



ProjectWonder
by portē

FOR LEASE

Meet Aristotle

Where discovery leads to change

Main Floor



1308 ADANAC ST. VANCOUVER BC, CANADA

Located minutes from the new St. Paul's Hospital campus, and 1 block north of Venables & Clark Drive intersection

Main Floor

1308 Adanac Street, Vancouver

| Unit | Main Floor | Mezzanine | Total Unit Size | Monthly Rent (triple net) |
|---------|---------------|-----------|-----------------|---------------------------|
| 101&102 | LEASED | | | |
| 103 | 1,289 SF | 688 SF | 2,263 SF | \$5,658 |
| 104 | 1,800 SF | 1,289 SF | 3,089 SF | \$7,723 |
| 105 | 2,929 SF | 6,448 SF | 9,377 SF | Contact Listing Agents |

*More units are available on the upper floors. Contact listing agents for more info.

**Unit 105 features allowances on the main floor and mezzanine for ventilation of future lab or food production use.



*not to scale



Features & Building Amenities

Main Floor - 1308 Adanac Street, Vancouver



Corner location, prime exposure to Adanac Street and Clark Drive
Located on Union-Adanac Bike Corridor



Stunning views of the North Shore mountains



Ceiling heights up to 32' on the Main floor.



High visibility area with excellent signage opportunities



Oversized double pane windows



Minimum 200 amps 3-phase electrical service per unit



Fan coil HVAC units provided to all units



Freight and passenger elevator access



4,380 SF common rooftop patio



Bicycle storage lockers and end of trip facilities



2 levels secured underground parking, 76 parking stalls available at market rates.



LOADING AREA



COMMON ROOFTOP PATIO



THE VIEW

AVAILABILITY

Immediate

ZONING

I-2

TENANT IMPROVEMENT ALLOWANCE

Available Contact Leasing Agents

LEASE RATES

From \$30 PSF, Triple Net

TAX & OP COSTS

\$11.00 PSF (2024 estimated)

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