



FOR LEASE

# Meet Aristotle

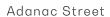
Where discovery leads to change

## **Upper Floors**

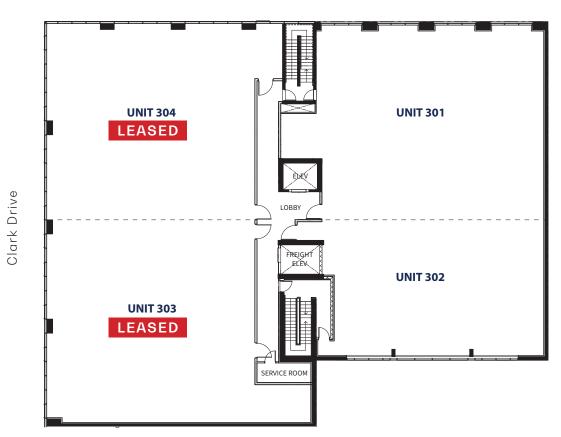


### 1308 ADANAC ST. VANCOUVER BC. CANADA

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







\*not to scale







## Features &

## **Building Amenities**

#### Upper Floors - 1308 Adanac Street, Vancouver



Corner location, prime exposure to Adanac Street and Clark Drive



Stunning views of the North Shore mountains





Minimum 200 amps 3-phase electrical service per unit





Freight and passenger elevator access





Bicycle storage lockers and end of trip facilities



available at market rates.

Allows a wide range of light industrial and general office studios and medical, dental, legal, real estate and finance/

### TENANT IMPROVEMENT ALLOWANCE

Available Contact Leasing Agents

#### LEASE RATES

#### TAX & OP COSTS

## \$11.00 PSF (2024 estimated)

#### DARREN STAREK

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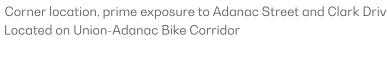
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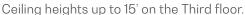
Scan our QR CODE below for more information

















Fan coil HVAC units provided to all units











2 levels secured underground parking, 76 parking stalls



Contact Leasing Agents

### **ED FERREIRA**

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