

FOR SALE
OFFICE SPACE
VANCOUVER, BC

IRONWORKS

UNIT 1A - 220 VICTORIA DRIVE
3,983 SF HIGH EXPOSURE SPACE

FEATURES

**SIGNAGE & CORNER
EXPOSURE**

PRIVATE ENTRANCE

EXCLUSIVE 1,200 SF PATIO

**EXTENSIVE GLAZING &
NATURAL LIGHT**

MOUNTAIN VIEWS

**SECURED UNDERGROUND
& VISITOR PARKING**

**END-OF-TRIP FACILITIES
AND BIKE STORAGE**

**COMMON AREA
ROOFTOP PATIO**

UNIQUE HIGH EXPOSURE STRATA OFFICE OPPORTUNITY!

AVAILABLE IMMEDIATELY

Don't miss out on the chance to own a one of a kind office space available immediately in a newly constructed building within the City of Vancouver.

An opportunity to purchase a high exposure ground floor strata office unit at the landmark **IRONWORKS** development in the East Village. Located in the trendy Port Town neighbourhood only a short 5-minute drive to Downtown Vancouver.

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CONWEST

FOR SALE

OFFICE SPACE

VANCOUVER, BC

IRONWORKS

CIVIC ADDRESS

Unit 1A - 220 Victoria Drive
Vancouver, BC

UNIT SIZE

Unit 1A 3,983 sf
Exclusive Patio 1,200 sf

FEATURES

- Extensive glazing & abundant natural light
- High 11' ceilings
- Corner signage opportunity
- Exclusive private patio
- Private street entrance
- Mountain views
- Ventilation infrastructure in place for lab users
- Separate HVAC heating/cooling system
- Five (5) private access points
- Operable windows for fresh air

PARKING

- 4 secured underground parking stalls
plus 23 visitor stalls available

PROPERTY TAXES & STRATA FEES

Property taxes: \$14,344.66 (2020)
Total monthly strata fees: \$1,358.47 (+ GST)

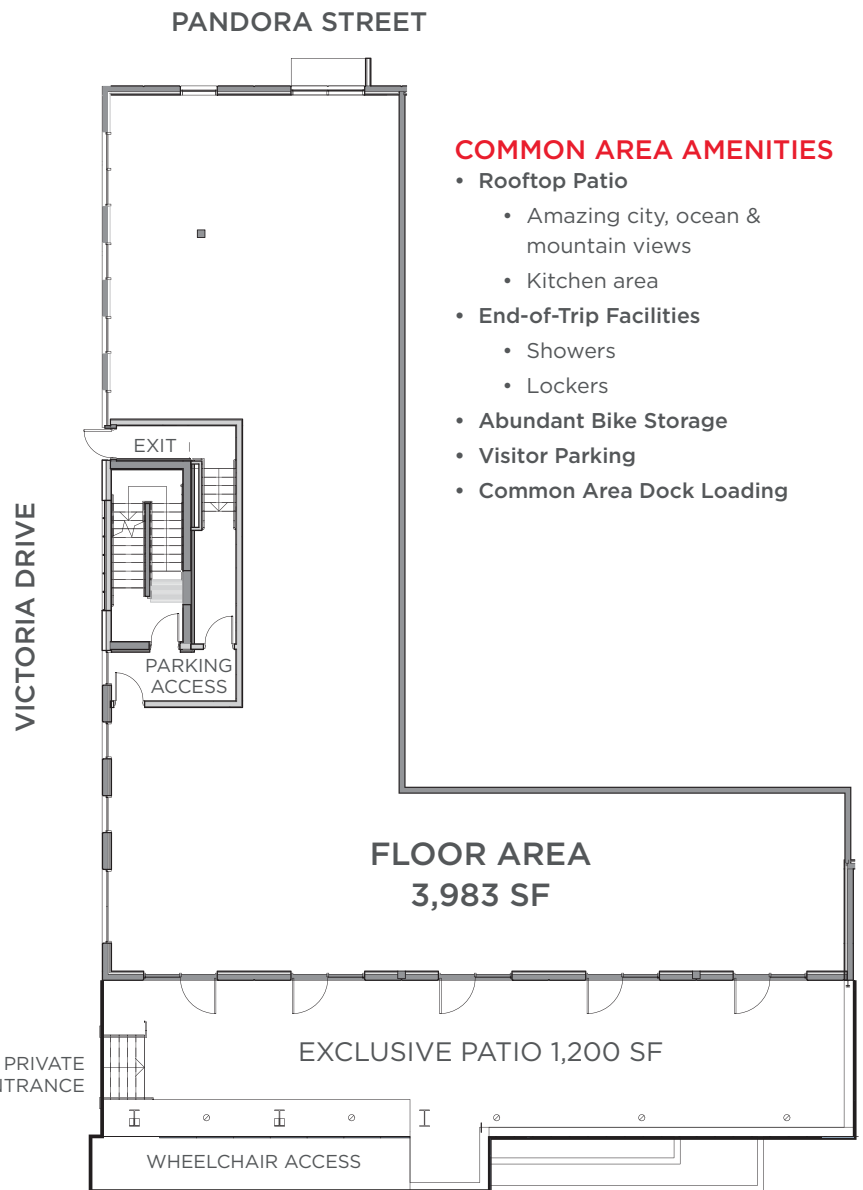
ZONING

I-2 / General Office

PRICING

New pricing, please contact listing team.

AVAILABLE IMMEDIATELY



JOIN THE LIKES OF:



Clinton Hussey Photography Inc.



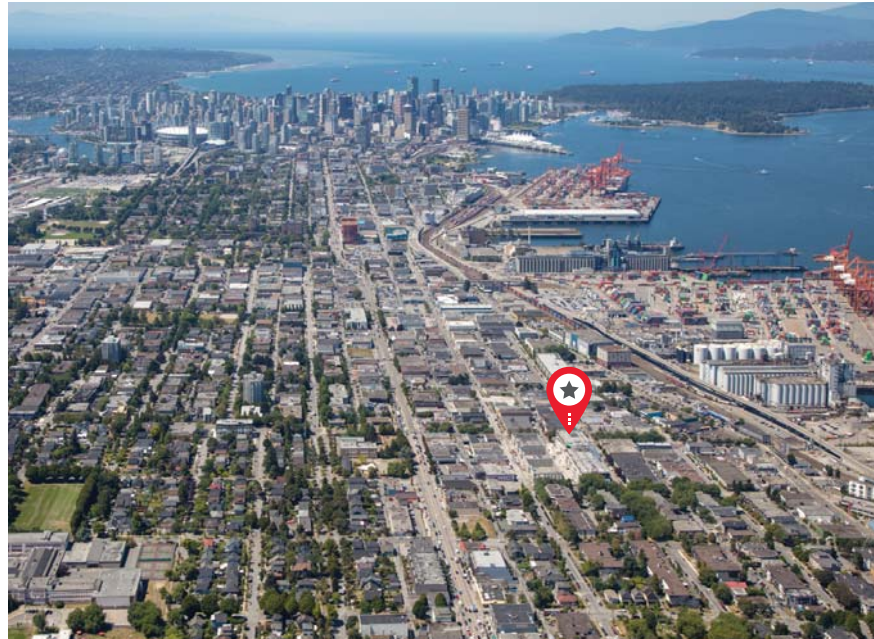
elastic studios



LOCATION

IRONWORKS is in the heart of a diverse and growing community.

- Centered in the vibrant Port Town community
- Surrounded by over 960 businesses within 1 km
- Over 500 estimated employees will be in Ironworks
- Blocks from an active residential area
- On major transit lines and bike safe streets
- 10 minutes from downtown
- 10 minutes from Highway #1



AMENITIES

968 BUSINESSES IN THE HASTINGS/SUNRISE AREA

EAT & DRINK

1. JJ Bean
2. Scandilicious
3. Bistro Wagon Rouge
4. Odd Society Spirits
5. Pallet Coffee Roasters
6. Volcano Sushi & Grill
7. Basho Café
8. Pho WIN
9. East Village Bakery
10. Mr Red Café
11. Tacofino
12. Uprising Breads

BREWERY & ENTERTAINMENT

1. Parallel 49 Brewing
2. Doan's Craft Brewing
3. Brighton Pub
4. Cultch Community Theatre
5. Britannia Community Centre

RETAILERS

1. Shell Gas
2. Triple A Market
3. Robin's Pharmacy
4. Bosa Foods



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IRONWORKS



ABOUT THE DEVELOPMENT

A rare, high exposure office space in the new **IRONWORKS** development. This development consists of two contemporary industrial mixed-use buildings with showroom, loft office and warehouse flex spaces. Its modern design and unique stacked layout is both functional and forward thinking in a rare large-scale urban industrial development.

This exclusive unit features signage opportunity, exclusive patio and private entrances along with secured underground and visitor parking. All **IRONWORKS** units feature abundant natural lighting and breathtaking mountain views. Employees will benefit from the extensive end-of-trip facilities and bike storage.

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