

For Lease

CBRE

Unit 105 – 1308 Adanac Street, Vancouver

9,377 SF | Flex Industrial Space in the Aristotle Building

Tenant Improvement Packages and Landlord Turnkey Options Available!



Contact

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Unit 105 – 1308 Adanac Street
Vancouver, BC

Opportunity

Create your dream space in the last remaining ground floor unit in the Aristotle Building! Lease this unique ground floor unit featuring prominent street front exposure, a private entrance along Adanac Street, and soaring ceilings ranging from 15' to 32'. South and North exposure allow for an abundance of natural light throughout the space. This modern five storey building offers a host of tenant amenities including passenger and freight elevators, bicycle lockers and end-of-trip facilities, and two floors of secured underground parking. When you need a break from work, head up to the 4th floor to the huge 4,380 SF rooftop patio and enjoy lunch while taking in panoramic views of the North Shore Mountains and Downtown Vancouver.

Rentable Area:
Main Floor – 2,929 SF
2nd Floor – 6,448 SF
Total Rentable Area – 9,377 SF

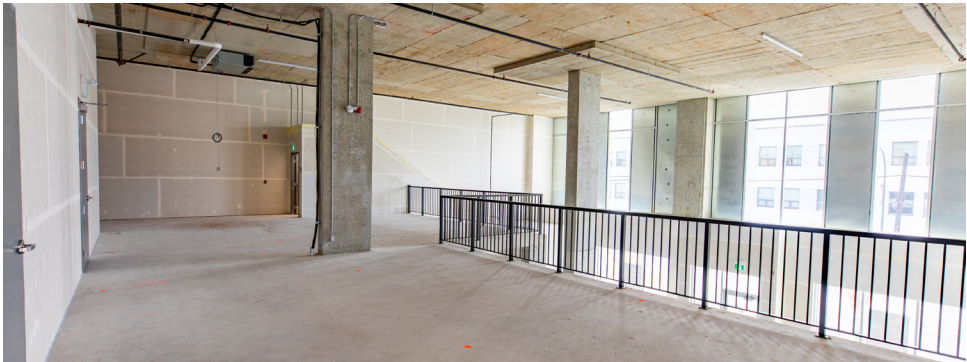
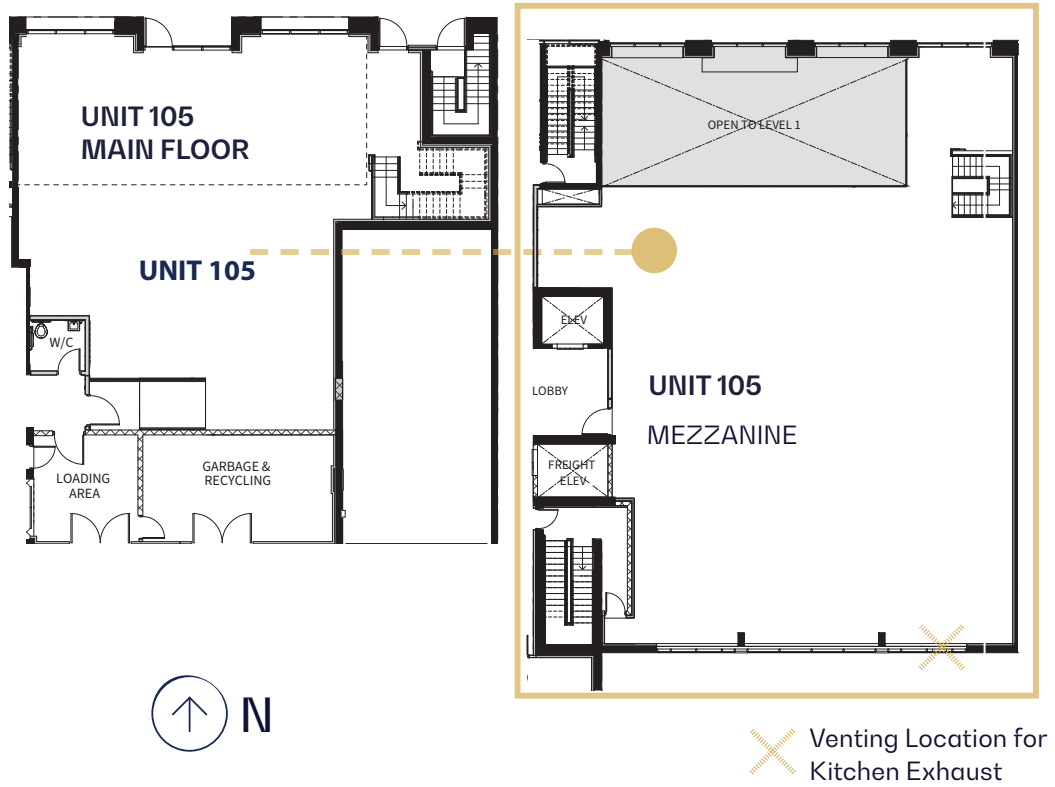
Asking Net Rate
\$22.50 per SF

Tax & Operating Costs:
\$11.00 per SF (2025 estimated)

Availability
Immediately for Fixturing

Parking
Secured underground parking available

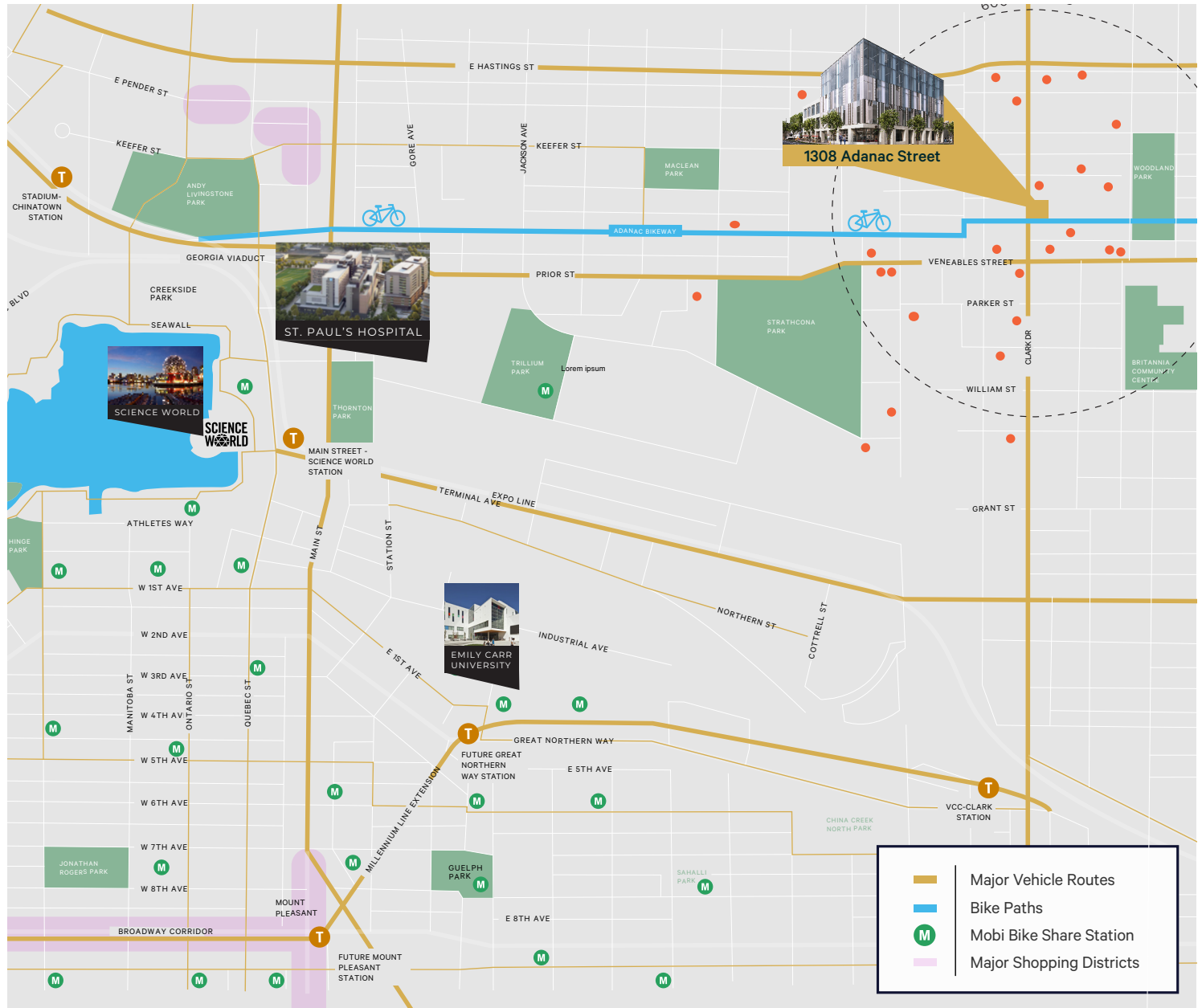
Zoning:
I-2 - Allows a wide range of light industrial and general office uses including wholesale, production, showroom, laboratory studios and medical, dental, legal, real estate and finance/accounting offices.



Unit 105 – 1308 Adanac Street

Vancouver, BC

1308 Adanac is located in Vancouver's vibrant Strathcona neighbourhood just 5 minutes drive from Vancouver's Downtown Core. The area is home to an abundance of businesses ranging from local artists and creators to some of the most recognizable businesses in the country. The convenient location on the southeast corner of Clark Drive and Adanac Street provides quick access to Downtown Vancouver, the Port of Vancouver and all major public transport and arterial routes to Metro Vancouver. Good news if you bike to work, the property is located along the Adanac Street bike route, one of the busiest bike routes in Vancouver.



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