FOR LEASE

270-290

East 1st Ave, Vancouver, BC

High quality production and warehouse space

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AVISON YOUNG

Property overview

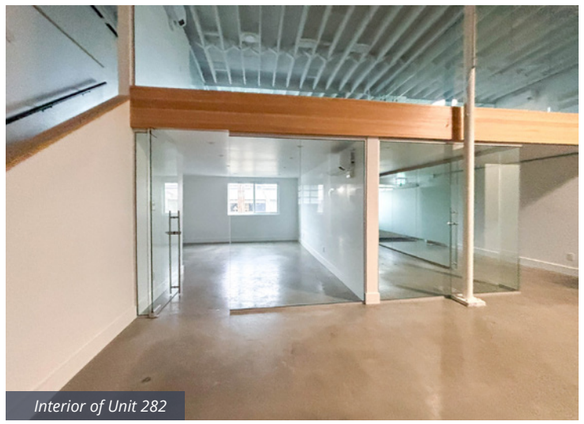
This property presents an **exceptional opportunity** to lease space in the heart of **False Creek Flats**, Vancouver's rapidly evolving **creative and innovation district**. Surrounded by a **diverse mix of art galleries, fitness studios, culinary hotspots, and community organizations**, the area fosters a **vibrant and collaborative atmosphere**, ideal for businesses looking to thrive in a dynamic setting.

Strategically positioned near **Mount Pleasant**, a neighborhood renowned for its **artistic energy and cultural vibrancy**, these units are within walking distance of some of the area's most notable landmarks. Just steps away, tenants can enjoy **Red Truck Brewery**, a local favorite for craft beer and live music, as well as a variety of galleries and creative spaces that contribute to the district's unique character. The **Emily Carr SkyTrain Station**, currently under construction and set to open in 2027, will further enhance accessibility, connecting the area seamlessly to **downtown Vancouver and suburban communities.**

With **immediate availability**, these spaces provide an **unmatched opportunity** to establish a presence in one of Vancouver's most exciting and rapidly growing districts.

Interior of Unit 274

Rear loading of units 274 and 282



Interior of Unit 282

Property details

ADDRESS
270 – 290 East 1st Avenue, Vancouver, BC

UNIT SIZE

270 East 1st Ave	3,341 sf
274 East 1st Ave	6,115 sf
282 East 1st Ave	3,532 sf
290 East 1st Ave	3,629 sf

GRADE / DOCK LOADING

270 East 1st Ave	1 Grade Loading Door
274 East 1st Ave	3 Dock Loading Doors
282 East 1st Ave	1 Dock Loading Door
290 East 1st Ave	1 Dock Loading Door

PARKING STALLS
21 parking stalls total available

AVAILABILITY
Immediately

ZONING
IC-3 Light Industrial

ADDITIONAL RENT
$11.31 psf

BASIC RENT
Please contact listing agents

Property highlights

Ample Loading Facilities
Equipped with multiple loading bays, including grade and dock loading options, to accommodate various operational needs.

On-Site Parking
A total of 10 parking stalls are available, ensuring convenience for tenants and visitors.

Spacious Interiors
High ceilings and expansive layouts provide flexibility for customization to suit diverse business requirements.

Modern Improvements
Each unit comes with existing enhancements, reducing the need for extensive renovations.

Contiguous Space Potential
Opportunities to combine units for larger space requirements, accommodating businesses poised for **growth of up to 16,617 sf.**

Proximity to Amenities
A short walk to a plethora of dining options, retail shops, and cultural venues that define the area's unique character.

Public Transit Accessibility
Steps away from the forthcoming Emily Carr SkyTrain Station, slated to open in 2027, enhancing connectivity across the city.

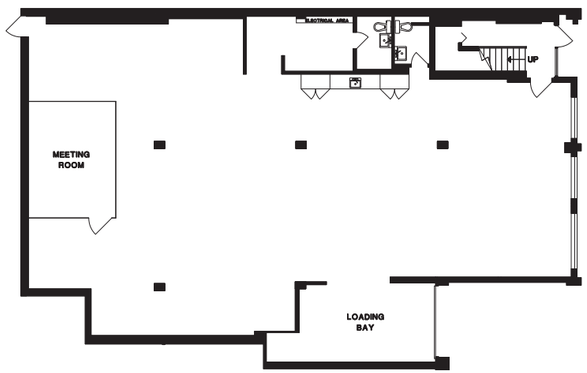
Creative Community
Situated within a hub of innovative businesses, fostering networking and collaboration opportunities.

Unit features

270 East 1st Avenue: 3,341 sf

- **Main Level:** Open-concept design featuring a **grade loading door** with a glazed roll-up feature, facilitating seamless access.
- Includes a newly constructed **kitchenette** and two **washrooms**.
- A dedicated **meeting room** with glazed partitions offers a professional setting for discussions and presentations.

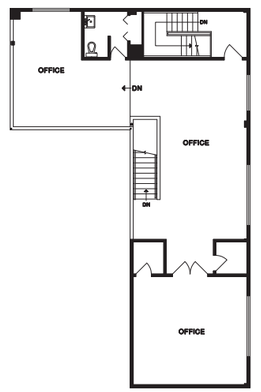
GROUND FLOOR



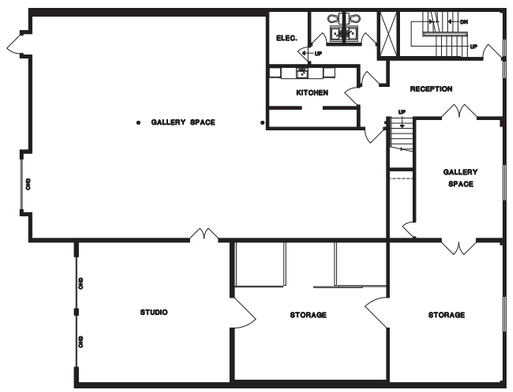
274 East 1st Avenue: 6,115 sf

- **Second Floor**: Bright and airy space with **high ceilings**, ideal for creative studios, showrooms, galleries, or tech offices.
- Equipped with **three dock loading doors** featuring glazed roll-up features for versatile access.
- An **air-conditioned mezzanine office** ensures a comfortable work environment.
- Recently updated **kitchen** and three **washrooms** cater to the needs of a growing team.

MEZZANINE



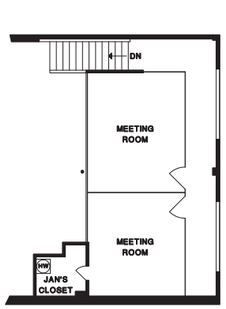
SECOND FLOOR



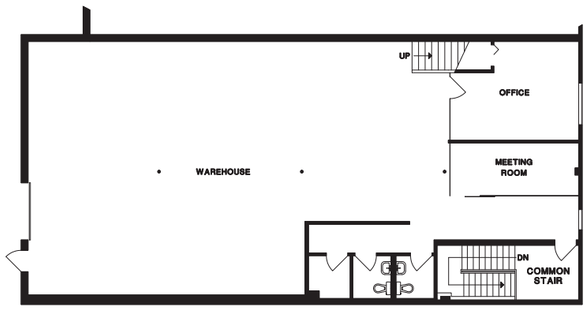
282 East 1st Avenue: 3,532 sf

- **Second Floor:** Well-appointed space with a **dock loading door** and glazed roll-up feature.
- Upgraded with **LED lighting**, a modern **kitchen**, and two **washrooms**.
- The mezzanine area includes contemporary **meeting rooms** with glazed partitions, promoting a collaborative atmosphere.

MEZZANINE



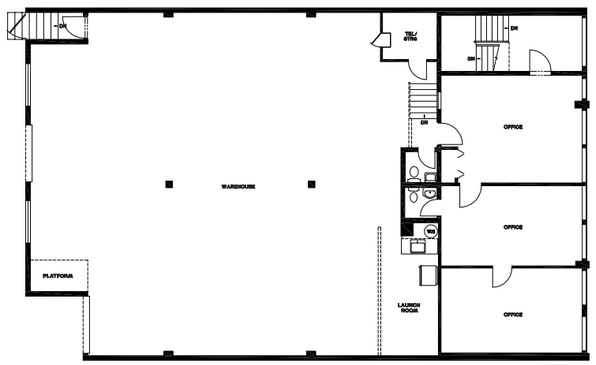
SECOND FLOOR



290 East 1st Avenue, 2nd floor: 3,629 sf

- **Second Floor:** with concrete floors and high ceilings.
- Equipped with **one dock loading door**
- Warm shell space ready for your creative improvement

SECOND FLOOR



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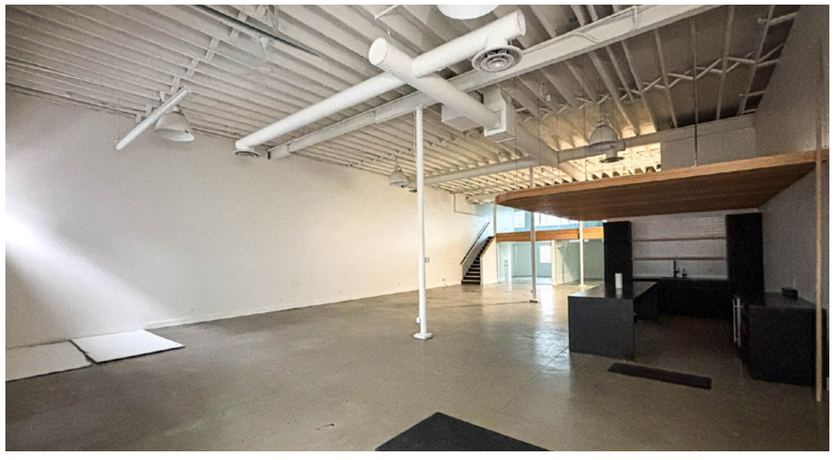

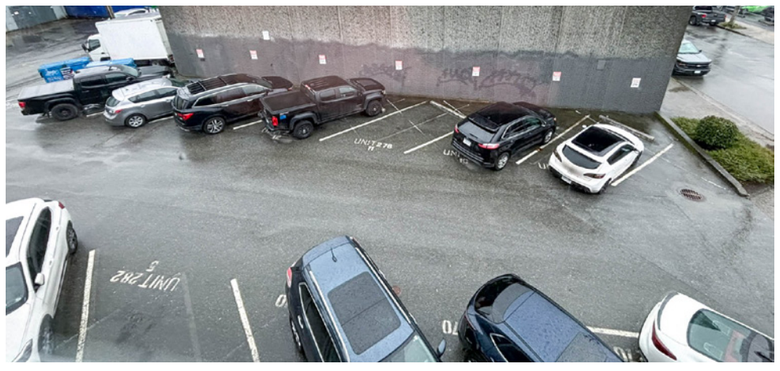

RESTAURANTS AND BARS

1. Red Truck Beer Company
2. BETA5 Chocolates
3. Tim Hortons
4. Starbucks
5. Earnest Ice Cream
6. Kranky Caf
7. Cartems Donuts
8. Steamworks
9. Key Party
10. Main Street Brewing Co.

SHOPS AND SERVICES

1. MEC Vancouver
2. Shell
3. West Point Cycles - Main St.
4. grunt gallery
5. WeWork Office Space & Coworking
6. Vancouver Public Library, Mount Pleasant Branch
7. Mount Pleasant Community Centre
8. Urban Fare

98 WALKER'S PARADISE

90 RIDER'S PARADISE

100 BIKER'S PARADISE

Contact for more information

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