



ProjectWonder  
by portē

FOR LEASE

# Meet Aristotle

Where discovery leads to change  
Upper Floors



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

# Third Floor

1308 Adanac Street, Vancouver

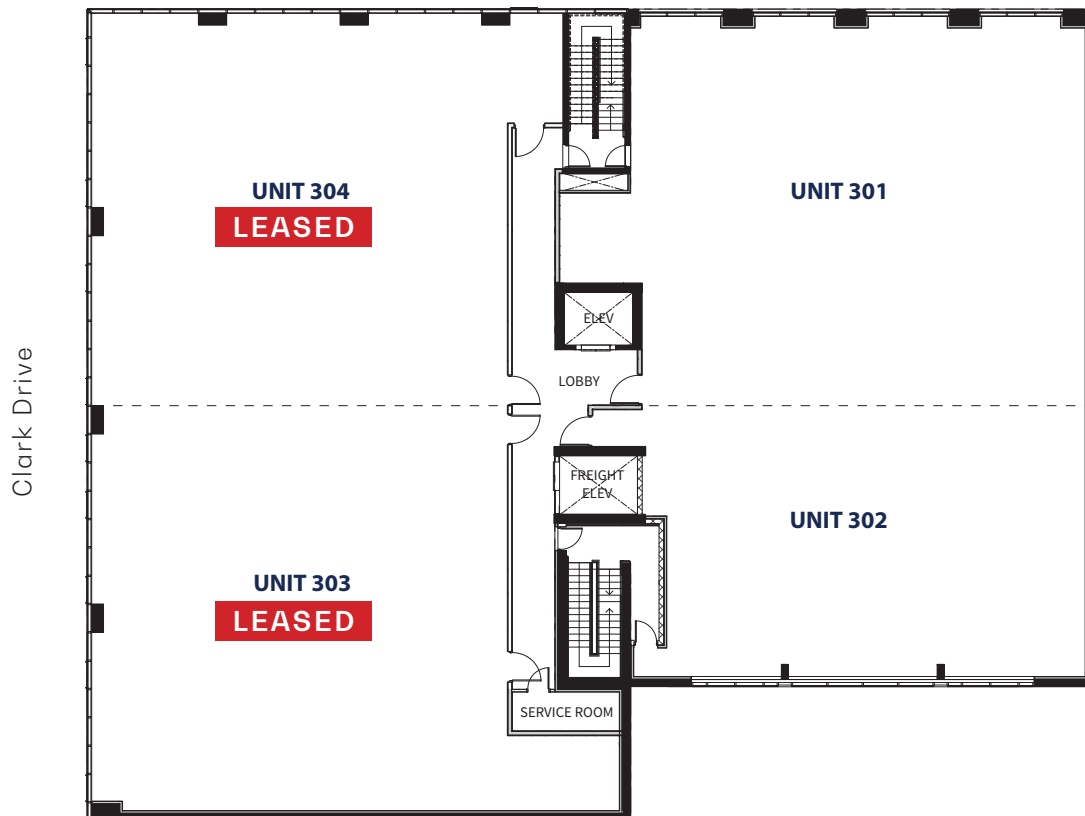
Unit	Unit Size
301	2,877 SF
302	4,458 SF
303**	LEASED
304**	LEASED

\*\*Unit 303, 304 & 401 - Sublease opportunities available

\*\*\*Level 5 - Demising options available



Adanac Street



\*not to scale

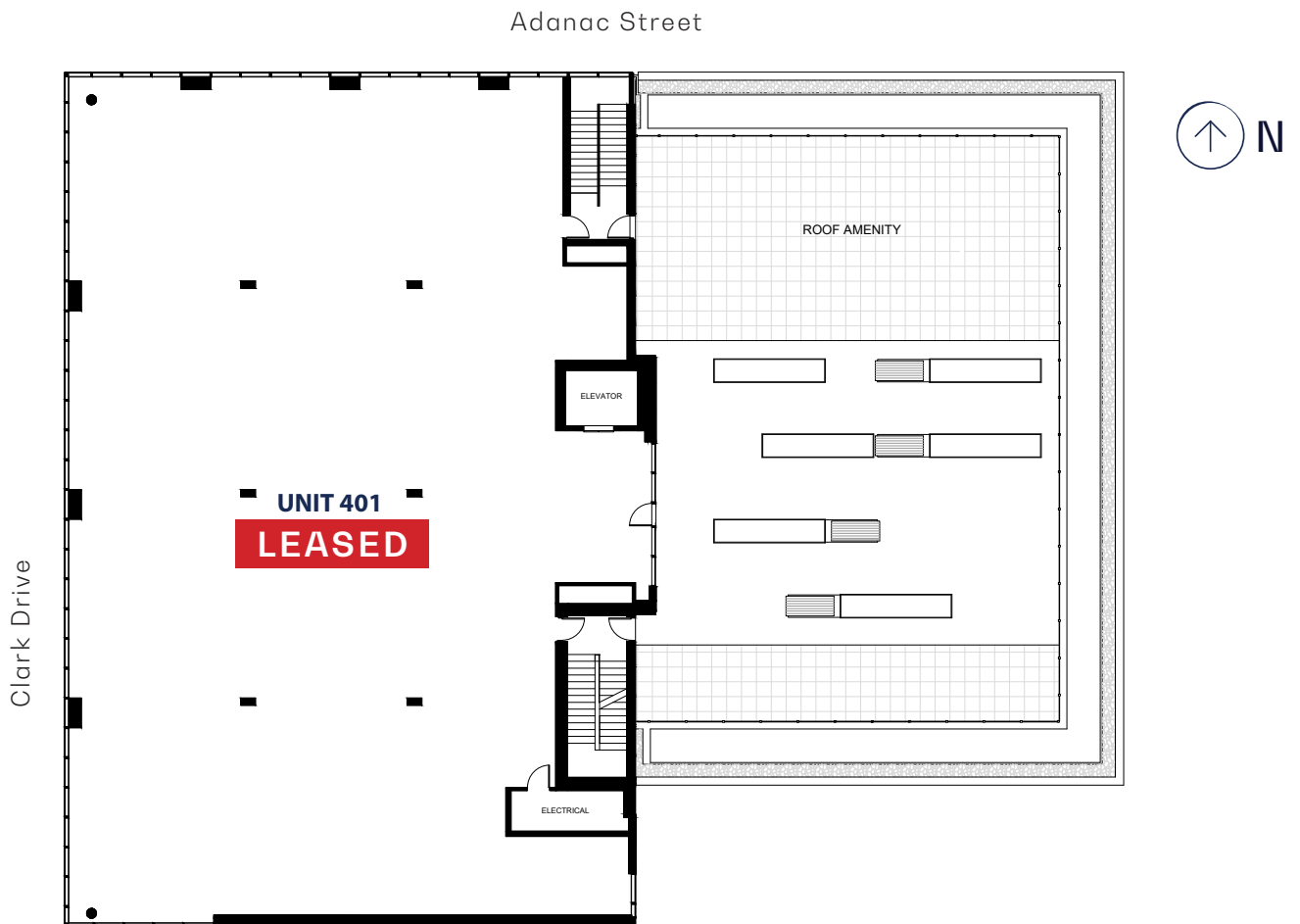


# Fourth Floor

1308 Adanac Street, Vancouver

Unit	Unit Size
401	LEASED

\*\*Unit 303, 304 & 401 - Sublease opportunities available  
\*\*\*Level 5 - Demising options available



\*not to scale

# Fifth Floor

1308 Adanac Street, Vancouver

Unit	Unit Size
501***	9,329 SF

\*\*Unit 303, 304 & 401 - Sublease opportunities available

\*\*\*Level 5 - Demising options available



\*not to scale



# Features & Building Amenities

Upper Floors - 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 12' on upper floors.



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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