

*For Sale*

# 1990 Pandora Street

Vancouver, BC

**4,261 SF Flex Industrial/Office Corner Unit with High-End Improvements**  
*Located at the Award-Winning Ironworks Development*



**For More Information Contact:**

**Jordan Coulter**

Associate Vice President  
Industrial Properties  
jordan.coulter@cbre.com  
604 662 5574

**Chris MacCauley**

Personal Real Estate Corporation  
Executive Vice President  
Industrial Properties  
chris.maccauley@cbre.com  
604 662 5190

**Travis Blanleil**

Personal Real Estate Corporation  
Vice President  
Industrial Properties  
travis.blanleil@cbre.com  
604 662 5100



# The Opportunity

CBRE Limited is pleased to present the opportunity to own a premium flex industrial/office unit in the Pandora Building at the award-winning Ironworks development in East Vancouver.

**1990 Pandora Street** is a beautifully-finished, ground-floor corner unit featuring 4,261 SF of highly-functional space, covered grade loading, a 24' lofted ceiling, complete with high-end office finishes.

Built by Conwest Developments in 2019, Ironworks is Canada's first stacked mixed-use commercial industrial project. Owners and tenants in the building enjoy access to common amenities including a rooftop patio with a barbecue, secured underground parking, bike storage, and end-of-trip facilities.



## Space Features



**Loading Door**  
+ One (1) 10' x 12' covered grade loading door



**Ceiling Height**  
+ 24' clear



**Electrical Service**  
+ 200 amp, 600 volt, 3-phase electrical



**Parking**  
+ Four (4) secured underground parking stalls (including one (1) EV charging stall)  
+ One (1) surface-level parking stall



**Flooring**  
+ Polished concrete flooring



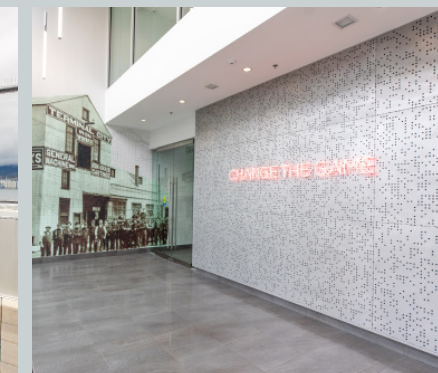
**Improvements**  
+ Kitchen area complete with fridge, microwave, and dishwasher  
+ Reception/front waiting area  
+ Six (6) multi-functional meeting/office rooms on ground floor with sliding glass barn door  
+ Fully-built mezzanine space with boardroom, lounge area, and private & open office areas



**Washrooms**  
+ Two (2) universal washrooms including one (1) accessible washroom complete with shower



**Rooftop Patio**  
+ Access to rooftop patio equipped with full kitchen and barbecue



## Property Details

|                     |                 |
|---------------------|-----------------|
| Unit Size           |                 |
| <b>Ground Floor</b> | <b>2,974 SF</b> |
| <b>Mezzanine</b>    | <b>1,287 SF</b> |
| <b>Total</b>        | <b>4,261 SF</b> |

Property Taxes (2025)  
**\$30,724.60**

Monthly Strata Fees  
**\$2,200.19**

Zoning  
**I-2 (Light Industrial)**

Year Built  
**2019**

PID  
**030-719-071**

Occupancy Status  
**Vacant at Closing**

**Asking Price**  
**\$3,388,000 (\$795 PSF)**

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**1990 Pandora Street** is nestled in the Grandview-Woodland neighborhood of East Vancouver, located only 10-minutes by drive to Downtown Vancouver. This property offers impressive views of the North Shore mountains and convenient access to the Port of Vancouver, the North Shore, and the Trans-Canada Highway.

Businesses in this area benefit from being in walking-distance to a wide selection of restaurants, cafés, and craft breweries, along with proximity to major transit lines and bike routes.



## Nearby Amenities

- + A&W
- + Breka Bakery & Café
- + Doe Coffee Roaster
- + Downlow Chicken Shack
- + Earnest Ice Cream
- + London Drugs
- + McDonald's
- + NOFRILLS
- + Pallet Coffee Roasters
- + Parallel 49 Brewing Company
- + Pepino's Spaghetti House
- + The Red Wagon
- + The Lunch Lady
- + Threefold Beer & Pizza
- + Starbucks

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**CBRE**

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