

FOR SALE
OFFICE SPACE
VANCOUVER, BC

IRONWORKS

UNIT 1A - 220 VICTORIA DRIVE
3,983 SF HIGH EXPOSURE SPACE

FEATURES

SIGNAGE & CORNER
EXPOSURE

PRIVATE ENTRANCE

EXCLUSIVE 1,200 SF PATIO

EXTENSIVE GLAZING &
NATURAL LIGHT

MOUNTAIN VIEWS

SECURED UNDERGROUND
& VISITOR PARKING

END-OF-TRIP FACILITIES
AND BIKE STORAGE

COMMON AREA
ROOFTOP PATIO

UNIQUE HIGH EXPOSURE STRATA OFFICE OPPORTUNITY!

AVAILABLE IMMEDIATELY

Don't miss out on the chance to own a one of a kind office space available immediately in a newly constructed building within the City of Vancouver.

An opportunity to purchase a high exposure ground floor strata office unit at the landmark **IRONWORKS** development in the East Village. Located in the trendy Port Town neighbourhood only a short 5-minute drive to Downtown Vancouver.

FOR SALE

OFFICE SPACE

VANCOUVER, BC

IRONWORKS

CIVIC ADDRESS

Unit 1A - 220 Victoria Drive
Vancouver, BC

UNIT SIZE

Unit 1A 3,983 sf
Exclusive Patio 1,200 sf

FEATURES

- Extensive glazing & abundant natural light
- High 11' ceilings
- Corner signage opportunity
- Exclusive private patio
- Private street entrance
- Mountain views
- Ventilation infrastructure in place for lab users
- Separate HVAC heating/cooling system
- Five (5) private access points
- Operable windows for fresh air

PARKING

- 4 secured underground parking stalls
plus 23 visitor stalls available

PROPERTY TAXES & STRATA FEES

Property taxes: \$14,344.66 (2020)
Total monthly strata fees: \$1,358.47 (+ GST)

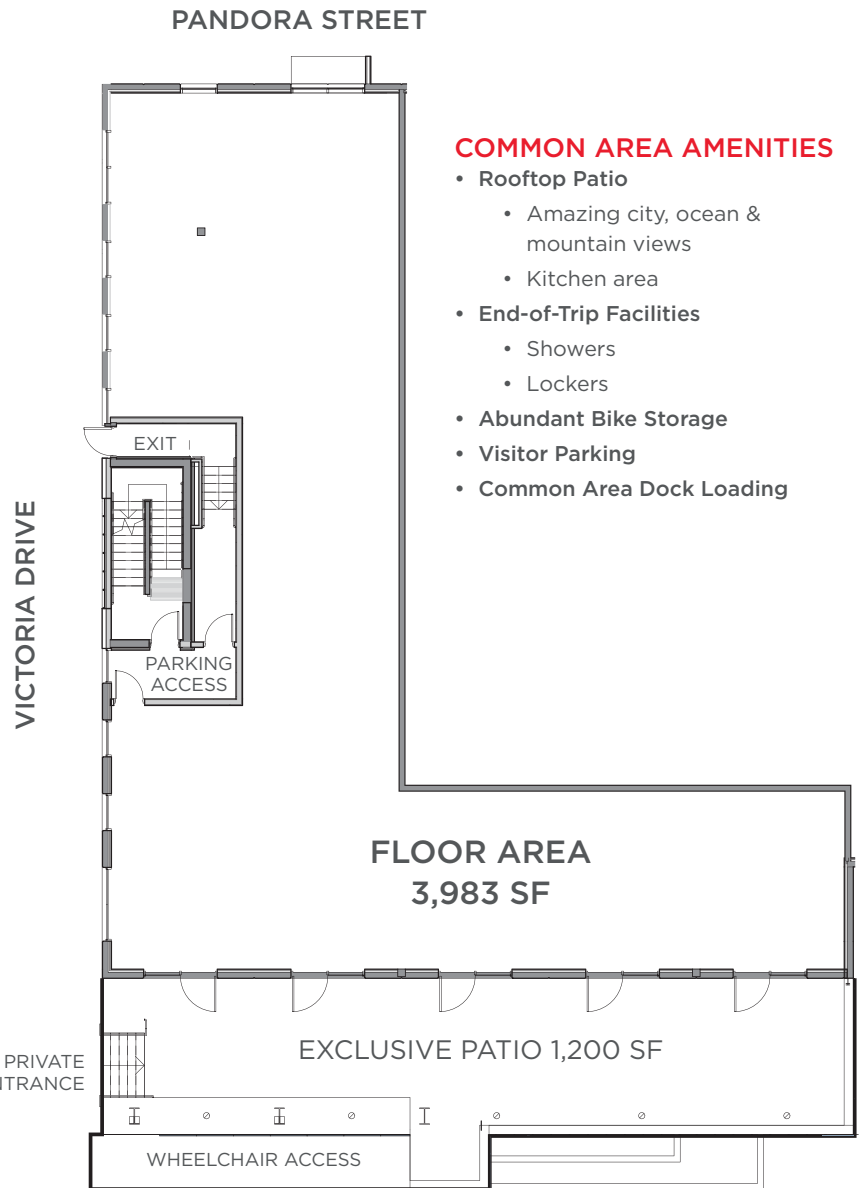
ZONING

I-2 / General Office

PRICING

New pricing, please contact listing team.

AVAILABLE IMMEDIATELY



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