FOR LEASE

1898 POWELL STREET & 15 VICTORIA DRIVE

HIGH PROFILE LIGHT INDUSTRIAL OPPORTUNITIES IN PORT TOWN



corbel
COMMERCIAL REAL ESTATE SERVICES




15 Victoria Drive


1898 Powell Street



THE OPPORTUNITY

Located in the heart of Vancouver's evolving Port Town district, 1898 Powell Street & 15 Victoria Drive offers rare opportunities to secure light industrial space within one of the city's most creative and rapidly growing neighbourhoods. Just two blocks north of Conwest's Ironworks development, the area bridges Gastown and Railtown, placing tenants within a dynamic mix of makers, designers, and forward-thinking businesses.

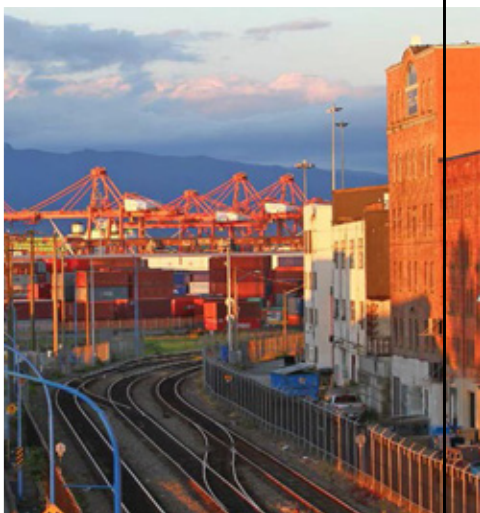
The neighbourhood continues to gain momentum as a culinary and creative hub, with a strong concentration of independent restaurants, cafés, breweries, and distilleries. Notable nearby destinations include Straight & Marrow, Pallet Coffee Roasters, Parallel 49 Brewing, Odd Society Spirits, and a growing cluster of acclaimed eateries such as Angela Pastificio and Nabi House, alongside neighbourhood staples like JJ Bean.

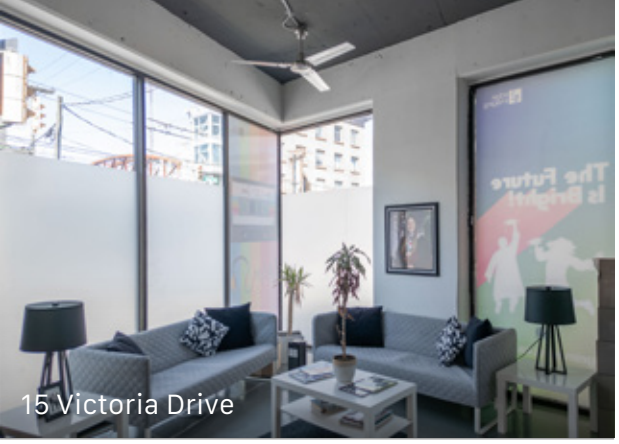
Directly across the street, the iconic Hamilton Bank Building—home to Nero Tondo and Niwa—further anchors the area's unique character, contributing to a vibrant and highly local, community-driven atmosphere.

A compelling leasing opportunity for businesses seeking space in a design-forward, high-energy pocket of East Vancouver.

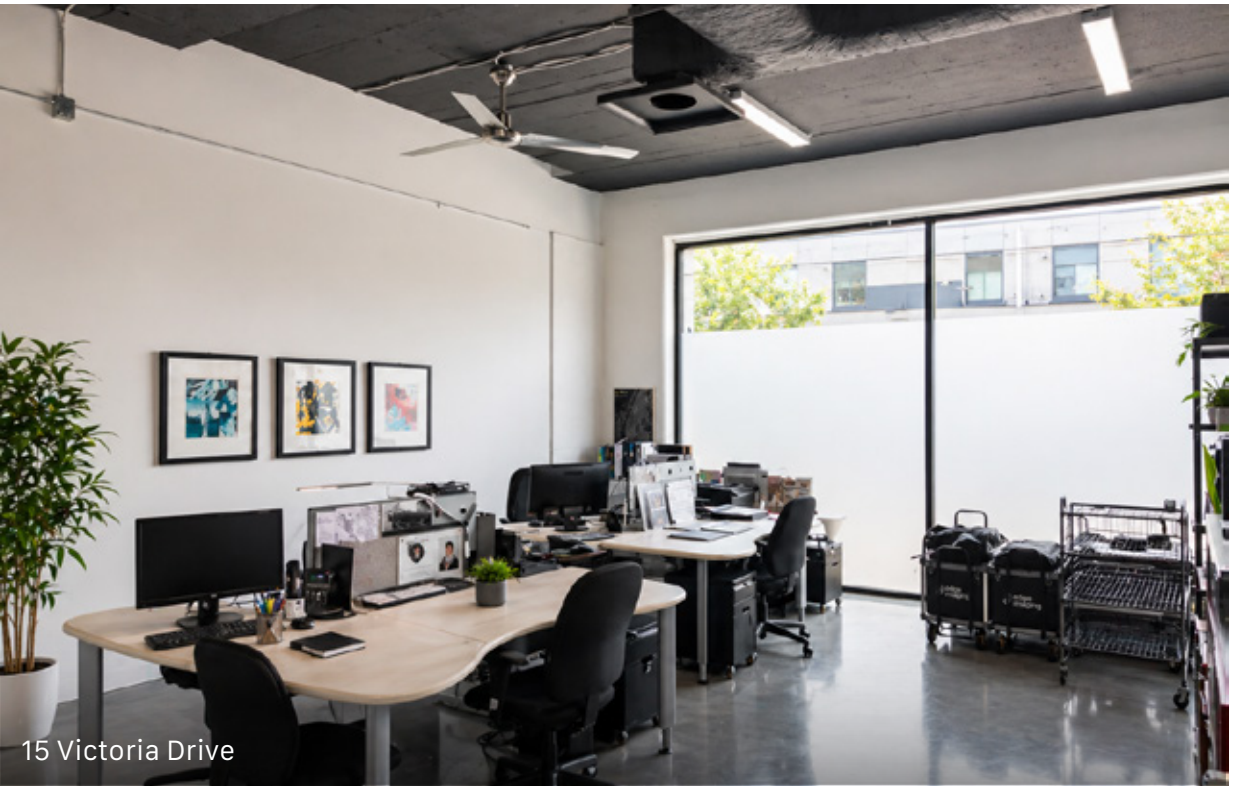







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THE FEATURES

- Exceptional light industrial units with large retail display windows
- Prominent signage potential on busy Powell Street
- Bright and spacious units with excellent lighting and storage space
- Fully distributed HVAC
- Flexible M-2 zoning allows for a variety of light industrial, creative, showroom, or production uses
- Secure gated parking plus ample street parking
- Private washroom
- Rapidly transforming neighbourhood with multiple eateries and breweries

FLOORPLAN + SALIENT FACTS



UNIT:	SIZE:[1]	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
15 Victoria Drive	2,160 SF (Approx.)	Please contact agent	$16.31 (2026 est.)	M-2 (Industrial)	Immediately
1898 Powell Street	1,304 SF (Approx.)	Please contact agent	$16.27 (2026 est.)		Immediately

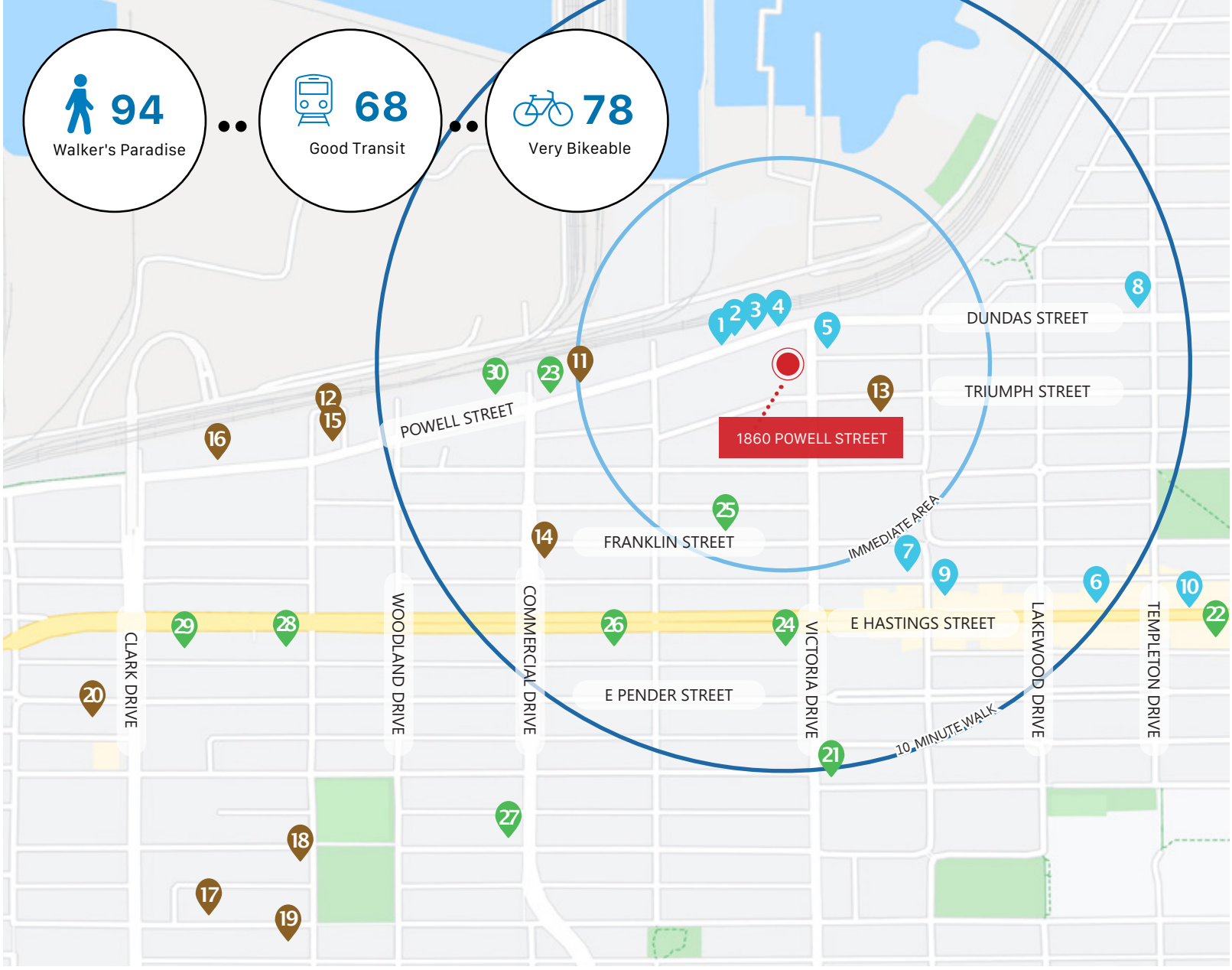
[1]All sizes are approximate and subject to verification.
[2]Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
*Floor plan may not be 100% accurate and is subject to verification.











CAFÉS + RESTAURANTS

1. Angela Pastificio
2. Niwa
3. Nero Tondo
4. Nabi House
5. JJ Bean Coffee Roasters
6. Mr Red Cafe
7. Pallet Coffee Roasters
8. Far Out Coffee Post
9. Yama Cafe
10. Doe Coffee

CRAFT BREWERIES

11. Odd Society Spirits
12. Threefold Beer & Pizza
13. Parallel 49 Brewing Company
14. Storm Brewing
15. Slow Hand Beer Company
16. Powell Brewery
17. Off The Rail Brewing Co.
18. East Van Brewing Company
19. Bomber Brewing
20. Superflux Beer Company

SHOPPING + AMENITIES

21. Bosa Foods
22. Windsor Meats
23. Dandelion Records
24. Shell
25. Blue Light Studio
26. Mudlab Pottery
27. York Theatre, The Cultch
28. Sahota's No Frills
29. The Gourmet Warehouse
30. Subtle Flex Streetwear



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