

**AVISON
YOUNG**

For Lease

611 Alexander Street
Vancouver, BC



Opportunity to lease move-in ready space
in Vancouver's creative Railtown district

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Property details

AVAILABILITY

Suite	Total (sf)	Available
306	1,457	Immediately
322	4,213	Immediately
324	3,267	Immediately
327	6,541	Immediately

ZONED

I-4

PARKING

Suite 306	2 stalls
Suite 322	5 stalls
Suite 324	4 stalls
Suite 327	TBD

Random stalls are \$90 plus tax. Reserved are \$100 plus tax. Subject to availabilty.

LEASE RATE

Please contact listing agent

ADDITIONAL RENT

\$9.50 psf (2025 estimated)

Location

Conveniently located in Railtown just outside of the downtown core on Vancouver’s Waterfront, the building comprises a full city block bounded on the north by Alexander Street between Jackson Avenue and Heatley Avenue. It offers easy access to surrounding neighbourhoods, including Chinatown and downtown Vancouver.

Building

Alexander Centre is an award-winning architecturally designed building situated in the heart of Railtown’s creative district on Vancouver’s Waterfront. Constructed in the early 1900’s, this landmark property comprises a large piece of land in Railtown spanning from Jackson Avenue to Heatley Avenue and offers exceptional views of the North Shore Mountains, downtown skyline and Vancouver Harbour.

Neighbouring tenants

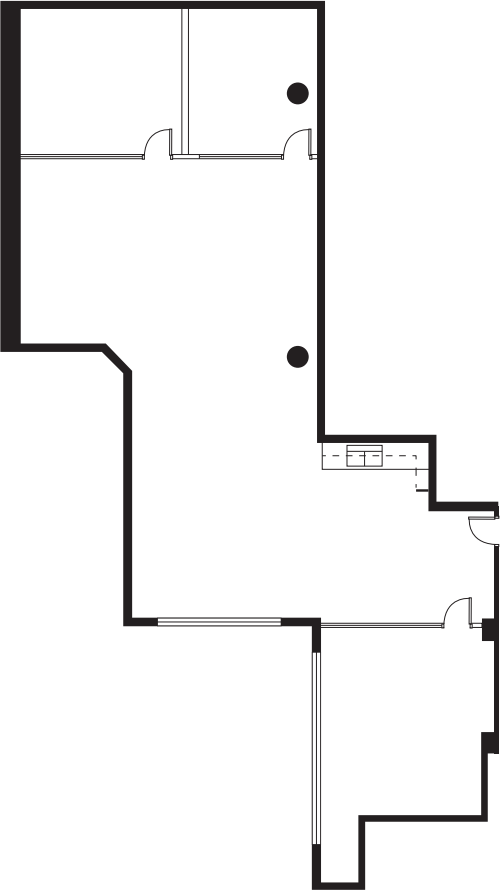
- Aritzia
- Herschel Supply Company
- DIALOG
- SFU
- BOCCI

Property highlights

-  Panoramic view of Vancouver Harbour and the North Shore Mountains
-  Abundance of natural light and glazing
-  On-site management
-  Two large freight elevators
-  Elevator access to all floors
-  On-site secured three level parkade
-  14’ ceilings
-  Telecom providers: Shaw, Beanfield, Navigata and Telus

Suite 306

1,457 sf

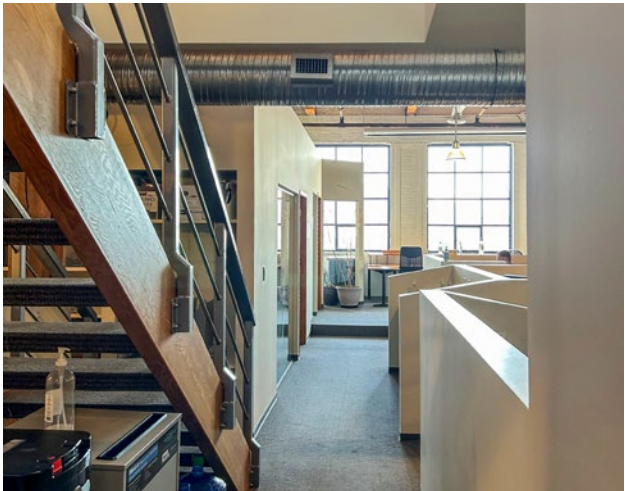


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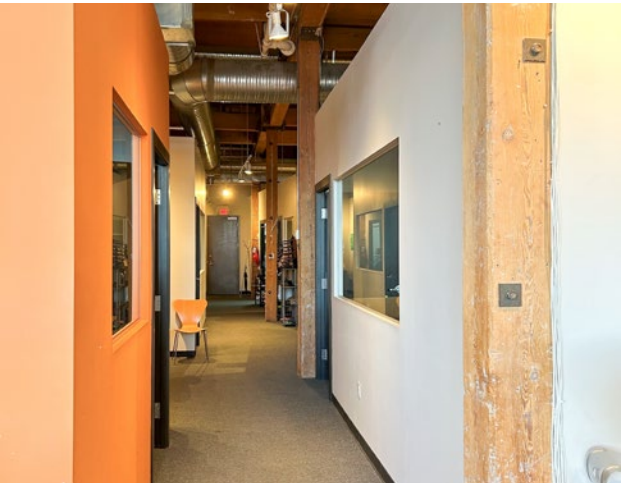
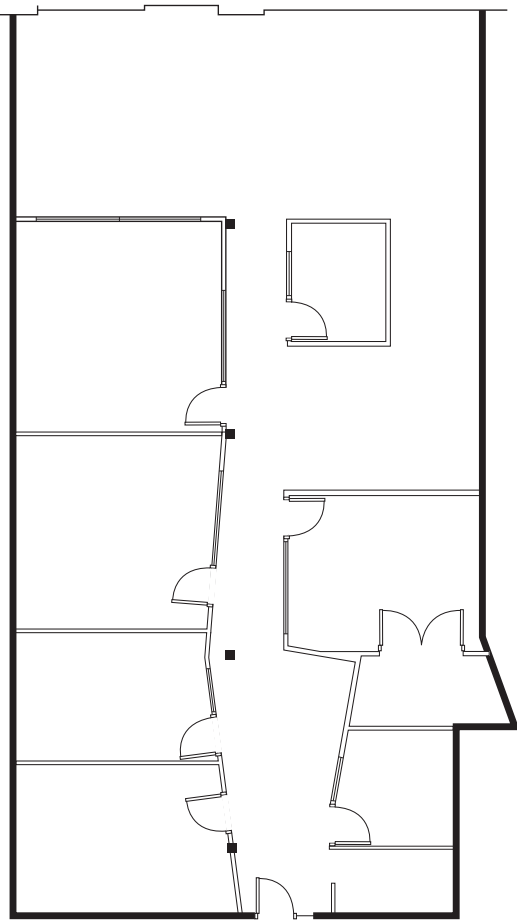
Suite 322

4,213 sf
Skylights



Suite 324

3,267 sf



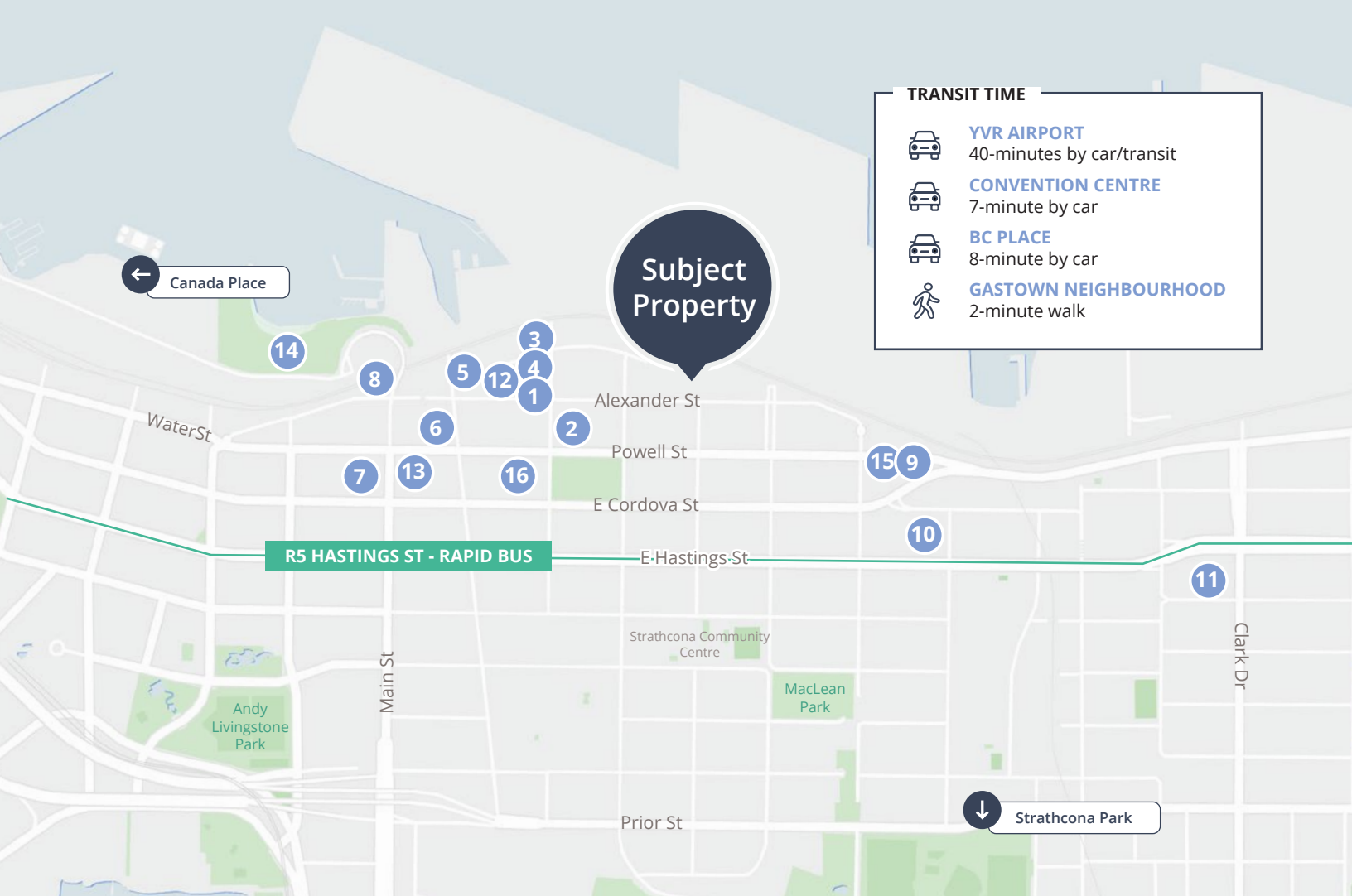
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611 Alexander Street
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Suite 327
6,541 sf

NEWLY AVAILABLE





TRANSIT TIME



YVR AIRPORT

40-minutes by car/transit



CONVENTION CENTRE

7-minute by car



BC PLACE

8-minute by car



GASTOWN NEIGHBOURHOOD

2-minute walk

R5 HASTINGS ST - RAPID BUS



88

Walk
Score

"Very Walkable"



82

Transit
Score

"Excellent Transit"



82

Bike
Score

"Very Bikable"

Nearby amenities

- | | | |
|---------------------------|-----------------------------|--|
| 1. Vancouver Urban Winery | 7. Far Out Vintage | 13. Provincial Court Of British Columbia |
| 2. The Mackenzie Room | 8. Alibi Room | 14. CRAB Park |
| 3. Railtown Café | 9. Starbucks | 15. Subway |
| 4. Belgard Kitchen | 10. Strathcona Beer Company | 16. LanaLou's Restaurant |
| 5. Ask For Luigi | 11. Superflux Beer Company | |
| 6. St. Lawrence | 12. Pallet Coffee Roasters | |

Contact for more information

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