

CBRE



FOR LEASE

BRAND NEW PRODUCTION / MANUFACTURING BUILDING IN STRATHCONA
Units From 2,677 SF - 11,587 SF

1215 Frances Street

VANCOUVER, BC

Salient Details



AREA AVAILABLE

Main Floor: 2,677 SF
2nd Floor: 4,455 SF
3rd Floor: 4,455 SF
4th Floor: LEASED
Total Available: 11,587 SF



ZONING

I-2



PARKING

9 secured underground stalls,
available at market rates



CEILING HEIGHTS

Main Floor: 20' slab to slab (approx.)
2nd & 3rd Floors: 11' slab to slab (approx.)



AVAILABILITY

30 Days



LEASE RATE

Open to All Offers



ADDITIONAL RENT

\$15.00 PSF (2025 est.)



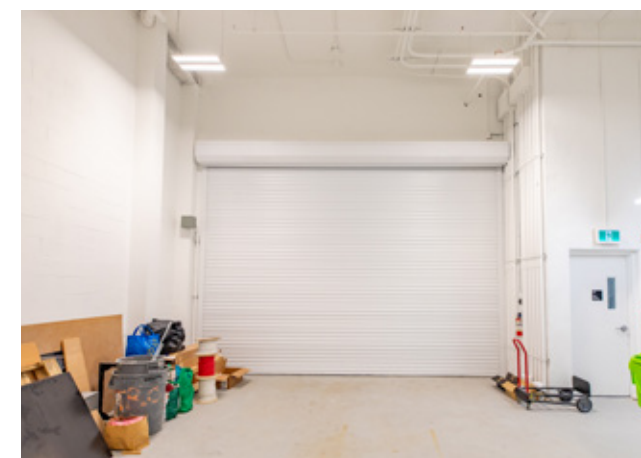
Building Amenities

- + Common roof-top patio for social events
- + Shared bike storage facilities
- + EV charging parking stalls
- + HVAC units ready for distribution
- + Venting available
- + 3rd Floor to be improved with 2 offices, boardroom, washroom, and kitchen
- + Ground floor signage opportunity



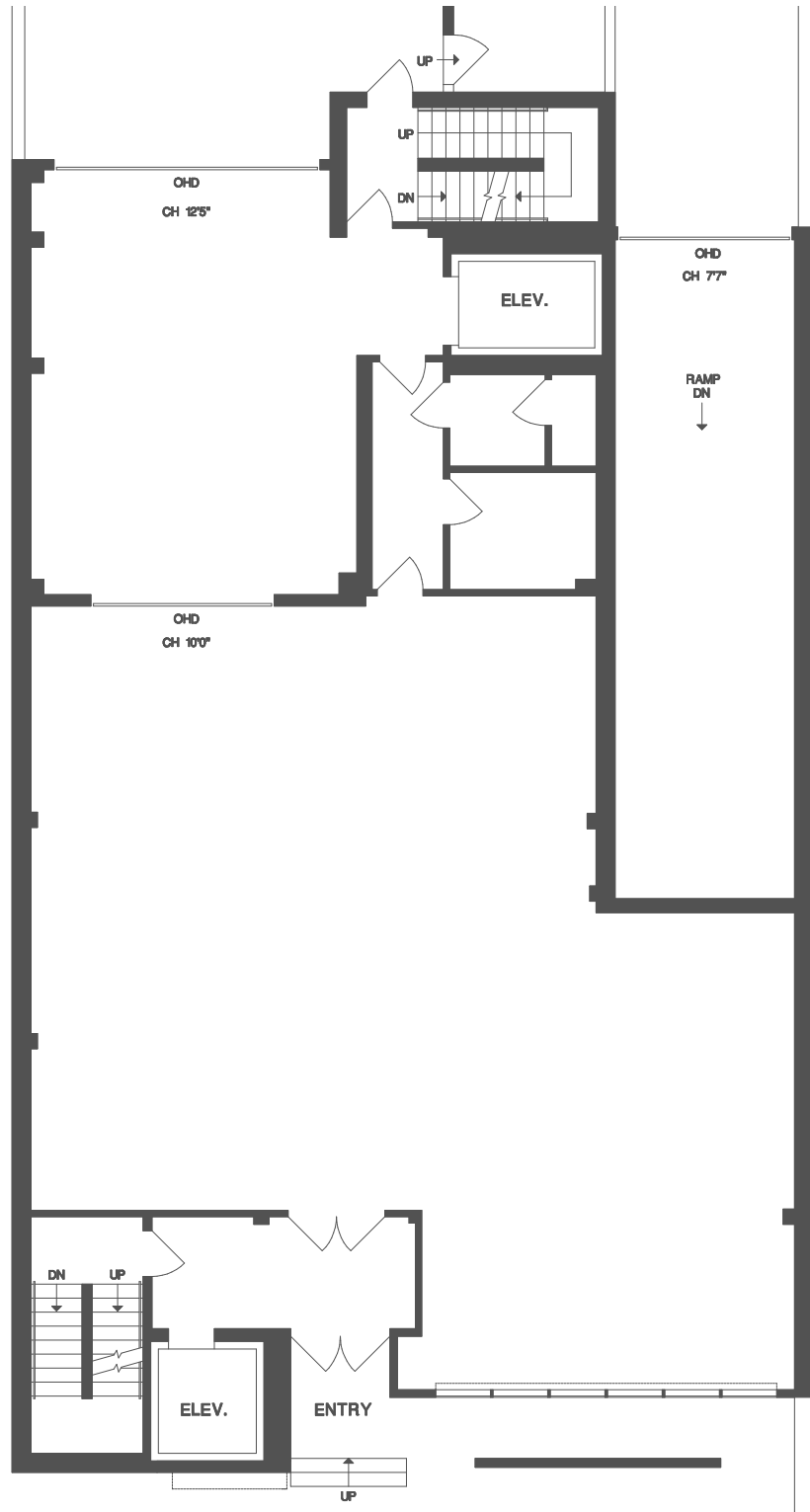
Building Features

- + 1 shared grade loading door
- + 1 freight elevator
- + 1 passenger elevator
- + Fully sprinklered
- + Power:
 - Ground Floor: 3-Phase, 600 Volts, 90 Amps
 - 2nd & 3rd Floors: 3-Phase, 600 Volts, 175 Amps



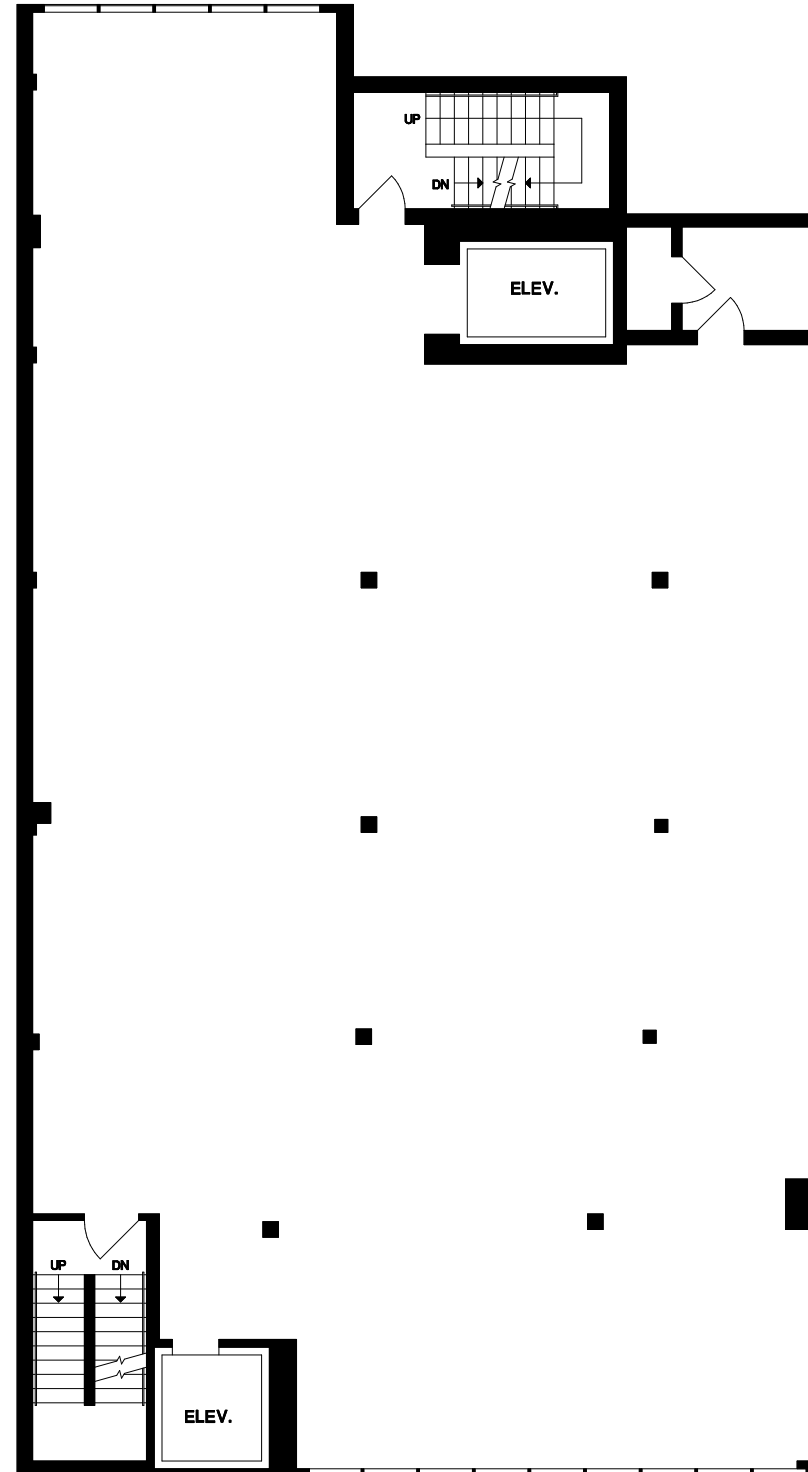
MAIN FLOOR

2,677 SF



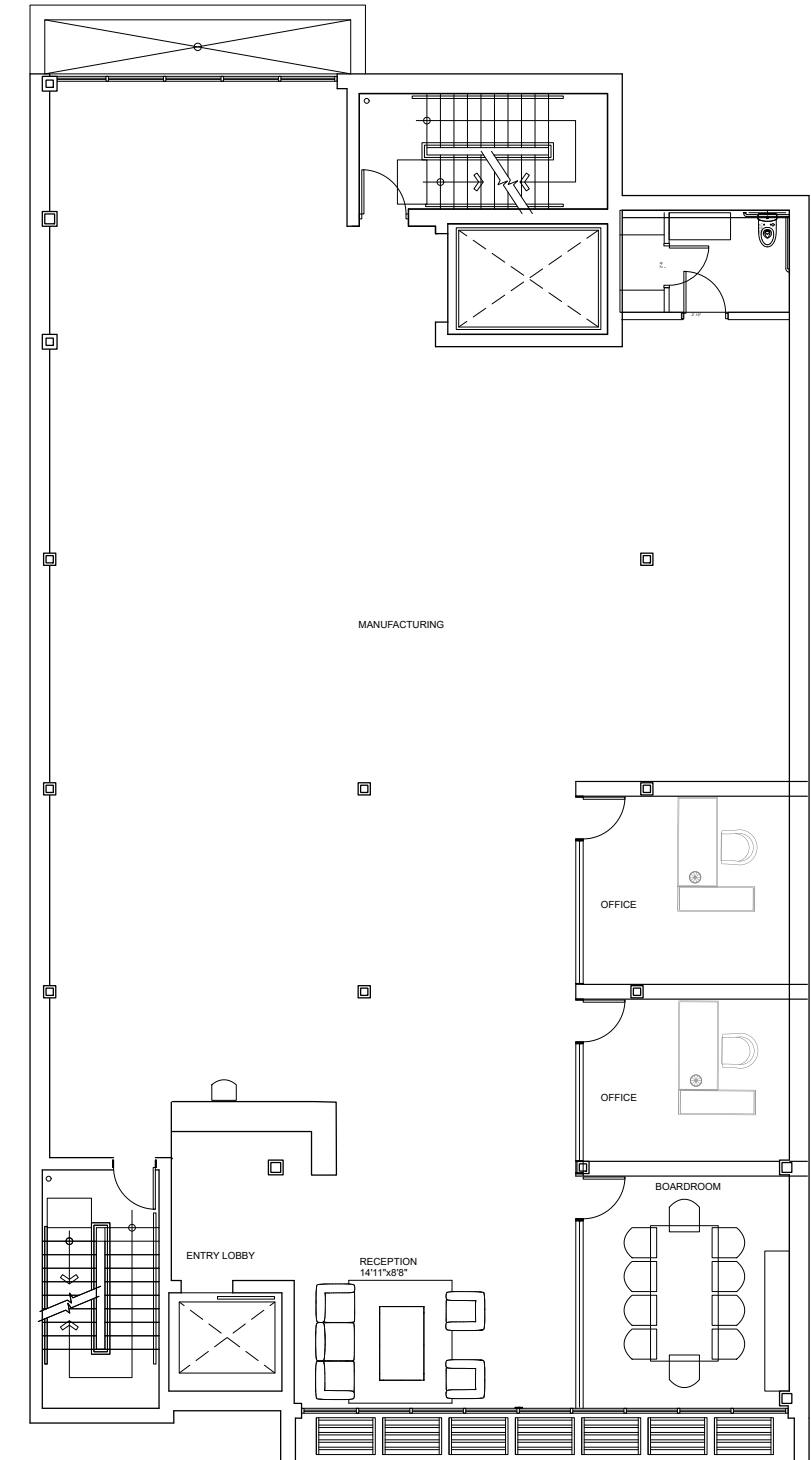
2ND FLOOR

4,455 SF



3RD FLOOR

4,455 SF



1215 Frances Street, Vancouver, BC

The Location



1215 Frances Street is located one half block west of Clark Drive and two blocks south of Hastings Street in the vibrant Strathcona neighbourhood of Vancouver. This location provides exceptional access to the Downtown Core of Vancouver, Gastown and Raintown, with major traffic arteries just minutes away.

The Strathcona neighbourhood provides numerous employee amenities including coffee shops, restaurants and craft breweries. Commercial Drive is within walking distance and offers additional dining and storefront experiences. There are many public transit options located a close two blocks from the building on Hastings Street.

1KM RADIUS



30+
Cafés/
Restaurants

Cafés/Restaurants

- Agro Roasters
- JJ Bean Coffee
- Timbertrain Coffee
- Earnest Ice Cream
- La Casa Gelato
- Rise Up Marketplace
- Yolks
- Thai Basil
- Kulinarya Filipino Eatery
- Britannia Sushi
- Lunch Lady



10+
Breweries

Retail Stores

- Gourmet Warehouse
- Les Amis Du Fromage
- Union Furniture & Supply
- Triumph Fashions Ltd
- Union Food Market
- Plum Clothing Ltd
- London Fields Shoppe
- BOSS Menswear Shop
- Susgrainable Health Foods
- Swiss Bakery
- Poppy Finch



60+
Retail Stores

Breweries

- Strathcona Beer Company
- Luppulo Brewing
- Container Brewing
- Powell Brewery
- Callister Brewing
- Superflux Beer Company
- Strange Fellows Brewing
- Off the Rail Brewing
- Bomber Brewing
- Balderdash Brewing
- Storm Brewing

Fitness

- Hidden City Fitness
- Spartacus Gym
- Olympus Fitness Centre
- The Program Fitness
- Grindhouse Athletics
- Feel Good Everyday
- Britannia Running Track
- Bike Paths

For Lease

Production & Manufacturing Building

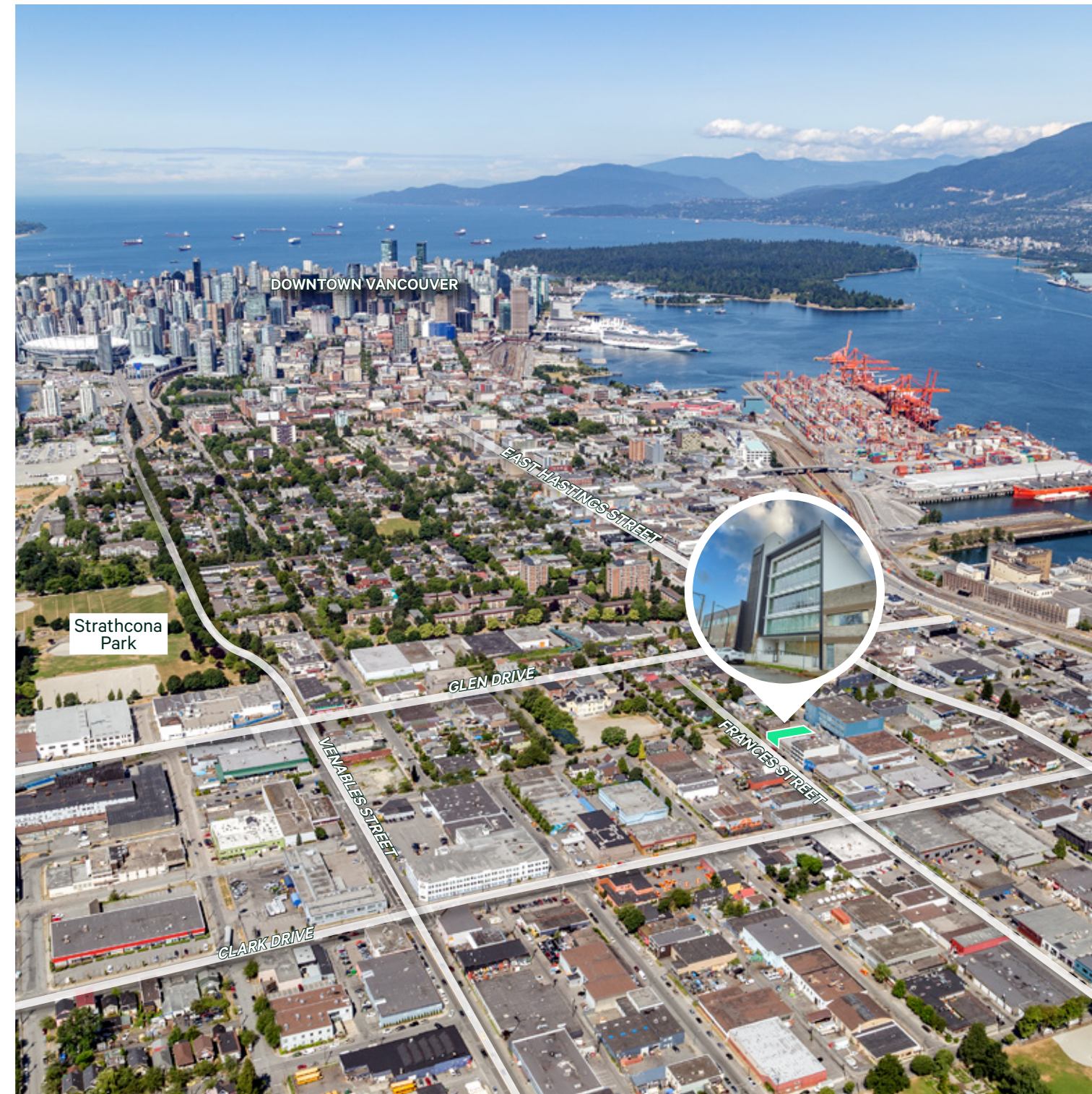
Centrally located in
Strathcona

SOURCE: WALKSCORE.COM

90
BIKE
SCORE

92
WALK
SCORE

70
TRANSIT
SCORE



1215 Frances Street
Vancouver, BC

For Lease
Production & Manufacturing Building



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