of potential uses for industrial and creative users.
- Oversized drive-in loading bay, canco crane system, high ceilings and upgraded 3-phase power for industrial users.

**Civic Address :**  
369 Alexander St,  
Vancouver, B.C.

**Size:**  
Total: 12,815 sq/ft  
Main floor: 10,898 sq/ft  
Second floor: 1,917 sq/ft

**Parking:**  
7 gated parking stalls with entry on Railway St

**Net Rate:**  
Contact Us

**Current Zoning:**  
I-4: creative industrial

**Current Approved Use:**  
Laboratory

**Loading:**  
Drive-in loading bay with entry on Alexander St

**Additional Rent:**  
TBD

**Power:**  
3-Phase, 600 amp, 600 volt

**Availability:**  
Immediately



# The Building

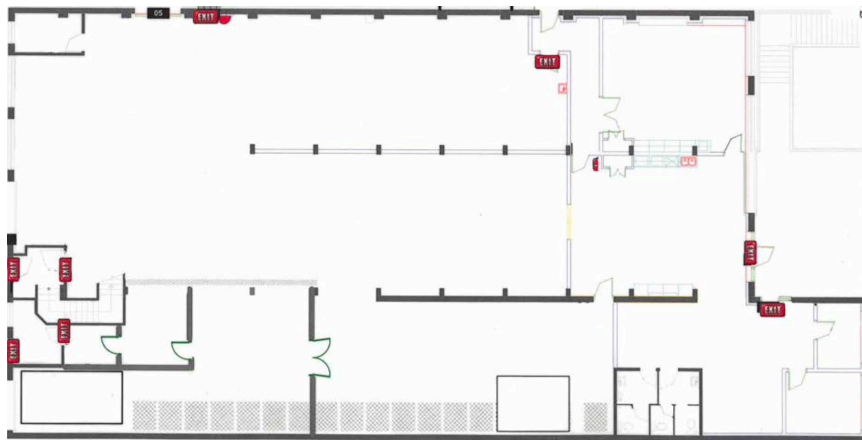
An exceptionally versatile space suitable for a variety of uses.

**Main Floor:** open warehouse with an oversized drive-in loading bay and ceiling heights ranging from 10-20', extra large boardroom, kitchen area, server room, two washrooms, private office, and a flexible space for operational services as well as a patio. Large windows and skylights provide natural light throughout.

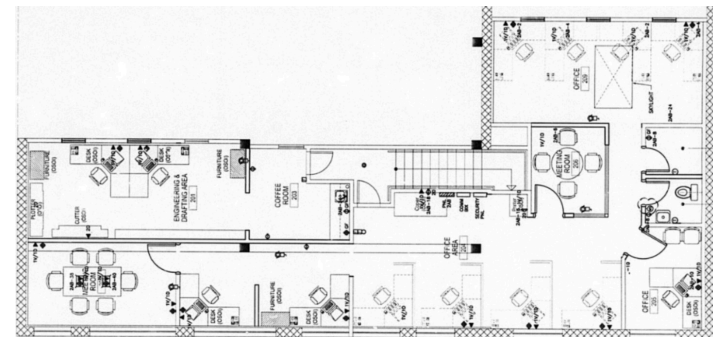
**Second Floor:** two meeting rooms, two private offices, two washrooms, coffee room, and multiple versatile spaces suitable for workstations.



# Floor Plan



MAIN FLOOR - 10,898 SQ/FT



SECOND FLOOR - 1,917 SQ/FT

# Location

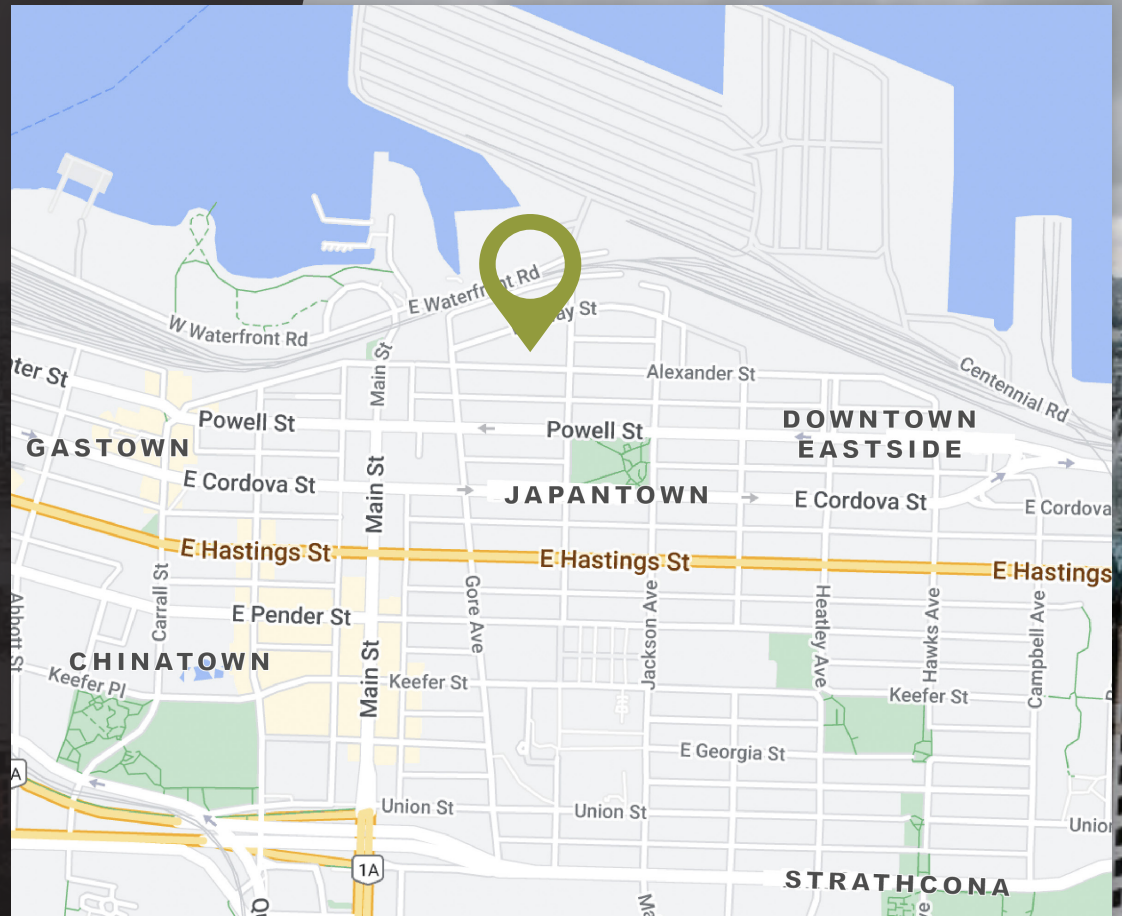
Located in the heart of Railtown, Vancouver's premier design and creative industrial district. With its close proximity to Downtown Vancouver, the Port of Metro Vancouver, and the Trans Canada Highway this area possesses unparalleled logistical significance.

Join some of Vancouver's top businesses in making Railtown your headquarters:

- Bocci Manufacturing & Design
- Aritzia
- Inform Interiors & Bensen
- Herschel Supply & Co

Enjoy this city's top culinary fare such as:

- Pallet Coffee Roasters
- Railtown Cafe
- Belgard Kitchen
- Ask For Luigi



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