



FOR LEASE

15,707 SF Industrial & Office Railtown Property in East Vancouver

704 - 714 Alexander Street, Vancouver, BC

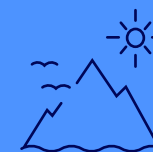
This prominent corner property is strategically located in Vancouver's Railtown neighbourhood, on the southeast corner of Alexander Street and Heatley Avenue.



Immediate access to
Downtown Vancouver via
Powell Street



Tech-heavy
space



North Shore
Mountain
Views

Todd Scarlett

Personal Real Estate Corporation

Senior Vice President

604 603 3632

todd.scarlett@colliers.com



Property Overview

Opportunity

Colliers is pleased to offer this 15,707 SF industrial/office property, located in the Railtown area of Vancouver. The property may be demised to smaller areas of 6,229 SF or 9,478 SF.

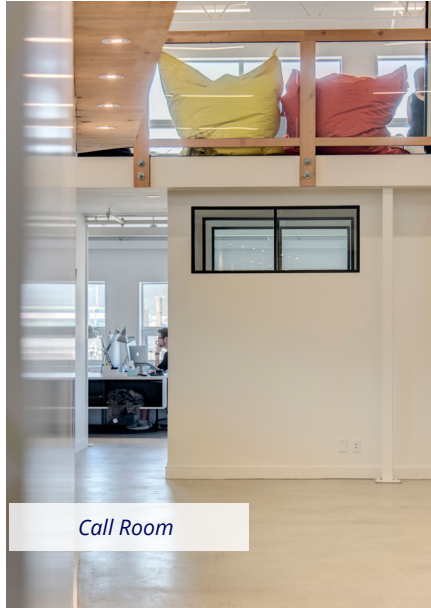


Salient Facts

Civic Address	704 - 714 Alexander Street, Vancouver, BC
Site Size	8,081 SF
Zoning	M-2 Industrial
Improvements	Currently improved with a two storey plus mezzanine industrial/office building with a rentable area of 15,971 SF
Lease Rate	Please contact listing agents
Additional Rent	\$13.32 per SF
Available	Immediately
Parking	6 stalls at rear



Property Gallery



Call Room



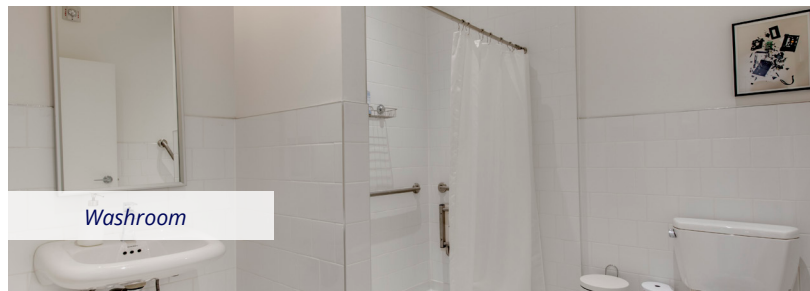
Street Level



North Shore Mountain View



Lounge



Washroom

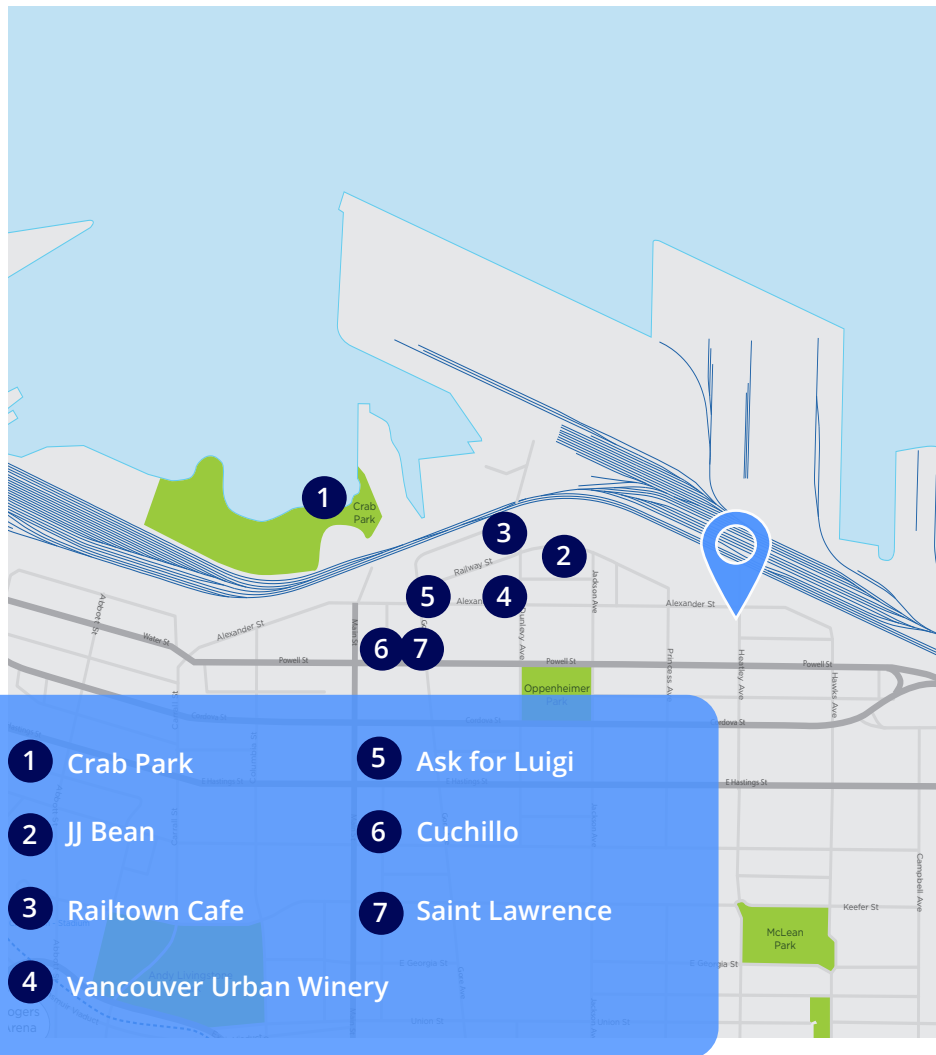


Stairwell

Location Overview

The property enjoys views of Burrard Inlet and the North Shore mountains. Access to Downtown Vancouver and the Trans-Canada Highway is immediate along the Powell Street corridor.

704 Alexander is in close proximity to a variety of amenities such as Crab Park, JJ Bean, Railtown Cafe, Vancouver Urban Winery, Ask for Luigi, Cuchillo, Saint Lawrence, and many other establishments.

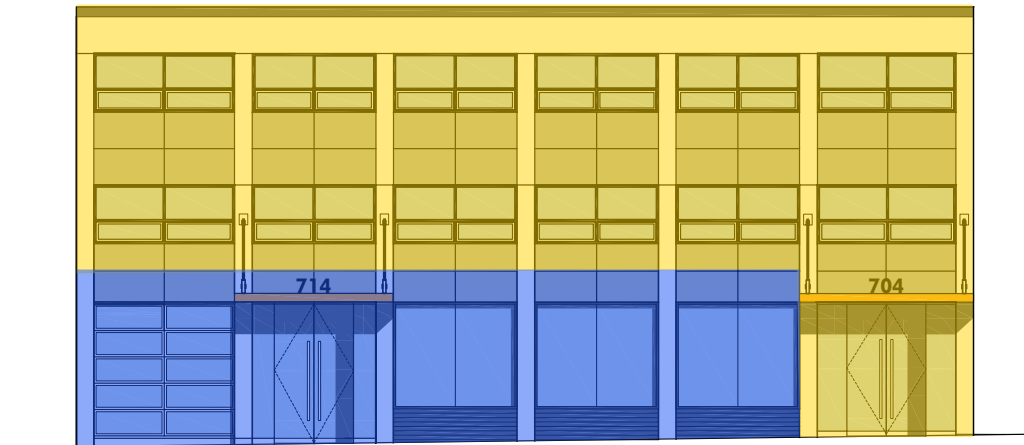


Building Improvements

Massive Upgrades

- Roof
- Windows, including larger openings for additional natural light
- Front facade
- Exterior paint
- Underground heavy electrical service
- Water line
- HVAC system
- Sprinkler system and fire alarm
- Newly constructed tenant interiors

Available Areas



Unit	Area
704	9,478 SF
714	6,229 SF
TOTAL	15,707 SF



704 Alexander Street, Vancouver

Todd Scarlett

Personal Real Estate Corporation

Senior Vice President

604 603 3632

todd.scarlett@colliers.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

