

FOR LEASE 102 - 329 RAILWAY ST



PARADIGM GROUP
Commercial Real Estate Services

Jordan Armstrong

Managing Partner

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E. & O.E.: All information contained herein comes from sources we deem reliable. However, we make no guarantees as to the accuracy of any information contained herein and are not responsible for any discrepancies. All measurements herein should be considered approximate estimations. No information herein forms the basis of any contract. All information should be independently verified. Renderings are artist concept only. Information is subject to change without notice. Paradigm Group Commercial Real Estate Services. Vancouver, British Columbia

For Lease 102-329 Railway Street, Vancouver

- North facing main floor unit with city, water and mountain views
- Current layout includes editing studios and a full theatre room
- Fully updated brick and beam building located in the heart of railtown

Civic Address :
102-329 Railway Street, Vancouver B.C.

Size:
3,244 SF

Zoning:
I-4

Property Type:
Creative Industrial

Basic Rent:
Contact Us

Additional Rent: ~\$14.98
(est 2024)*

Improvements

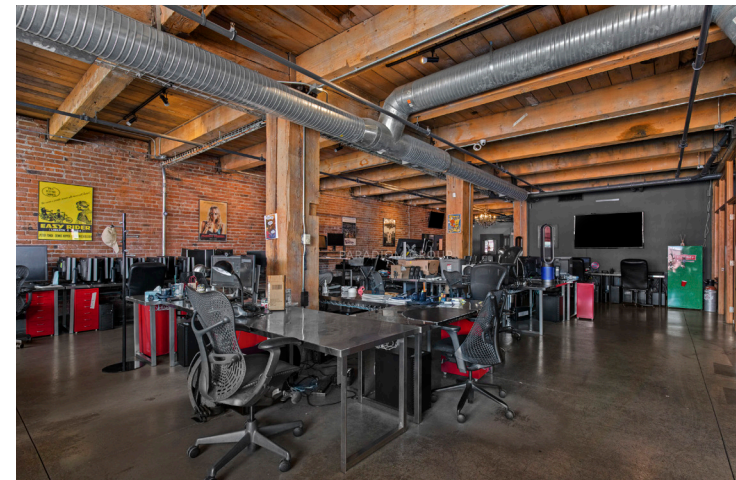
Main floor suite with direct access to the street level. Located in the heart of Railtown, with close proximity to the Downtown Core, Gastown, East Vancouver, and Burnaby.

The layout features a mix of open and private work areas including reception area, 1 meeting room, large open work area, editing rooms, large theatre room, kitchenette and 2 washrooms (1 with shower).

Highlights include:

- Direct access to the unit from the secured parking lot with parking available
- Reception area, large open work area, kitchenette, conference room
- 2 insuite washrooms (1 with shower)
- Theatre room & editing studios
- Operable windows & high ceilings
- Communal loading bay and freight elevator

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Location

Discover Railtown, Vancouver's coveted creative neighbourhood. This dynamic district, nestled between Gastown and Strathcona, boasts a rich industrial heritage and a thriving creative scene. With its trendy eateries, stylish boutiques, and proximity to Downtown Vancouver, Railtown offers an ideal blend of urban charm and convenience. Embrace the opportunity to be part of a flourishing community that seamlessly combines historic character with modern innovation.

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

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

Enjoy this city's top culinary fare such as:

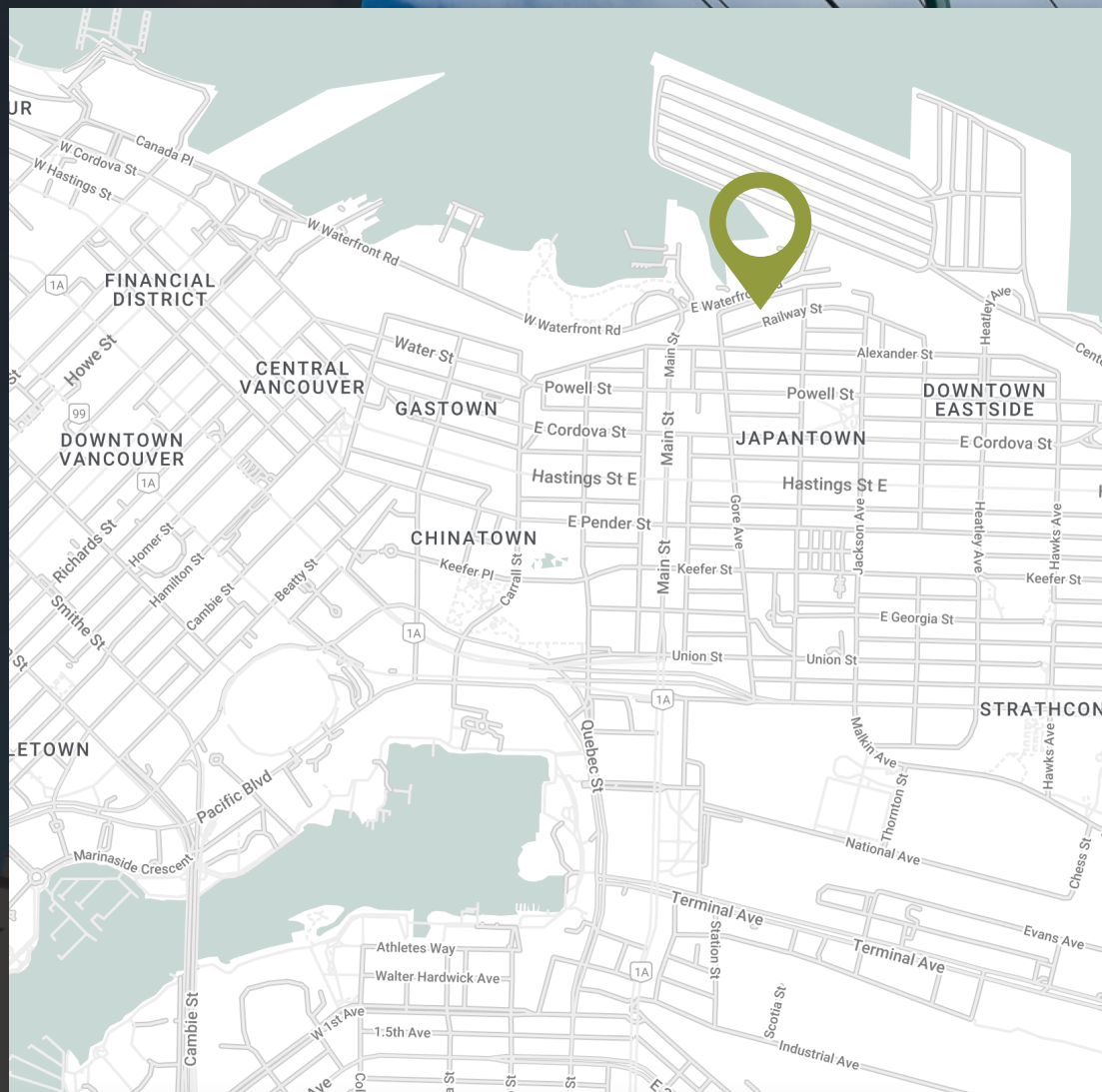
- Pallet Coffee Roasters
- Railtown Cafe
- Belgard Kitchen
- Ask For Luigi

Transit

Walkscore: 94 - Walker's Paradise
Transitscore: 97 - Rider's Paradise
Bikescore: 98 - Biker's Paradise

Closest Train Stations:

- Waterfront station



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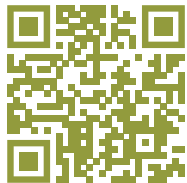
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