

505 RAILWAY STREET VANCOUVER, BC





UNIQUE OFFICE, INDUSTRIAL & RETAIL SPACE FOR LEASE IN RAILTOWN

The Yard will become a landmark development located in one of Vancouver's most unique and progressive neighbourhoods, the Railtown district. An area with a rich history and surrounded by some of the city's best breweries, cafes, and restaurants. A true historic and cultural hub.

The Yard encompasses over 57,000 SF of state-the-art office, industrial and retail space over seven floors. Surrounded by incredible mountain views of Burrard Inlet and the North Shore, The Yard is complete with ample green space including private decks and a green roof.

The Yard will help shape Railtown, appealing to the diverse workforce and creative industries that call it home. Don't miss one of the first opportunities to lease new Class A office space in one of Vancouver's most sought-after districts.



Extensive high quality glazing providing an abundance of natural light

High ceiling heights of 11'-3" - 12'-3"

State-of-the-art building systems

Large, open span interiors allow for maximum flexibility

THE YARD

Modern and Forward-Thinking

The Yard will be one of the most modern and forward-thinking developments in the city. With over 57,000 SF of office, industrial and retail space across seven floors, The Yard offers expansive ceiling heights and extensive glazing to allow an abundance of natural light, encouraging productivity in a thriving space.

The Yard has an attractive end-of-trip facilities package including secure parking and lockers, in addition to detailed security with cameras and fob access for extra peace of mind.

THE RETAIL

A Perfect Space for Your Business to Grow

The Yard is complete with ground floor space that is perfect for any retail business having abundant foot traffic in a highly desirable location, as well as exterior frontage on Railway Street.

The ground floor can accommodate any creative product manufacturing tenant with ample dock loading, elevator access and high ceilings.



Ceiling height of 17'-6"

Commercial Class B loading bays are accessed off the alley

Freight elevator that serves P2 to Level 5



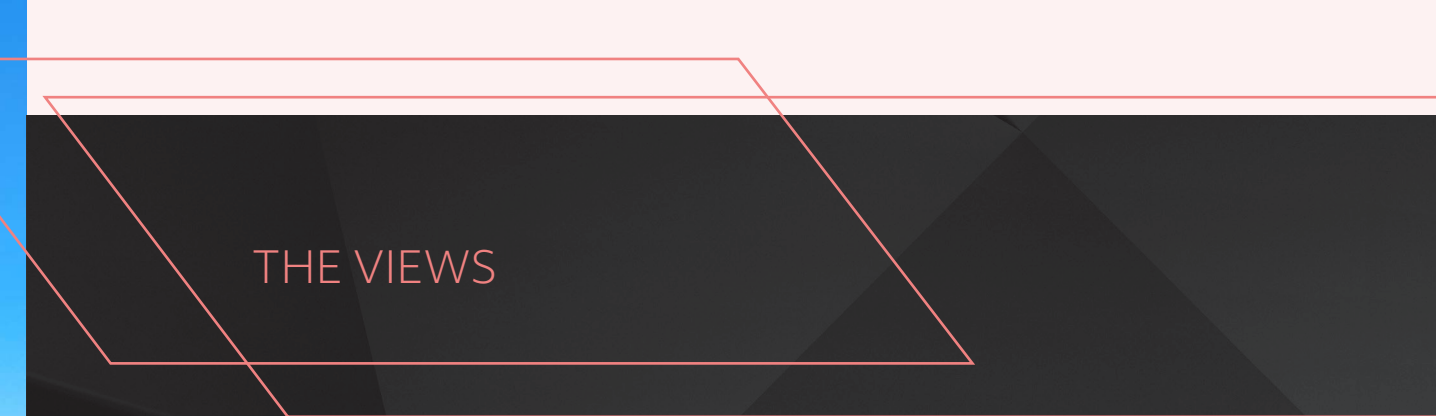
Expansive mountain and water views of the North Shore and Burrard Inlet



Ample bike storage with Bluetooth bike lockers, complemented by fully-equipped end-of-trip facilities



Private terraces on each floor and a shared green roof

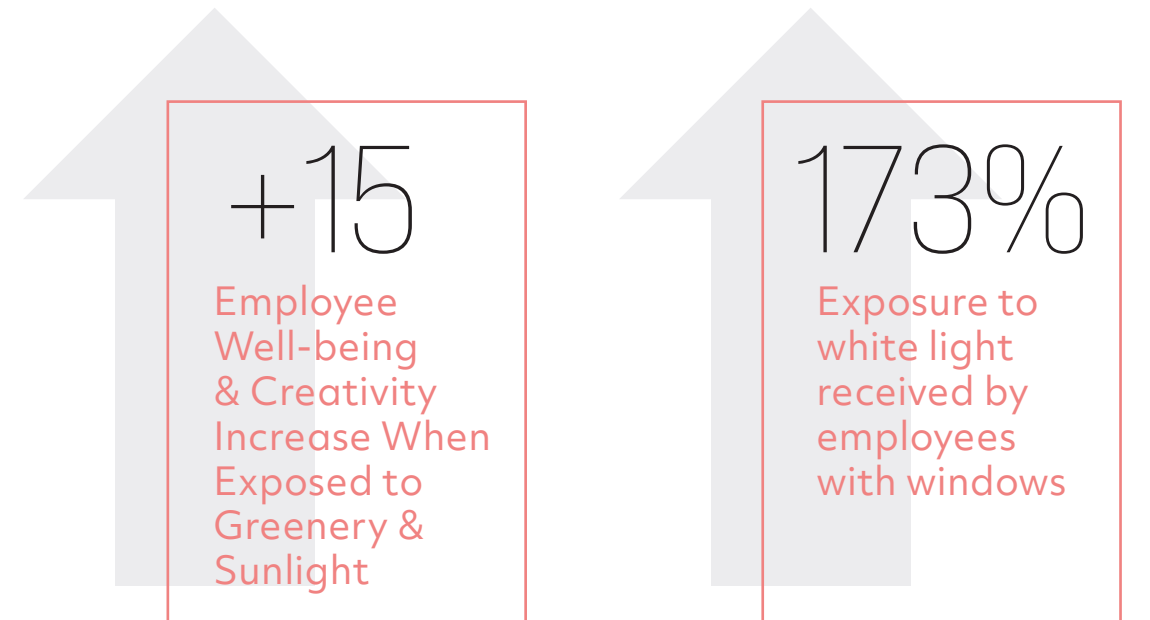


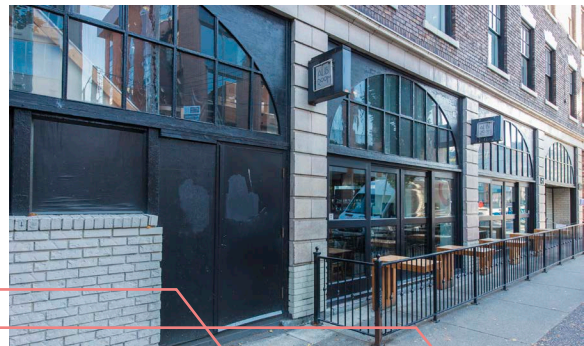
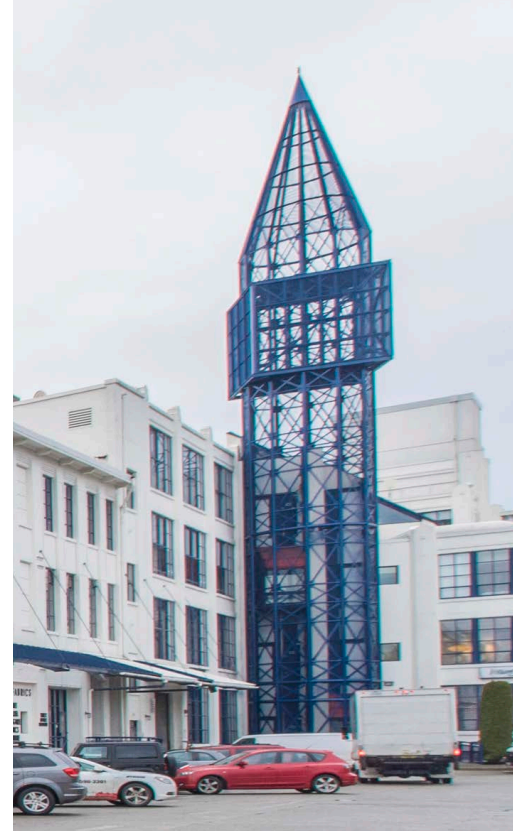
THE VIEWS

Outdoor Amenity Space With Views to Admire and Inspire

The Yard was designed to provide a modern and productive workspace for its employees, with a focus on incorporating natural features that benefit their well-being. The most highly requested feature in the workspace is access to sunlight, something The Yard offers plenty of.

The extensive glazing throughout the interior, private terraces and green roof provides employees ample natural light and green space to enjoy.





LOCATION

A Historic Vancouver Neighbourhood

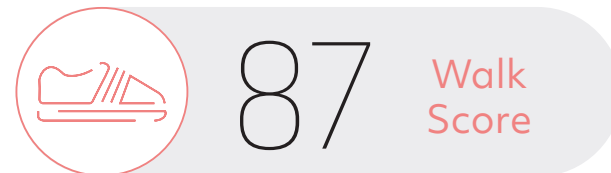
The Railtown neighborhood is steeped in history and is a place where some of Vancouver's most successful companies and inspiring success stories began, including Hootsuite. With a variety of creative companies calling Railtown home, such as Artizia, Herschel, and Monstercat, this is an ideal place for businesses in technology and other innovative fields to thrive. Join like-minded businesses at the Yard in the cultural district of Railtown today.

NEIGHBOURHOOD

The Life of the City in your BackYard

With its central location, proximity to neighbouring communities and walkable location, The Yard is perfect for any business. A true walker's paradise, employees can reach the central business district within minutes, as well as Gastown and Chinatown for even more world-class amenities. Located in a highly accessible and transit-oriented area, employees are just minutes away from Waterfront Station, which services the SkyTrain, West Coast Express, and multiple bus routes.

A true vibrant community, employees will have access to some of the city's best restaurants, cafes, and galleries at their fingertips.



Minutes away from Vancouver's main rapid transit hub



8 min. walk to Chinatown
5 min. walk to Gastown

Amenities

Cafes

1. Railtown Cafe
2. Pallet Coffee Roasters
3. The Birds & The Beets
4. Nelson the Seagull
5. Matchstick Coffee Roasters
6. Nemesis Coffee
7. Revolver
8. Coastal Eden Cafe

Restaurants & Bars

1. Belgard Kitchen/Postmark
2. The MacKenzie Room
3. St. Lawrence
4. Cuchillo
5. Alibi Room
6. Ask for Luigi
7. Pourhouse
8. Jules Bistro
9. Smith's Irish Pub
10. Di Beppe
11. Twisted Fork Bistro
12. Tacofino Taco Bar
13. L'Abattoir
14. LOCAL Public Eatery
15. Dosanko



TECHNICAL SPECIFICATIONS

The Building

- ▶ 2 passenger elevators that serves all levels
- ▶ 1 freight elevator that serves P2 to Level 5
- ▶ High ceiling heights of 11'-3" – 12'-3"
- ▶ Expansive wall glazing with a curtain wall and operable windows
- ▶ Ventilation and HVAC is shell minimum, tenants to provide additional requirements for build out
- ▶ Creative Products Manufacturing is providing 250 VA and office levels are providing 180 VA/ SF for power distribution with emergency generator provided
- ▶ Washrooms on every floor for tenants

End-of-Trip Facilities

- ▶ Secured fob access to the building
- ▶ Bike room with 24 individual, Bluetooth bike lockers
- ▶ Total of 3 showers (1 accessible) as well as a workshop for bicycle maintenance
- ▶ 50 stalls available for employees with EV charging enabled

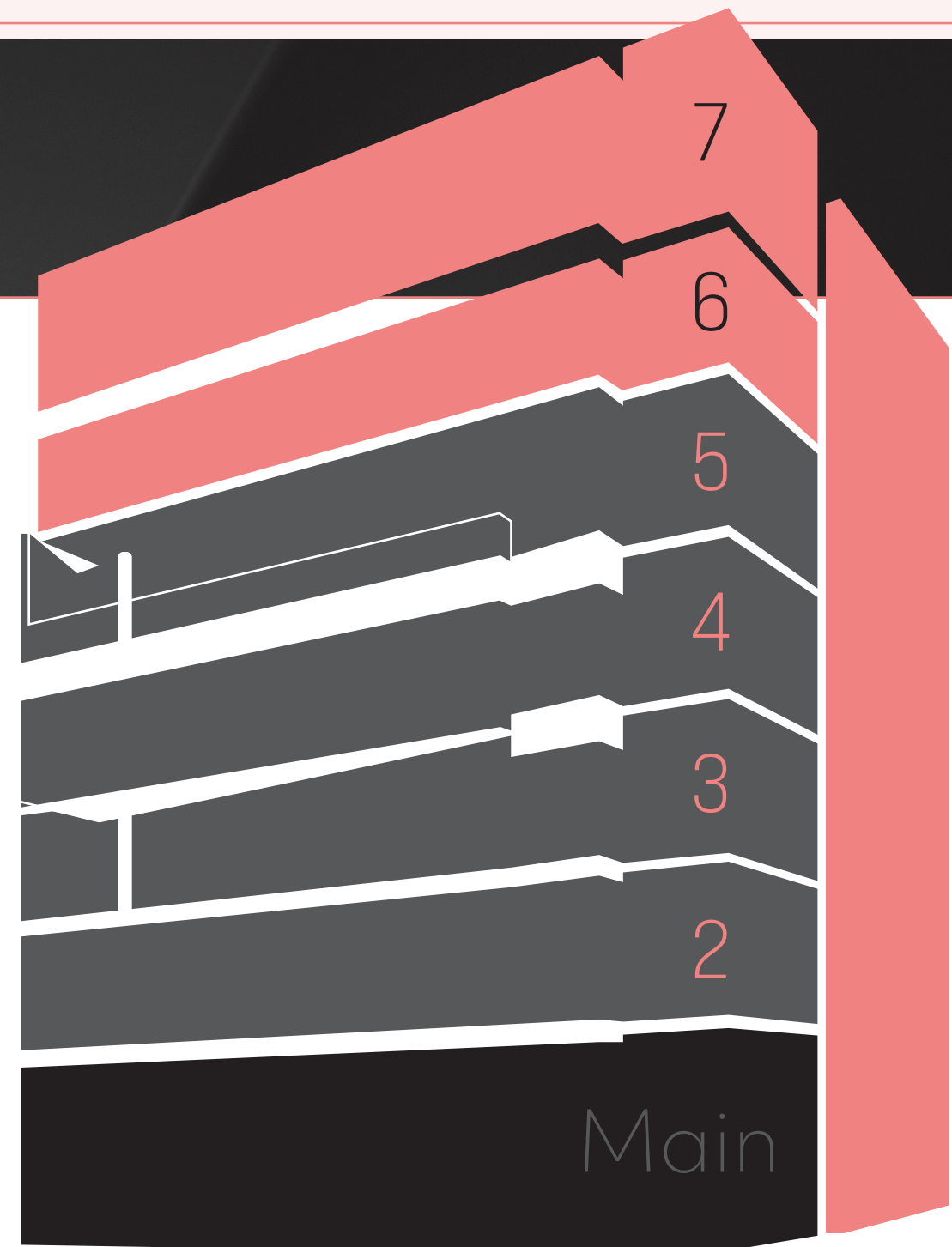
AVAILABILITY

The Yard offers flexible layouts and demisable floorplans perfect for any type of business.

Don't miss this opportunity for your business to join Railtown while rents are still reasonable, and supply is still available.

Floor 7	5,475 SF
Floor 6	6,122 SF
Floor 5	9,143 SF
Floor 4	10,419 SF
Floor 3	10,068 SF
Floor 2	10,418 SF
Main	5,382 SF
Parkade	50 Stalls

■ Office
 ■ Creative Products Manufacturing
 ■ Retail



PROJECT TEAM



Sixone Properties is a Vancouver based real estate development and investment company whose projects focus on the intersection of design, functionality, and community. Since its formation, the Sixone group of companies have invested in and developed industrial and residential properties in Vancouver and Toronto, as well as internationally in Australia and Asia.



Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 67 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners and investors. For more than 25 years, our experienced leadership with significant insider ownership has delivered compound annual investment returns of almost 20% for shareholders. With annualized revenues of \$3.0 billion (\$3.3 billion including affiliates) and \$40 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

ColliersCanada.ca



Mallen Gowing Berzins Architecture (MGBA) is an integrated architecture and interior design firm that specializes in the client experience. From start to finish, your project involves senior-level staff, a consistent point of contact and a collaborative relationship-based approach.

Founded in 2005, MGBA has extensive experience in both Western and Eastern markets producing ground-breaking work in several sectors: retail, commercial, hospitality, industrial, institutional and master planning. Now with offices in Toronto, Vancouver and Victoria, our Interior Design and Architectural teams provide project delivery solutions for national brands and corporations across Canada.

MGBA.com



TheYardRailtown.com

Dan Jordan

Personal Real Estate Corporation
604 692 1472
dan.jordan@colliers.com

Robert Down

Personal Real Estate Corporation
604 499 4700
robert.down@colliers.com

Matt Smith

Personal Real Estate Corporation
604 992 2438
matt.smith@colliers.com

Colliers International - 200 Granville Street, 19th Floor - Vancouver, BC V6C 2R6 - 604 681 4111 - collierscanada.com



This document has been prepared by Colliers International for advertising and general information only. Colliers International 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 International 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 International and /or its licensor(s). © 2023. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.