# PLATFORM

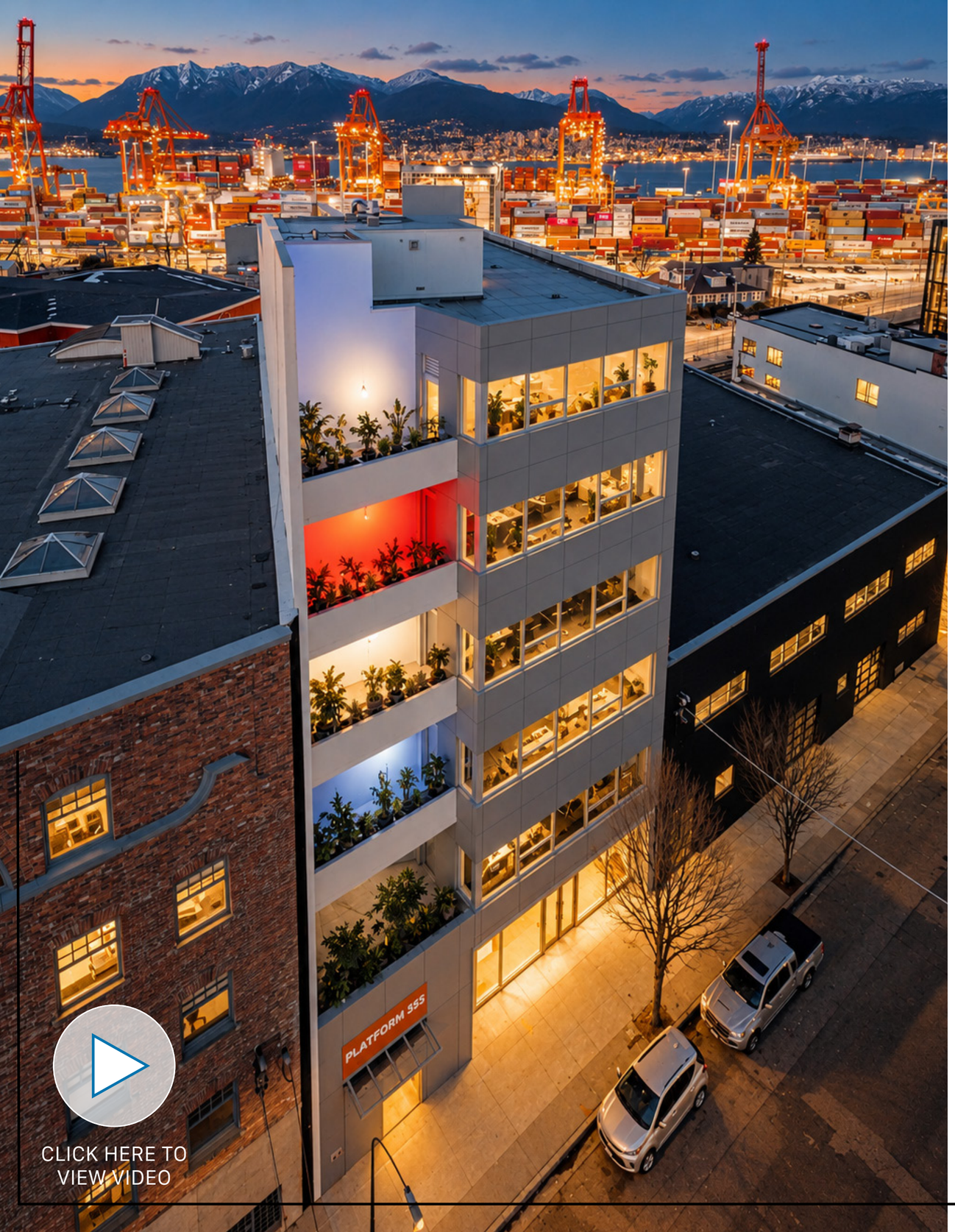
## 353 RAILWAY STREET

**FOR SALE | NEWLY RENOVATED TECH-CREATIVE FOCUSED RAILTOWN INVESTMENT PROPERTY**




**EXPLORE AND TAKE ADVANTAGE OF THE UNIQUE OPPORTUNITY TO ACQUIRE EITHER A PARTIAL STAKE OR THE ENTIRE OWNERSHIP OF THIS BEAUTIFULLY DEVELOPED ASSET.**

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# THE **OPPORTUNITY**

## Railtown District's first new strata commercial office and flex industrial development in over 50 years.

Corbel Commercial presents an exceptional freestanding tech-focused, office, and flex-industrial asset in the emerging Railtown district at 353 Railway Street. Newly renovated modern 6-storey building designed by Gair Williamson Architects. The subject property is constructed with concrete slabs and columns, fibre optic building, 17 secure underground parking stalls spread over 2 levels, and an oversized passenger/ freight elevator. Each floor includes a private kitchenette, two washrooms, and North and South facing balconies overlooking the Burrard Inlet and Northshore Mountains to the north and inspiring city views to the south. The first level is currently leased by Haven, an independent premium multi-brand retailer.

Additionally, the I-4 Industrial zoning allows for a wide range of uses including creative manufacturing, light industrial, and digital entertainment and technology uses. With character light industrial buildings and several commercial developments slated for the immediate future, Railtown is a strategic location just east of Gastown and minutes to the Downtown core.

## SALIENT **FACTS**

### Civic Address
353 Railway Street, Vancouver BC

### Lot Size[1]
6,584 SF (Approx.)

### Building Size[1]
32,363 SF (Approx.)

### Zoning
I-4 Industrial

### PID
Level 1: 031-174-868
Level 2: 031-174-876
Level 3: 031-174-884
Level 4: 031-174-892
Level 5: 031-174-906
Level 6: 031-174-914

### Projected NOI
Please contact agent

### Legal Description
STRATA LT 2,3,4,5, AND 6, DL 196, GROUP 1, NWLD, STRATA PL EPS6561

### Asking Price
**Please contact agent**

[1]All sizes are approximate and subject to verification
*Approved occupancy with the City of Vancouver is wholesale with ancillary office. Purchaser is responsible for obtaining all necessary municipal approvals and licenses for their occupancy.

## INVESTMENT **HIGHLIGHTS**

### ICONIC & STRATEGIC LOCATION
Situated in historic and exemplary Railtown District. The area is a creative enclave which has quickly emerged as one of Vancouver's leading design districts. With several of the city's most renowned homegrown businesses such as Aritzia and Herschel Supply Co. based in the area, Railtown has become a thriving home to a number of Vancouver's creative entrepreneurs.

### LIFESTYLE NODE
Surrounded by some of Vancouver's and Canada's top dining destinations including St. Lawrence Restaurant, Ask For Luigi, Vancouver Urban Collective, Belgard Kitchen, and Railtown Café.

### EMERGING DEVELOPMENT MARKET
Robust Development activity in the immediate area, which includes Niels Bendtsen's at 411 Railway Street (112,000 SF), the Maker Exchange (150,000 SF), Allied REITS mass timber addition to 365 Railway St. (62,000 SF), and the Yard by Sixone Properties (58,000 SF) totalling in excess of 400,000 SF of new development within 1 block of the subject property.

### OWN YOUR OWN BUILDING
Outright freehold investment ideal for an owner occupier or for a savvy investor.










## AVAILABLE **OPPORTUNITIES**

| Floor | Size[1] | Property Tax (2026) | Asking Price |
|---|---|---|---|
| **LEVEL 6** | 5,510 SF | $37,755.40 | Please contact agent |
| **LEVEL 5** | 5,510 SF | $37,247.90 | Please contact agent |
| **LEVEL 4** (LEASED) | 5,053 SF | $33,733.90 | Please contact agent |
| **LEVEL 3** | 5,514 SF | $36,245.70 | Please contact agent |
| **LEVEL 2** LEASED TO HAVEN | 5,550 SF | $35,673.10 | Please contact agent |
| **LEVEL 1** LEASED TO HAVEN | 5,126 SF | $52,110.60 | Please contact agent |
| **FULL BUILDING** | 32,236 SF | $232,766.60 | Please contact agent |

[1]All sizes are approximate and subject to verification
*Images have been virtually staged for illustrative purposes only. Furnishings, fixtures, and finishes shown may not reflect the property's actual condition or inclusions.

## BUILDING **FEATURES**

### NEWLY DEVELOPED BUILDING
+ Designed by Gair Williamson Architects. Features exposed concrete floors, double glazed operable windows, metal cladding with zinc finish.

### ELECTRICAL & LIGHTING
+ 600A 347/600V three phase main service.

### PARKING
+ 17 secure underground parking stalls spread over 2 levels.

### ZONING
+ I-4 zoning allows a wide variety of uses including creative, office, technology, design, animation, production, life science, and light industrial/ manufacturing uses.

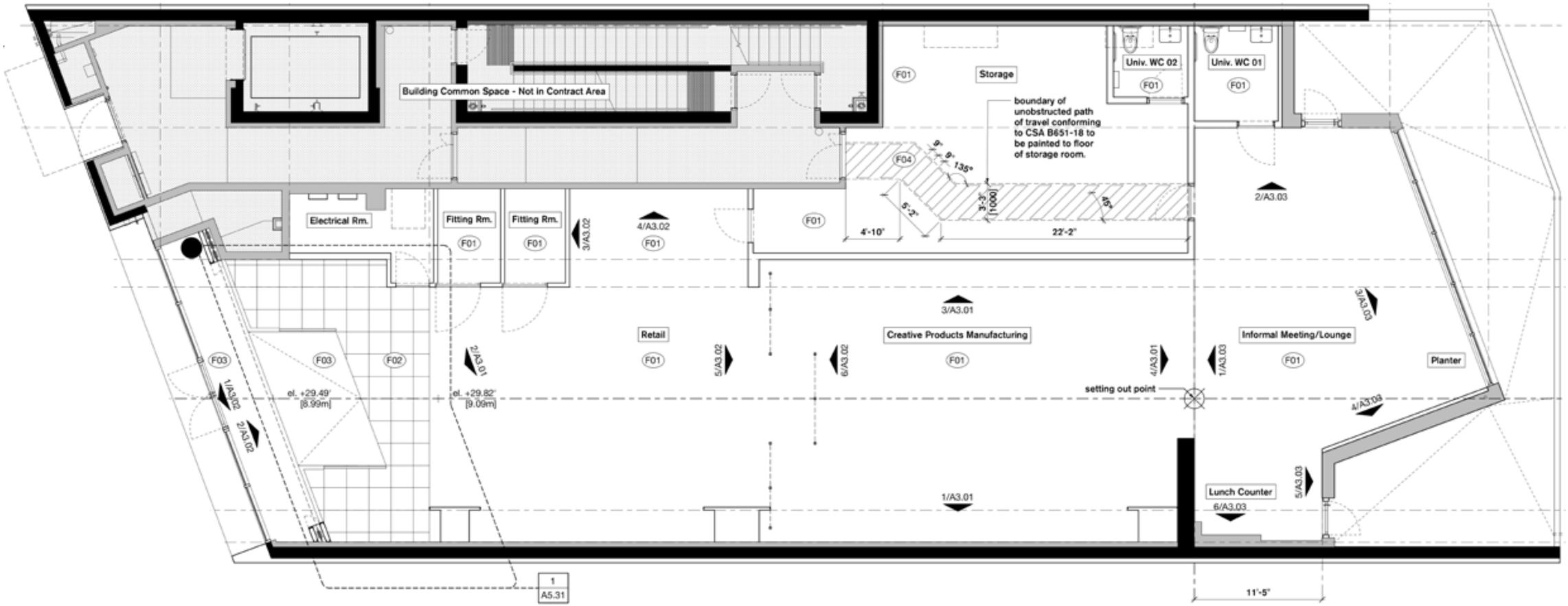
### MODERN SYSTEMS
+ Secure FOB access, fibre optic in building.

### END OF TRIP FACILITIES
+ Secure bike storage available.

### LOADING
+ Oversized passenger/freight elevator.

### VIEWS & BALCONY
+ North and South facing balconies with beautiful water views of the Burrard Inlet and Northshore mountains to the north and inspiring city views to the south.

# THE **FLOORPLANS**




## 1ST FLOOR[1,2]

Size: 5,126 SF

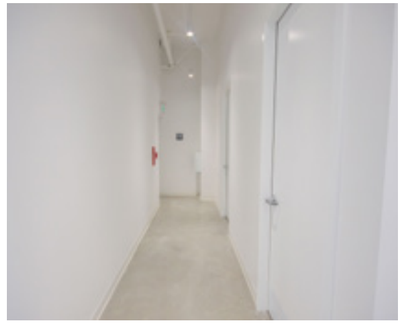
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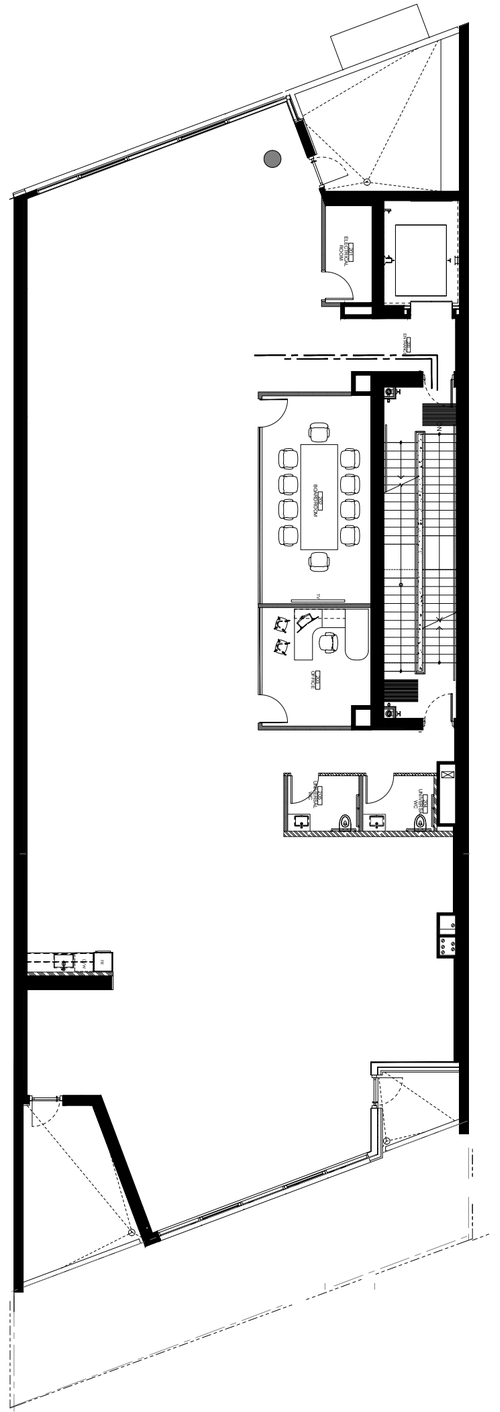
# THE **FLOORPLANS**









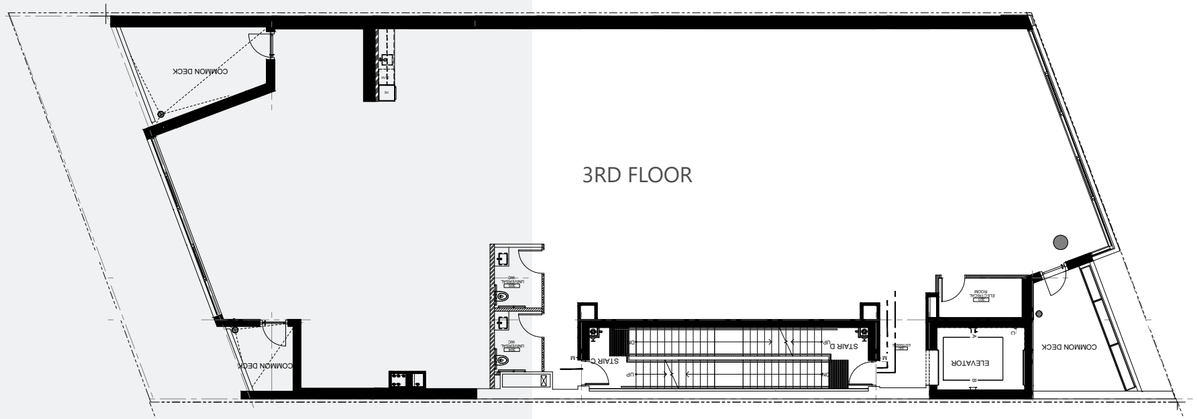


## 2ND FLOOR[1,2]

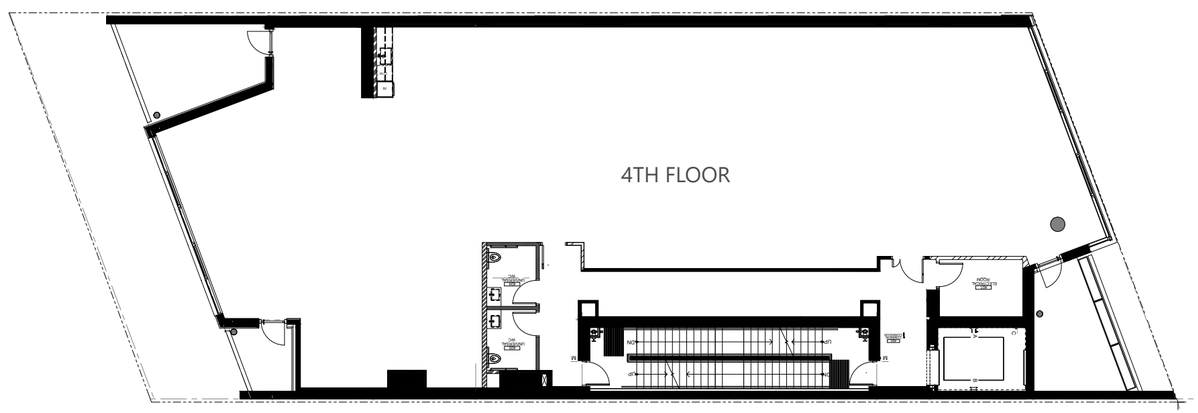
| | |
|---|---|
| Size: | 5,550 SF |

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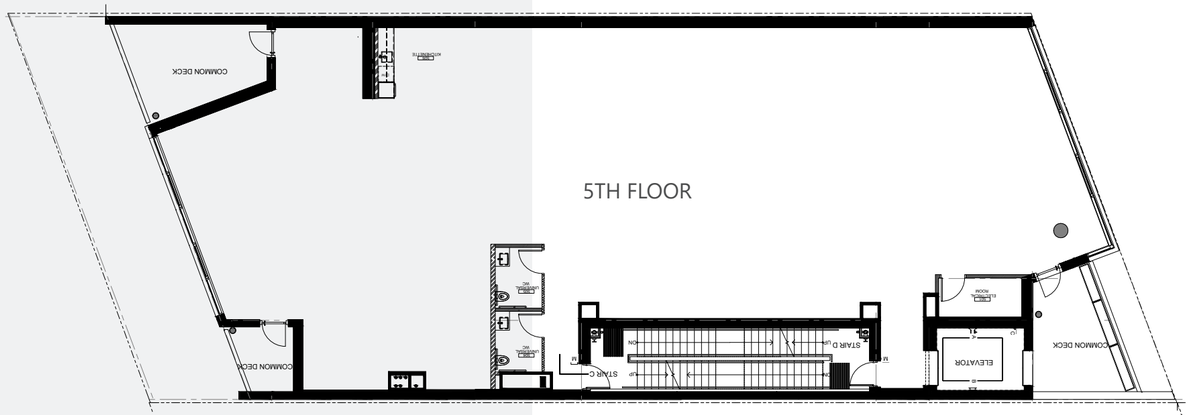
# THE **FLOORPLANS**



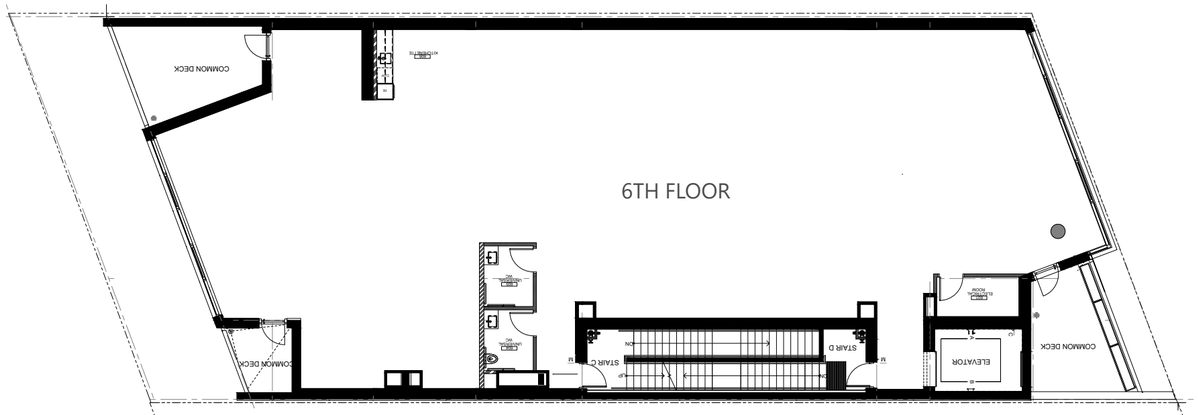

3RD FLOOR



4TH FLOOR




5TH FLOOR




6TH FLOOR

## 3RD FLOOR[1,2]

Size: 5,514 SF

## 4TH FLOOR[1,2]

Size: 5,053 SF

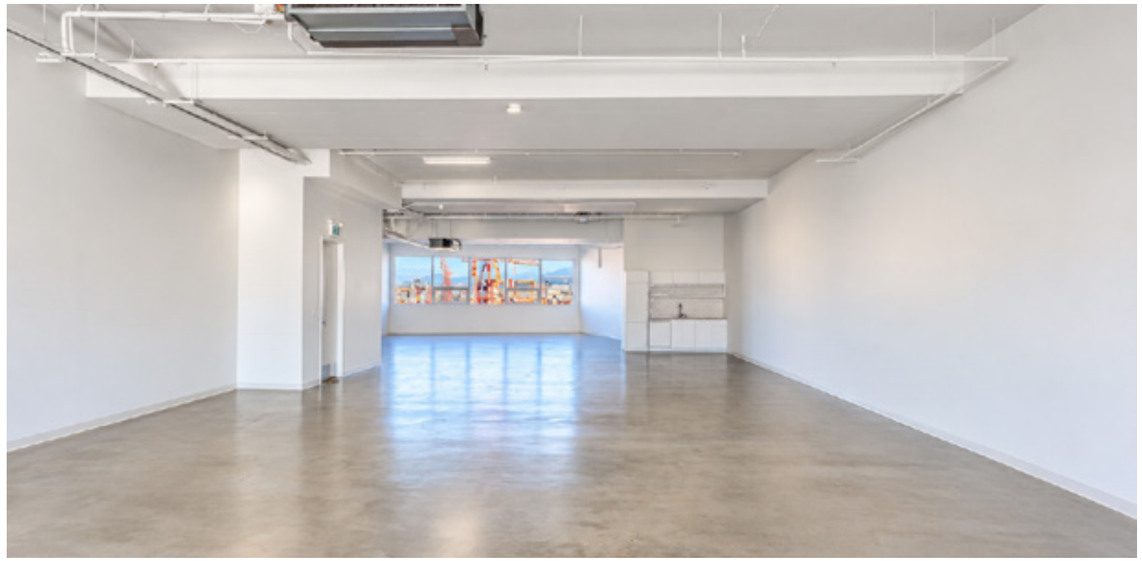
## 5TH FLOOR[1,2]

Size: 5,510 SF

## 6TH FLOOR[1,2]

Size: 5,510 SF

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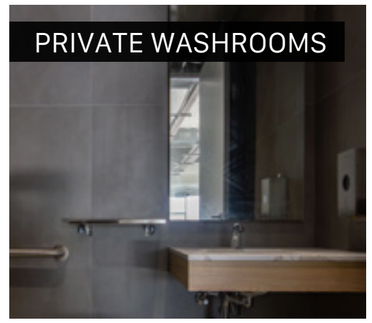
















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# IN THE HEART OF THE RAILTOWN DESIGN DISTRICT

A collaborative micro-community of Entrepreneurs, Innovators, and Creators.









## THE **LOCATION**

Railtown is one of Vancouver's top creative, designer focused enclaves - home to some of the cities top home-grown fashion and design companies, and nationally recognized restaurants. With the corporate headquarters of Aritzia and Herschel Supply Company based in the heart of Railtown, the area is a thriving neighborhood for creative professionals which also features the flagship retail locations of the Haven Apparel flagship retail store on the ground floor of 353 Railway Street, BOCCI Glass Shop, Park & Fifth, among others. Additionally, with the #3 ranked Best Restaurant in Canada 2022, St. Lawrence, as well as Vancouver's 2015 Restaurant of the Year, Ask for Luigi located in Railtown, this district has also become a destination for foodies. Other eateries in the area includes the Railtown Café, Belgard Kitchen, and Vancouver Urban Collective. The subject property is nestled between Strathcona, Gastown, and Chinatown. Located just minutes away from Vancouver's central business district, Railtown is an exceptionally strategic location, in an emerging area with robust future growth potential.












## SURROUNDING **AMENITIES**

### DINING
1. Ask For Luigi
2. The Mackenzie Room
3. Belgard Kitchen
4. Railtown Café
5. Dosanko
6. LanaLou's Restaurant
7. Postmark Brewing
8. The Uncommon Cafe
9. Vancouver Urban Collective

### DESIGN
10. Form3 Design Inc.
11. Dossier
12. Park & Fifth
13. Octopus Studios
14. Goldtooth
15. Letterbox Design
16. Hinterland Design
17. Bocci
18. Peak Apparel

### COMPANIES
19. Aritzia Head Office
20. Herschel Supply
21. Omer Arbel Office
22. Inform Projects
23. Monstercat
24. Will Creative Inc.
25. Domain7 Solutions
26. Bensen Manufacturing
27. Spot Solutions

73 WALK SCORE **Very Walkable**

90 TRANSIT SCORE **Rider's Paradise**

77 BIKE SCORE **Very Bikeable**

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