



FOR LEASE: BRAND NEW RETAIL UNIT IN MOUNT PLEASANT

THE DUKE | 265 KINGSWAY, VANCOUVER



## CONTACT US

Adrian Beruschi  
Personal Real Estate Corporation  
Senior Vice President  
+1 604 662 5138  
[adrian.beruschi@cbre.com](mailto:adrian.beruschi@cbre.com)

George Richmond  
Sales Associate  
+1 604 662 5165  
[george.richmond@cbre.com](mailto:george.richmond@cbre.com)

Matt Wasylynko  
Sales Representative  
+1 604 662 5192  
[matt.wasylynko@cbre.com](mailto:matt.wasylynko@cbre.com)



# FOR LEASE

## THE DEVELOPMENT

The Duke is set to introduce a new standard to the rental experience in Vancouver's Mount Pleasant neighbourhood. This 14-storey LEED Gold development is inspired by European architectural design and features 201 rental units with a ground floor retail component. Expected completion date is Q3 2017.

## LOCATION DESCRIPTION

The Subject Property is located on Kingsway, between East 10th and East 11th Avenues, just one block east of Main Street. Popular for its trendy and vibrant retail shops, restaurants and services, Mount Pleasant is renowned as one of Vancouver's coolest neighbourhoods. The surrounding area continues to redefine itself with significant growth and development of both residential and office/commercial developments. In addition, the Subject Property boasts close proximity to Olympic Village, the Ontario Street Bike Lane, Main Street SkyTrain Station, King Edward Canada Line Station and 12th Avenue which provides direct access to the Trans-Canada Highway.



## THE OPPORTUNITY

### AVAILABLE RETAIL AREA

± 3,976 sq. ft.

- Opportunity for restaurant ventilation
- 17' ceilings

### LEASE RATE

\$34.00 per sq. ft.

### ADDITIONAL RENT

\$14.00 per sq. ft. (estimated)

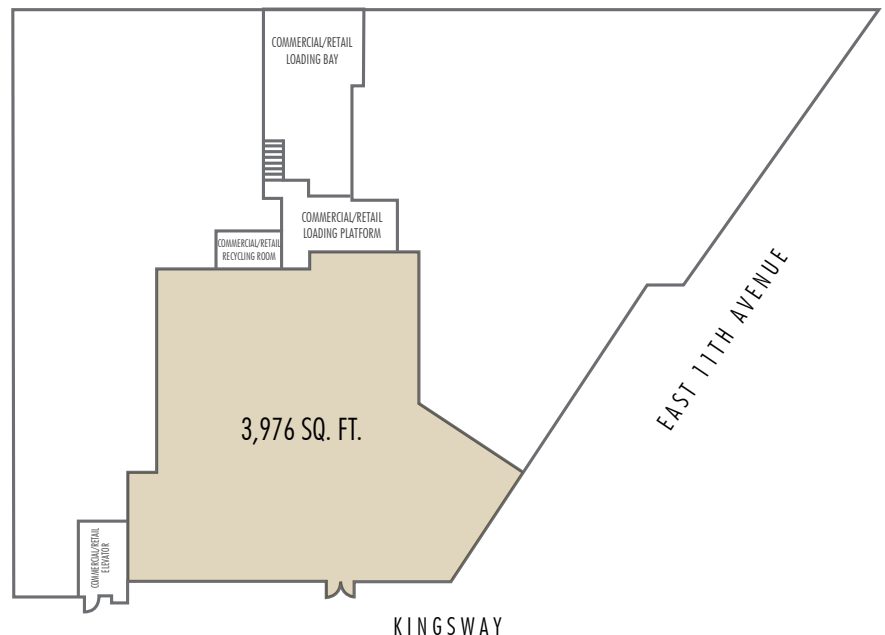
### PARKING

Six parking stalls

### ZONING\*

CD-1 (614)

## FLOOR PLAN



\*Tenant is responsible for verifying permissible uses as per the zoning.

# MOUNT PLEASANT RETAIL OPPORTUNITY



## NEIGHBOURHOOD RETAILERS

- |                             |                    |                        |                       |                                    |
|-----------------------------|--------------------|------------------------|-----------------------|------------------------------------|
| 1 The Five Point Restaurant | 6 Hyde Restaurant  | 11 The Cascade Room    | 16 Cafe Nuba          | 21 Mount Pleasant Community Centre |
| 2 Burgoo Bistro             | 7 The Colony       | 12 Kingsgate Mall      | 17 Earnest Ice Cream  | 22 La Petite Cuillere              |
| 3 Radical Juice             | 8 Marketplace IGA  | 13 The Wallflower      | 18 Steel Toad Brewery | 23 Rosemary Rock Salt              |
| 4 JJ Bean                   | 9 Dairy Queen      | 14 Main Street Brewery | 19 Argo Cafe          | 24 Vancouver Public Library        |
| 5 Starbucks                 | 10 Burdock and Co. | 15 Brassneck Brewery   | 20 Starbucks          | 25 Heartwood Community Cafe        |

# FOR LEASE

# 265 KINGSWAY VANCOUVER, BRITISH COLUMBIA



## CONTACT US

Adrian Beruschi  
Personal Real Estate Corporation  
Senior Vice President  
+1 604 662 5138  
adrian.beruschi@cbre.com

George Richmond  
Sales Associate  
+1 604 662 5165  
george.richmond@cbre.com

Matt Wasylenko  
Sales Representative  
+1 604 662 5192  
matt.wasylenko@cbre.com

CBRE Limited | 1021 West Hastings Street | #2500 | Vancouver, BC V6E 0C3 | [www.cbre.ca](http://www.cbre.ca)

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Emvionics Analytics, Microsoft Bing, Google Earth.

# CBRE