

339 EAST 1ST AVENUE VANCOUVER, BC

- 1.10 Acres of Rare Vacant Development Land
- Build Office / Retail up to 144,000 Square Feet
- Clear Zoning Policy in Place



FALSE CREEK FLATS DEVELOPMENT SITE

FOR SALE



The displayed rendering demonstrates one scenario for possible rezoned development.

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339 EAST 1ST AVENUE, VANCOUVER, BC

Rare Opportunity for Vancouver Development Land

FOR
SALE

OPPORTUNITY

To acquire a vacant, 48,000 square foot, rare development site in the East False Creek Flats area of Vancouver, with policy in place to allow an office and commercial development of up to 144,000 square feet.

LOCATION & AREA

Located directly adjacent to the rapidly developing Great Northern Way Campus, this hub for innovation is attracting numerous education, technology, and digital arts firms and groups. Major institutions such as Mountain Equipment Co-op (new headquarters), Emily Carr / SFU / UBC / BCIT, Angiotech, QLT Pharmaceuticals, as well as craft breweries including Red Truck Brewing, 33 Acres and Big Rock Brewery have established themselves in this very exciting, up and coming area.

Also emerging is an art zone, which has attracted a multitude of well known artists and galleries such as Equinox, Catriona Jeffries, Winsor and Monte Clark.

The Great Northern Way Campus (GNWC) is a 14 acre parcel of land that is home to the Centre for Digital Media (accreditation by SFU, BCIT, UBC and Emily Carr). Emily Carr University finalized \$134 million in public funding and will be commencing construction on their new, permanent home in 2014. Onni Group also has options to develop both artist live/work residential, as well as student housing at the west end of the GNWC campus – this is directly adjacent to the subject site.

The anticipated future alignment of rapid transit to UBC contemplates a number of options, with one of the arguably strongest options being potential extension of the Millennium Line to service GNWC, with a station very close to the subject site. The timing and funding of this major initiative is thought to be near-term, and this proposed extension is the number one transportation priority for the City of Vancouver.

ZONING & DEVELOPMENT POTENTIAL

I-3 – up to 3.0 FSR – permitted uses include high technology, research and development, light industrial and wholesale; the bylaw allows for rezoning to General Office use up to the maximum FSR. There are numerous potential scenarios for redevelopment, please contact the listing team for more details.

SITE DETAILS

1.10 Acres (approx. 48,072 sf),
frontage on East 1st Avenue.

PROPERTY TAXES

\$41,345.43 (2013)

LEGAL DESCRIPTION

PID: 007-197-918
Plan VAP 18109, Lot 3, Block 3, District Lot 200 A, Land District 36, and District Lot 2037

ASKING PRICE

\$10,800,000

UPCOMING DEVELOPMENT IN THE AREA

350,000 SF COMMERCIAL
500,000 SF RESIDENTIAL



5 MINUTE
WALK TO VCC/CLARK
AND MAIN STREET
SKYTRAIN STATIONS

NEXT DOOR TO GREAT NORTHERN WAY CAMPUS

4 MAJOR CAMPUSES
BCIT • EMILY CARR • SFU • UBC
CENTRE FOR DIGITAL MEDIA



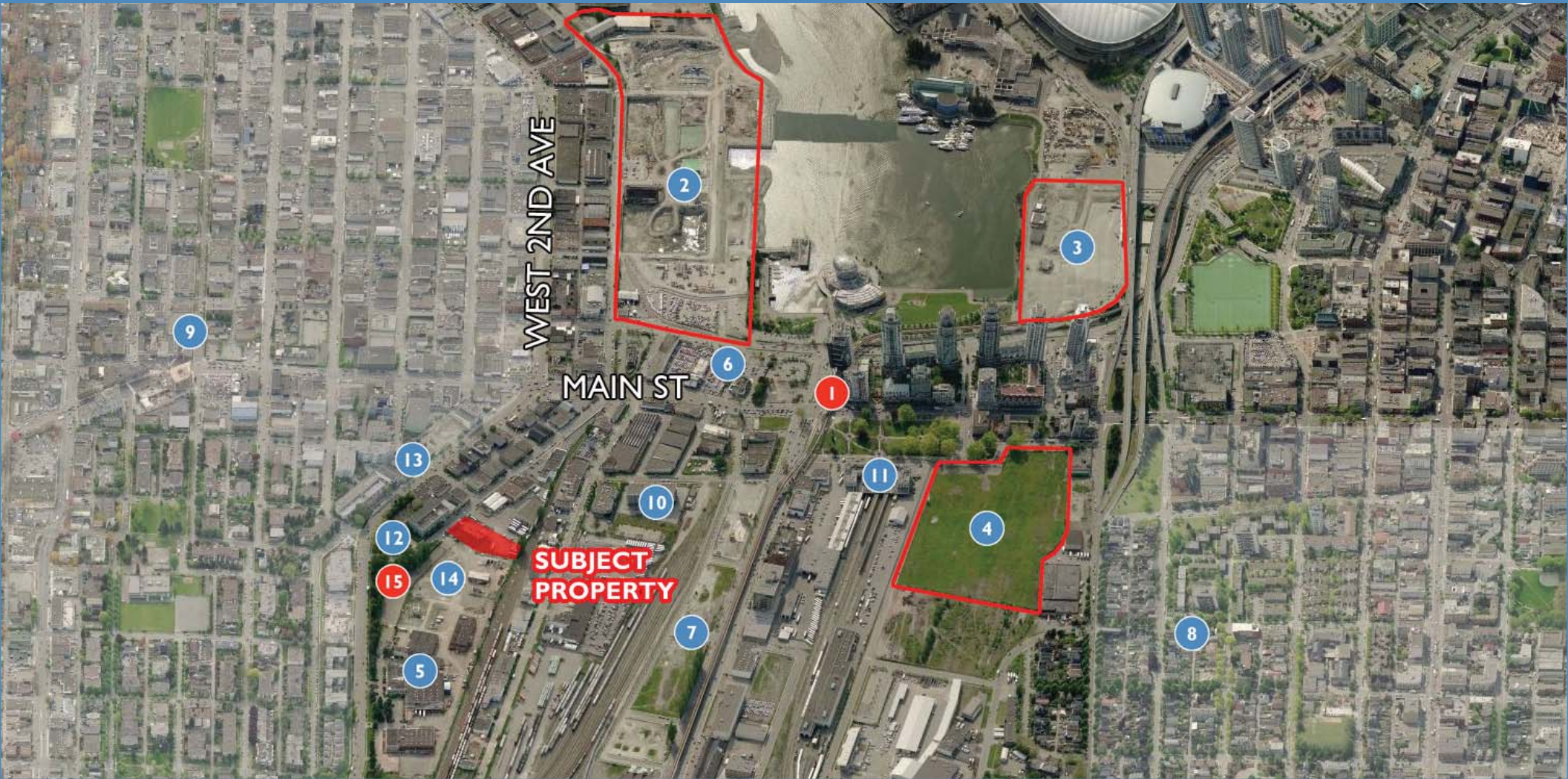
BUS TO DOWNTOWN
VANCOUVER EVERY
5 MINUTES
STOP AT MAIN & 1ST

THOUSANDS
OF VIBRANT PEOPLE EXPECTED



5 MINUTE
DRIVE TO DOWNTOWN
VANCOUVER

1. Main Street SkyTrain Station
2. South East False Creek Developments
3. Future Park Lands
4. Potential Future New Hospital Lands
5. Great Northern Way Campus Centre for Digital Media (BCIT/UBC/SFU/Emily Carr)
6. Central - 100,000 sf New Office & Residential Building (Canada Border Services Agency)
7. Containers - 200,000 sf Two Phase New Office Buildings (Columbia College)
8. Strathcona Residential Neighbourhood
9. Mount Pleasant
10. Angiotech
11. Station Street - Via Rail
12. Canvas - Residential
13. Evan - Residential
14. Onni Group Future GNWC Developable Lands
15. Potential Location For SkyTrain Station (UBC Line)



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