

# 1628 STATION STREET

FALSE CREEK RESEARCH PARK, VANCOUVER, BRITISH COLUMBIA

## FOR SALE / LEASE

Rare Office / Lab  
Development Site  
With Plans, Foundation  
and Approved  
Development Permit

For information, please contact:

### Blair Quinn

Senior Vice President

T 604.662.5161

F 604.684.9368

blair.quinn@cbre.com

CB Richard Ellis Limited

Suite 600

1111 West Georgia Street

Vancouver, BC V6E 4M3

T 604.662.3000

F 604.684.9368

www.cbre.ca



Opportunity to own or lease a prime False Creek Flats future office/lab building site of 1.57 acres with plans, foundation and development permit. 1628 Station is to be developed as the planned 80,278 square foot, class "A" office/lab building or fully built-out site for approximately 205,000 sq.ft. of buildable area.

### PRIME LOCATION

- Downtown fringe "False Creek Flats" undergoing rapid change: Olympic Athlete's Village to the west, Woodward's project and future Providence Health Care Site to the north as well as UBC, SFU and Emily Carr Vancouver campus' to the east.
- Minutes from Downtown Vancouver.
- Convenient access to Main Street SkyTrain, bus, highway and False Creek seawall.



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## EXECUTIVE SUMMARY



### MUNICIPAL ADDRESS

1628 Station Street  
Vancouver, BC

### LEGAL DESCRIPTION

Strata Lot 2, District Lot 2037,  
Group 1, New Westminster  
District, Strata Plan BCS925.  
Undivided 1990/4020 share in  
common property therein.

### PROPERTY I.D.

026-017-733

### ZONING

I-2 (Industrial)

### SITE AREA

1.57 acres

### FUTURE GROSS RENTABLE AREA

Approx. 80,278 - 205,000 sq.ft.

### PRICE

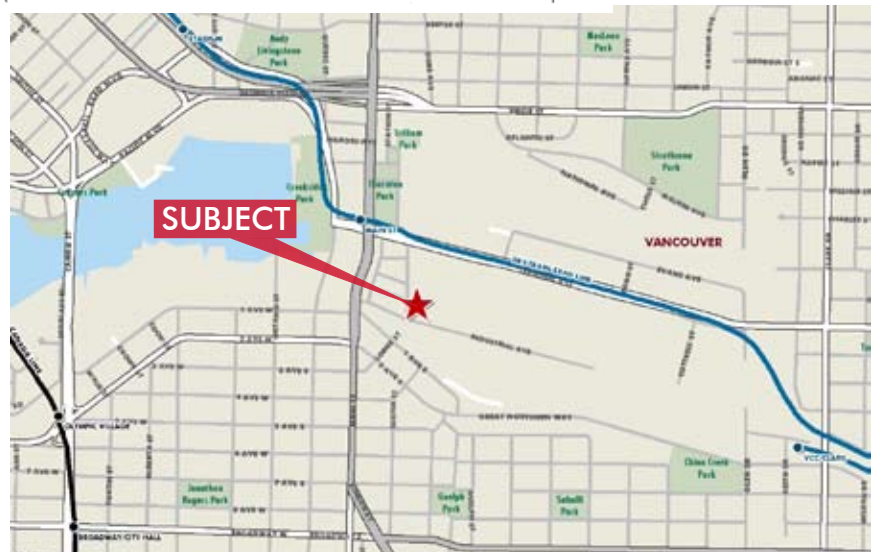
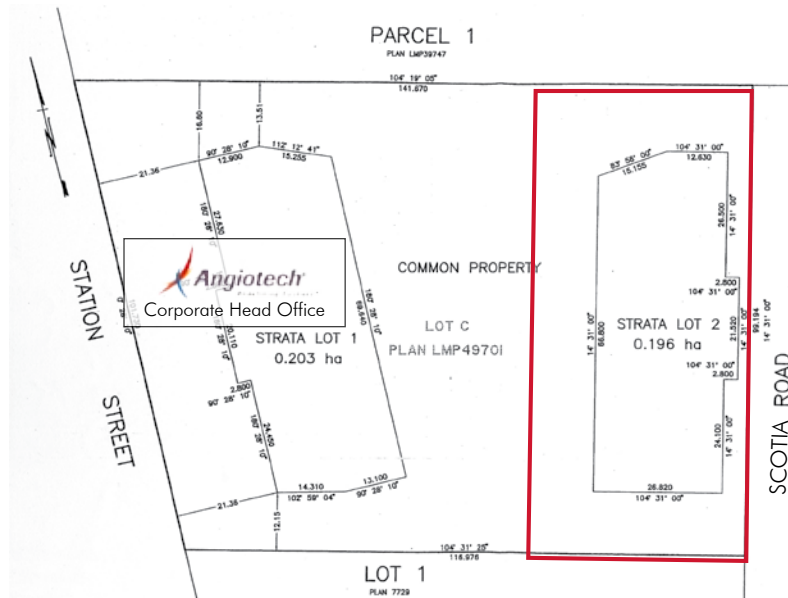
\$8,950,000

### LEASE RATE

Negotiable

## BUILDING PLANS & ZONING

- Class "A" structure designed by Chernoff Thompson Architects to be built by Stuart Olsen Construction.
- Approximately \$2.7 Million of foundation infrastructure, plans and development permit in place.
- Exceptional curb appeal bestowed by aluminium composite panels and curtainwall glazing.
- Building was designed for biotech tenants with high quality building enclosure to restrict negative pressure in lab spaces; common chemical storage, capped sanitary and vent lines, capped and valved natural gas connections, dedicated fume hood exhaust shafts and plumbing stacks every 20 feet, and emergency power generator.



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