



by **porte**

FOR LEASE

Meet Aristotle

Where discovery leads to change



1308 ADANAC ST. VANCOUVER BC. CANADA

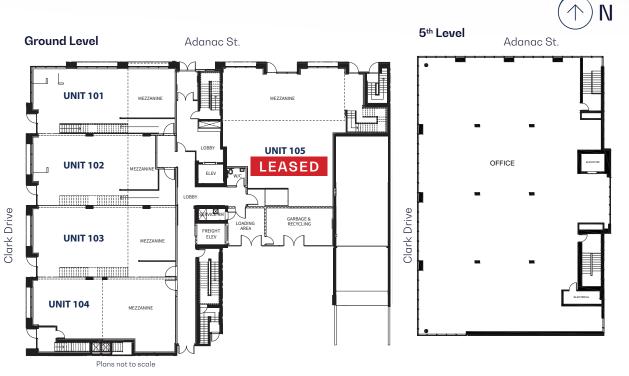
Now Leasing

Unit		*101		*102		*103		*104	105
Ground	The same	1,685	SF	1,731	SF	1,575	SF	1,800 SF	LEASED
Mezz.		682	SF	725	SF	688	SF	1,289 SF	LEASED
Total		2,367	SF	2,456	SF	2,263	SF	3,089 SF	LEASED

Unit	301	302	303	304	401	**501
Total	LEASED	LEASED	LEASED	LEASED	LEASED	9,329 SF

^{*} Level 1 - Contact Agents for zoning uses, retail, industrial & office uses available

^{**} Level 5 - Demising options available



Features & Amenities



Corner location at Adanac Street and Clark Drive



Stunning views of the North Shore mountains



Ceiling heights up to 32' on Level 1 and 12' on Level 5



High visibility area with excellent signage opportunities



Oversized double pane windows



Minimum 200 amps 3-phase electrical service per unit



High-efficiency lighting



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, 33 parking stalls

AVAILABLE Q1 2023

ZONING

LEASE RATE

OP COSTS

\$11.00 Per SF (2022) Contact Leasing Agents

TENANT IMPROVEMENT ALLOWANCE

Contact Leasing Agents





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