



505 RAILWAY STREET  
VANCOUVER, BC

# THE YARD

## Opportunity

The Yard is a new commercial development bringing fresh energy to Railtown known as one of Vancouver's most distinctive and evolving neighbourhoods. Railtown attracts a diverse mix of businesses drawn by its character and proximity to Downtown Vancouver.

With over 54,000 square feet across seven floors, The Yard offers a versatile mix of office, industrial, and retail space, featuring private outdoor terraces, a green roof, and modern design.

As one of the first new Class A buildings in the area, The Yard is a unique opportunity to grow your business in a space that balances modern design with the authenticity of Railtown.



## Office floor features:

- High ceiling heights of 11'-3" – 12'-3"
- Large expanses of high-quality glazing maximize natural light within the space
- Open floor plans for flexibility
- Advanced, high-efficiency building systems throughout.

## Property details

### SIZE

54,717 sf of mixed office, light industrial and retail space

### ZONING

I-4 Creative Industrial and Office Zoning

This supports a mix of creative industrial, light manufacturing, office and retail uses

### LEASE RATE

Please contact listing agents

### POWER

Creative Products Manufacturing is supplying 250 VA, while the office floors are equipped with 180 VA/SF for power distribution. An emergency generator is also included to ensure backup power capability.

### LOADING

Class B loading bays accessible via alley

### ELEVATORS

Two (2) passenger elevators and one (1) freight elevator

### PARKING

50 parking stalls with 6 stalls equipped with EV charging

### AMENITIES

High-quality end-of-trip amenities for commuters, including bike lockers and ample storage

Bright Space with Inspiring Views

## Property highlights



Expansive views



Private terraces on each floor



Fully equipped end of trip facilities



Commercial loading bays



Freight elevators



Natural light and open interiors

## Retail floor features:

- Ceiling height of 17'-6"
- Freight elevator providing service from P2 to Level 5
- Class B commercial loading bays with alley access

Modern Spaces Designed for Growth

## Location

Nestled between Gastown and Strathcona, The Yard sits at the crossroads of Vancouver's evolving creative districts. This area has become a magnet for designers, makers and forward-thinking companies drawn to its character buildings, authentic atmosphere and proximity to Downtown. With cafes, galleries and local studios just steps away, the Yard offers an inspiring base for businesses that value both originality and accessibility.



83

### Very Bikeable

Biking is convenient for most trips



93

### Walker's Paradise

Daily errands do not require a car



83

### Excellent Transit

Transit is convenient for most trips

## Rooftop features:

- Panoramic views of the North Shore mountains and Burrard Inlet
- Each floor features its own private terrace, along with access to a communal green roof



North Shore, Burrard Inlet and Mountain Views

SIXTH FLOOR ROOFTOP RENDERING | 505 RAILWAY STREET, VANCOUVER, BC



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# Neighbourhood features

## Shops & Dining

- 1 Ask For Luigi
- 2 Raitown Café
- 3 Belgard Kitchen
- 4 Pallet Coffee Roasters
- 5 Vancouver Urban Winery & Events
- 6 Sunrise Market
- 7 LanaLou's
- 8 The Mackenzie Room
- 9 Cuchillo
- 10 Alibi Room
- 11 St. Lawrence
- 12 Sunrise Soya Foods

## Companies that call Raitown home

- 1 Bocci
- 2 McKinley Studios
- 3 We The Collective
- 4 Aritzia Head Office
- 5 Park & Fifth
- 6 Kalu Interiors
- 7 Monstercat
- 8 Native Canada Footwear Ltd
- 9 HAVEN Vancouver
- 10 Wolf Circus Jewelry (Head Office)
- 11 Form3 Design Inc.
- 12 Skullcandy
- 13 DIALOG Design
- 14 Skyline Deficiency Solutions Inc
- 15 Cocktails & Canapes
- 16 Sovereign Creatives
- 17 Herschel Supply Co. Head Office

# Project team



Rooted in Vancouver, Sixone Properties creates real estate projects shaped by design excellence, purposeful function, and a commitment to community. From industrial sites to residential developments, the Sixone group has grown its portfolio throughout Vancouver and Toronto and expanded its reach to Australia and Asia.



Established in 2005, MGBA is an integrated architectural and interior design practice recognized for its commitment to exceptional client service and rigorous project leadership. Operating from offices in Vancouver, Toronto, and Victoria, the firm provides sophisticated design and delivery solutions to national brands across multiple sectors, including retail, commercial, hospitality, industrial, and institutional.



Avison Young creates real economic, social and environmental value as a global real estate advisor, powered by people. Our integrated talent realizes the full potential of real estate by using global intelligence platforms that provide clients with insights and advantage. Together, we can create healthy, productive workplaces for employees, cities that are centres for prosperity for their citizens, and built spaces and places that create a net benefit to the economy, the environment, and the community.





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