

# ARCHETYPE

220 EAST 1ST AVENUE  
VANCOUVER, BC

FOR LEASE

GROUND FLOOR  
SHOWROOM/CREATIVE  
INDUSTRIAL SPACE  
936 SF – 5,378 SF



CUSHMAN &  
WAKEFIELD

# THE OPPORTUNITY

Archetype is a dynamic mixed-use building, anchored on the East and West by two mid-rise towers bridged by an 8-storey residential building, unified by creative industrial spaces that wrap around the entire development.



## BUILDING AMENITIES



### Rooftop Amenity:

Enjoy flexibility and community with over 3,500 sf of common rooftop amenity space. South-facing outdoor patio provides expansive views with kitchen/barbecue area, with an indoor amenity room equipped with a kitchen, and seating areas.



### End of Trip Facilities:

High performing end-of-trip facilities include private showers and change facilities, lockers, secured bike storage and a fully equipped bike workshop.



### Arts & Innovation Plaza:

An important pedestrian link that connects the creative activity or the Innovation Hub to the Emily Carr University Campus. Features of the Plaza includes; bike workshop, landscaping, green wall & patio seating.



### Parking:

Secured underground parking available at market rates with ample EV charging stations.



### Loading:

Access to shared loading corridor and common loading bay providing access to 4 Class B loading bays at grade.



### Power:

600/347V 3-phase electrical to each unit; Neighbourhood energy utility (NEU) connection with HVAC through a 4-pip fan coil system



## OPPORTUNITY HIGHLIGHTS

- Rare opportunity to lease ground floor showroom/creative industrial space at the coveted Archetype development.
- High-profile street exposure units with full-height sliding glass doors and laneway units equipped with glass overhead doors
- Common corridor provides access to common loading area with 4 Class B and 2 Class A loading bays.

## AVAILABLE SPACE

TOTAL CONTIGUOUS SL 9, SL 10 & SL 11 **4,472 SF**

TOTAL SPACE **5,378 SF**

Unit	Size (SF)	Comments
SL 7	936	<ul style="list-style-type: none"> <li>• High profile ground floor unit located on the corner of East 1st Avenue &amp; Lorne Street</li> <li>• Situated adjacent to lobby entrance of residential tower providing ample foot traffic</li> <li>• 18'5" high ceilings</li> <li>• Full-height sliding glass doors, providing significant exposure and natural light</li> </ul>
SL 9	1,602	<ul style="list-style-type: none"> <li>• Ground floor showroom/creative industrial unit with exterior access and exposure</li> </ul>
SL 10	1,602	<ul style="list-style-type: none"> <li>• Direct loading access at rear of unit through common area hallway</li> </ul>
SL 11	1,268	<ul style="list-style-type: none"> <li>• 14'10" to 17'5" high ceilings</li> <li>• Equipped with 8 ft x 10 ft door glass overhead door providing direct access to exterior</li> </ul>
<b>(Contiguous to 4,472 SF)</b>		



### AVAILABILITY

SL9, SL10, SL 11: August 1, 2025  
SL7: June 1, 2026



### NET RENT

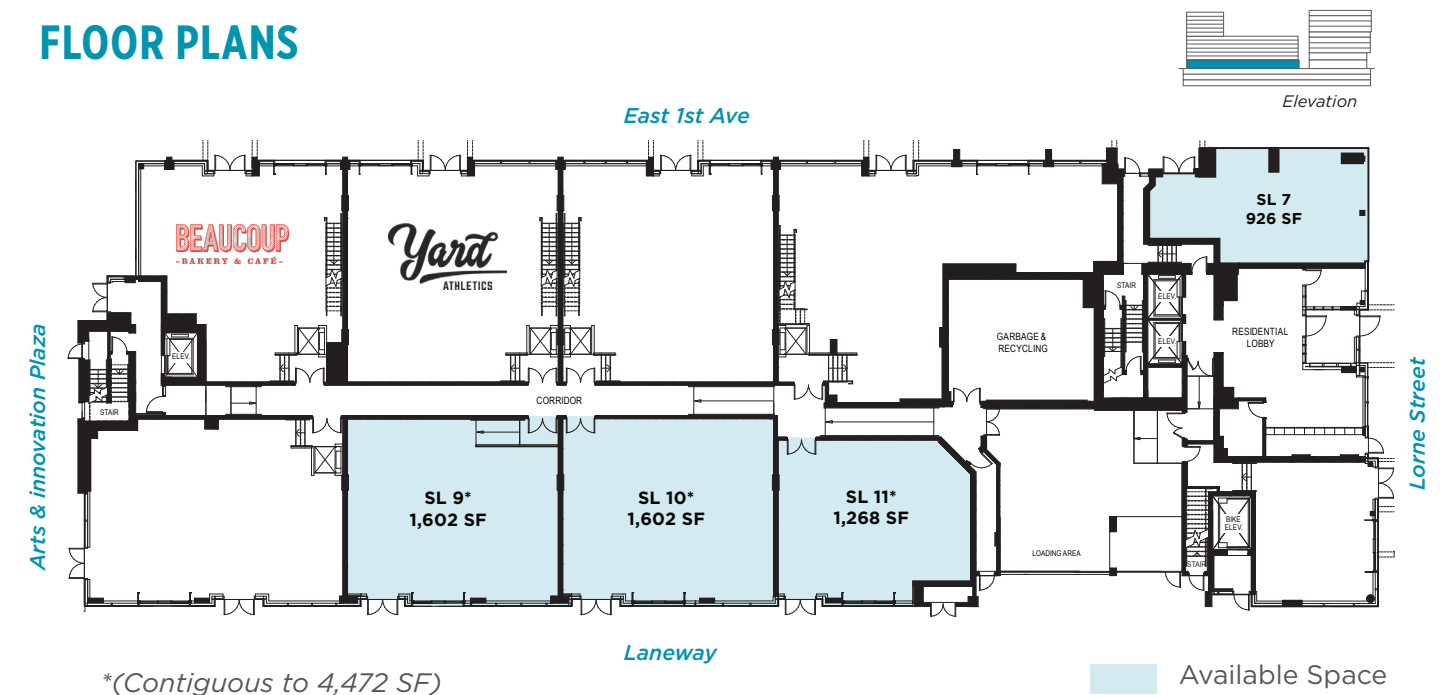
Reach out to listing agents



### ADDITIONAL RENT

\$18.00 PSF (2025 estimate)

## FLOOR PLANS



### Zoning:

FC-2 zoning under the False Creek Flats plan supports a variety of creative uses, including food and beverage production, fashion, product design and manufacturing.

# CONNECT.SHARE.EXPERIENCE



**5 MINUTES**  
to False Creek  
Seawall



**2 MINUTES**  
to the closest  
SkyTrain station



**5 MINUTES**  
to 14+ restau-  
rants & cafes



**25 MINUTES**  
to Vancouver  
International Airport



**5 MINUTES**  
to shops &  
grocery stores

## FALSE CREEK FLATS

Archetype is a paradise for walkers, bikers and transit riders



**WALK SCORE**  
**98**



**TRANSIT SCORE**  
**96**



**BIKE SCORE**  
**93**

## In the heart of Vancouver

A prototypical mixed-use office and creative industrial development, Archetype is situated at the hub of Vancouver's tech, arts and creative communities. With a centrally based location, Archetype is close to all three major rapid transit lines and surrounded by Vancouver's newest and most popular food, beverage and amenity offerings.

### CREATIVE CAMPUS

600+ businesses;  
12,100 estimated jobs

### INNOVATION HUB

In the heart of the City of Vancouver's Innovation Hub, a master plan of ~2,500,000 SF of new mixed use residential, community and commercial properties

### TERMINAL SPINE

4,800 estimated jobs

### HEALTH HUB

Future location of the new \$1.9B St. Paul's Hospital; 10,300 estimated jobs



- 1** 2 min walk to Olympic Village
- 2** 3 min walk to Mount Pleasant neighbourhood
- 3** 5 min walk to Emily Carr University of Art + Design
- 4** 20 min walk to VGH Health Campus
- 5** 5 min SkyTrain to downtown
- T** 2 min walk to Main Street Science World Station
- +** 10 min walk to future St. Paul's Hospital
- ▬** Major Vehicle Routes
- ▬** Bike Paths
- ▬** SkyTrain Lines

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