

THE  
INDUSTRIAL  
SPECIALISTS

FOR LEASE

CBRE



520

Alexander Street

VANCOUVER, BC

*Prime Railtown Warehouse Offering  
Flexible Leasing Options Across Two Levels*



# Flexible Opportunities

Office/production/warehouse located in Railtown with flexibility to *lease the first or second floor as a separate tenancy or the entire building.*

## 5,100 SF

### 1st Floor

- 1 Grade
- 200 AMPS @ 600 Volts
- Renovated bathroom
- Concrete floor
- High ceiling height



## Property Details

### Basic Rent

\$19.75 PSF

### Additional Rent

\$6.27 (est. 2024)

### Zoning

DEOD (Downtown East Side Oppenheimer)

### Availability

Immediately



## 5,100 SF 2nd Floor

- 1 Dock
- 200 AMPS @ 600 Volts
- Renovated kitchen & bathroom
- Concrete floor
- High ceiling height

## Building Highlights

- 10,200 SF Freestanding Building
- Modern, Open Working Environment
- Natural Gas Heaters
- On-Site Parking
- Prominent Signage Opportunity
- Windows Facing North







## 520 Alexander Street, Vancouver

### Drive Times

**6 min**

Vancouver Port

**10 mins**

Downtown Vancouver

**20 mins**

Burnaby

**30 mins**

YVR Airport

**45 mins**

Delta Port

## Connect with us for more information

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