

FOR LEASE

SUITE 311 - 1930 PANDORA STREET, VANCOUVER, BC

IRONWORKS

RARE FULLY BUILT OUT 5,445 SF PENTHOUSE OFFICE SPACE WITH EXPANSIVE MOUNTAIN VIEWS



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SALIENT DETAILS

ADDRESS	1930 Pandora Street Vancouver, BC
SUITE	311
SIZE	5,445 SF
NET RENT	Contact listing agents
ADDITIONAL RENT	\$14.98 PSF
AVAILABLE DATE	Contact Listing Agents
ZONING	Office
PARKING	Ten (10) underground secured stalls available at market rates (one stall EV compatible)
POWER	3-phase
CEILING HEIGHTS	24'

BUILDING AMENITIES

- Common rooftop patio with North-facing views
- End-of-trip facilities and secured bike parking
- Abundant underground and surface visitor parking available
- Freight and passenger elevators
- Common dock loading area

PROPERTY FEATURES

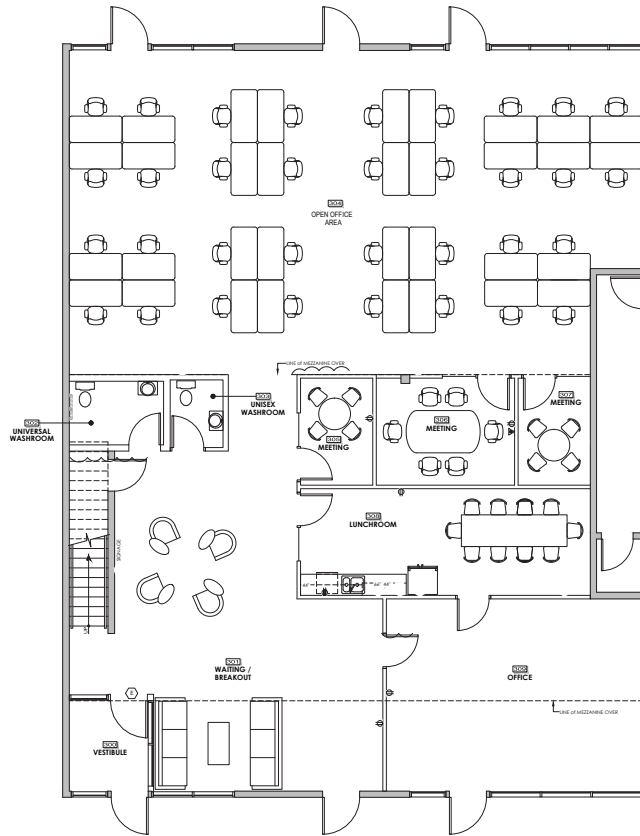
- Rare built out penthouse office premises at award-winning Ironworks development
- Move-in ready space, with high quality improvements throughout
- Built out with large boardroom, three (3) meeting rooms, four (4) private offices / small breakout rooms, and large open workspace areas
- Large kitchen and lounge space, three (3) private washrooms and vestibule for bike storage
- Lofty 24' high exposed ceilings, with extensive glazing allowing for abundant natural light throughout premises
- Expansive North-facing mountain and city views with direct patio space



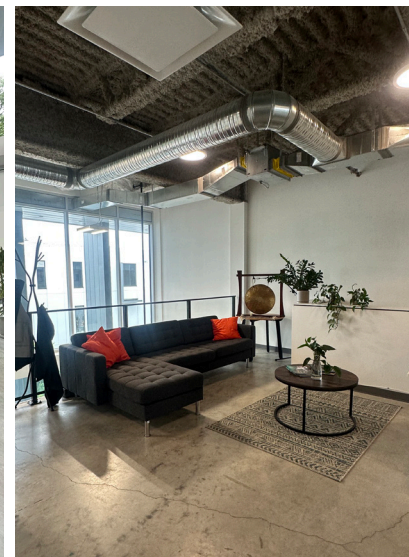
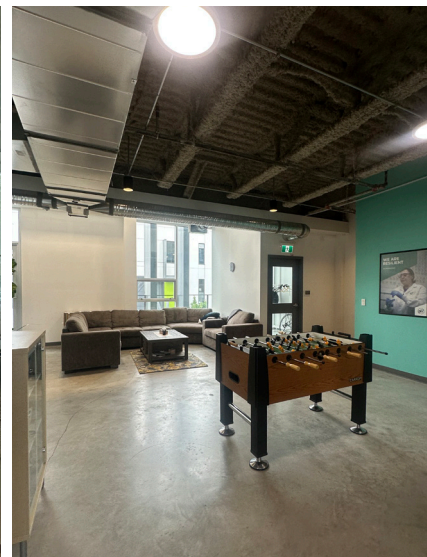
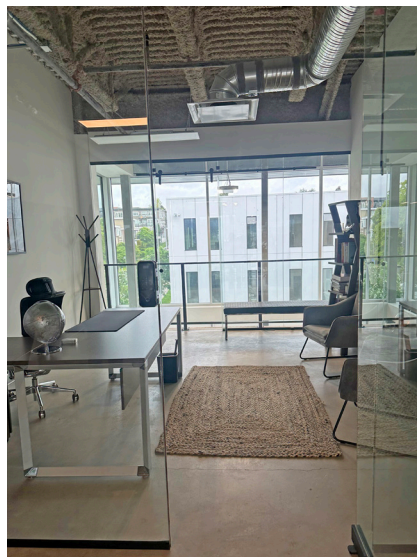
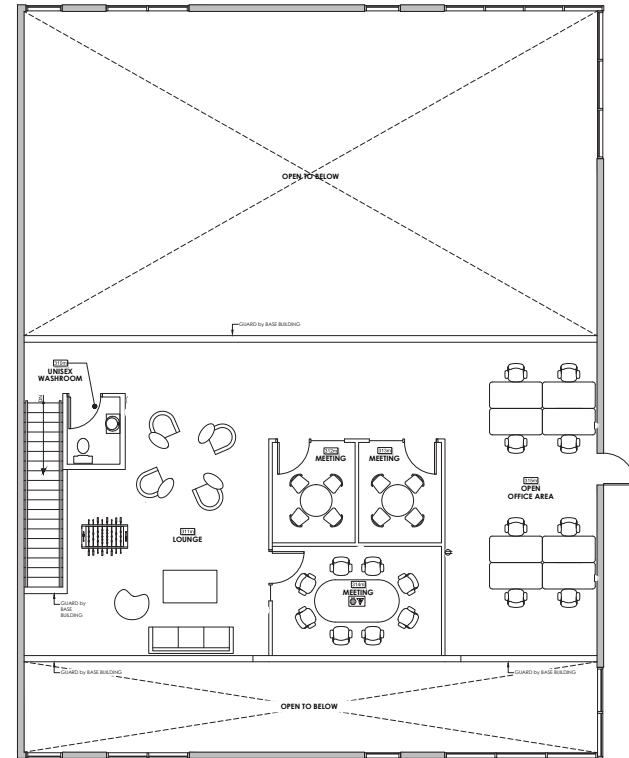
SUITE 311 | 5,445 SF

FLOOR PLAN

MAIN LEVEL



MEZZANINE / 2ND LEVEL



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BUILDING AMENITIES

LOCATION

Located in the Port Town Neighbourhood of East Vancouver, the award winning IRONWORKS is a flagship commercial development, ideally situated amongst a variety of amenities and transit routes. The Property offers excellent access to downtown Vancouver, the Port of Vancouver, the North Shore and the Trans-Canada highway with close proximity to major transit lines, highways and bike routes. Nearby amenities include various restaurants, cafes, and craft breweries steps from the Property. IRONWORKS offers a shared roof-top patio exclusive for tenants' use, bike storage and end of trip facilities.



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