



VANCOUVER | BRITISH COLUMBIA | CANA-

FOR LEASE

*Where Thinkers And Makers Converge*





## CENTRALLY LOCATED IN ONE OF VANCOUVER'S PREMIER CREATIVE HUBS

The Maker Exchange is a 7-storey, 151,000 sq.ft. building in the Railtown neighbourhood of Vancouver. Flooded with natural light, outdoor meetings spaces and unobstructed views of the Pacific Ocean and North Shore mountains, every aspect of the building is designed to inspire. The Maker Exchange's creative spaces will be home to software development, digital media, advanced and traditional manufacturing, production studios as well as showroom and restaurant space.

Maker Exchange is strategically positioned in the heart of Vancouver's emerging creative design district that is home to some of today's most prominent brands and is only a short walk away from Vancouver's best restaurants, cafes, shops, and bars. Maker Exchange benefits from being situated right near downtown with easy access to the busiest transit station in Vancouver. Additionally, the Property is within walking distance of a number of bus routes, Mobi Bike Share stations, and EVO and Car2Go (car share) parking locations.

### BUILDING HIGHLIGHTS



#### Brand New

151,715 sq. ft. of brand new modern concrete construction across 7 storeys, premium finishes with underground parking for 179 vehicles, outside balconies, and a rooftop terrace with exceptional water and mountain views.



#### Attractive Location

Home to many of Vancouver's iconic brands, the area has become a hub of innovation and design. Within walking distance of Vancouver's largest transit station, the downtown core, and the trendiest bars, restaurants, shops and cafes in the city.



#### Accessibility

The property benefits from its location within one of the fastest growing areas in the City of Vancouver. The property is situated within walking distance of Vancouver's busiest transit station, 95 B-Line, Central Business District and Vancouver's trendiest restaurants, bars and



#### Design

Inspired and designed around the different ways in which co-workers interact with each other, the Maker Exchange promotes free-form idea exchange, collaboration, and integrated workflow. The building features unique interior and exterior spaces that reinforce this re-imagined



#### Branding Opportunity

The availability of prominent exterior building signage and building naming rights represents an excellent opportunity for the anchor tenant to dramatically increase the profile of its brand.



**WALKERS  
PARADISE**  
93 WALK SCORE



**VERY  
BIKEABLE**  
76 BIKE SCORE



**RIDERS  
PARADISE**  
90 TRANSIT SCORE



**EXCEPTIONAL OPPORTUNITY TO CAPITALIZE  
ON VANCOUVER'S UNPRECEDENTED  
OFFICE MARKET DEMAND**



**349 West Georgia Street**  
1,060,000 sq. ft.  
Tower 1: Q4 2022  
Tower 2: Q4 2023



**400 West Georgia St.**  
350,000 sq. ft.  
Q2 2020



**320 Granville Street**  
378,244 sq. ft.  
Q2 2021



**155 Water Street**  
74,758 sq. ft.  
Q3 2020



**353 Railway Street**  
30,050 sq. ft.  
Q3 2019



**405 Railway Street**  
111,889 sq. ft.  
Q1 2022



**711 Alexander Street**  
55,652 sq. ft.  
Q4 2020



**St. Paul's Hospital Development**  
\$1 billion hospital and health campus  
1,000,000 sq. ft. over 18.5 acres



**947 East Hastings Street**  
350 units  
Opened: 2018

YALETOWN-ROUNDHOUSE

VANCOUVER CITY CENTRE

BURRARD

GRANVILLE

STADIUM-CHINATOWN

WATERFRONT

MAIN STREET-SCIENCE WORLD



**33 West Cordova Street**  
142 Units  
Delivery date: TBD



Cuchillo

RAILTOWN

Postmark

JJBean

thinkific

Vancouver Public Library

the MACKENZIE

ST LAWRENCE

Ask-Liun

DIALOG

Herschel

MakerLabs

SFU

SIMON FRASER UNIVERSITY

Artizia

STRATHCONA

STARBUCKS



**VIEWS OF  
DOWNTOWN  
VANCOUVER,  
STANLEY PARK  
AND NORTSHORE  
MOUNTAINS**

## **MAKER EXCHANGE FEATURES:**

- Outdoor view balconies on select floors with full gas, water and electrical
- Flexible, modern high efficiency HVAC systems
- Bicycle storage & end of trip facilities
- Secure underground car parking for 179 vehicles
- Four high speed elevators
- High quality concrete construction and premium finishes
- Keyless card access system
- Exclusive use of private shuttle bus service to TransLink locations
- Large common area roof deck with views of Downtown Vancouver, Stanley Park and North Shore mountains
- Prominent exterior signage and branding opportunity





**CIVIC ADDRESS**  
488 Railway Street, Vancouver

**BUILDING SIZE**  
151,715\* SF

**STOREYS**  
Seven, plus two levels of underground parking

**FLOORPLATES**  
12,000\* sq. ft. to over 26,000 sq. ft

**TIMING**  
30 months from lease signing

**PARKING STALLS**  
182 Stalls Underground

**PARKING STALL RATIO**  
1:850 sq. ft.

**ZONING**  
I-4 (Historic Industrial District)  
Which allows for several types of office uses including hi-tech.

**LEASING RATES**  
Contact listing agent for details

**ADDITIONAL RENT**  
\$14.00 PSFPA

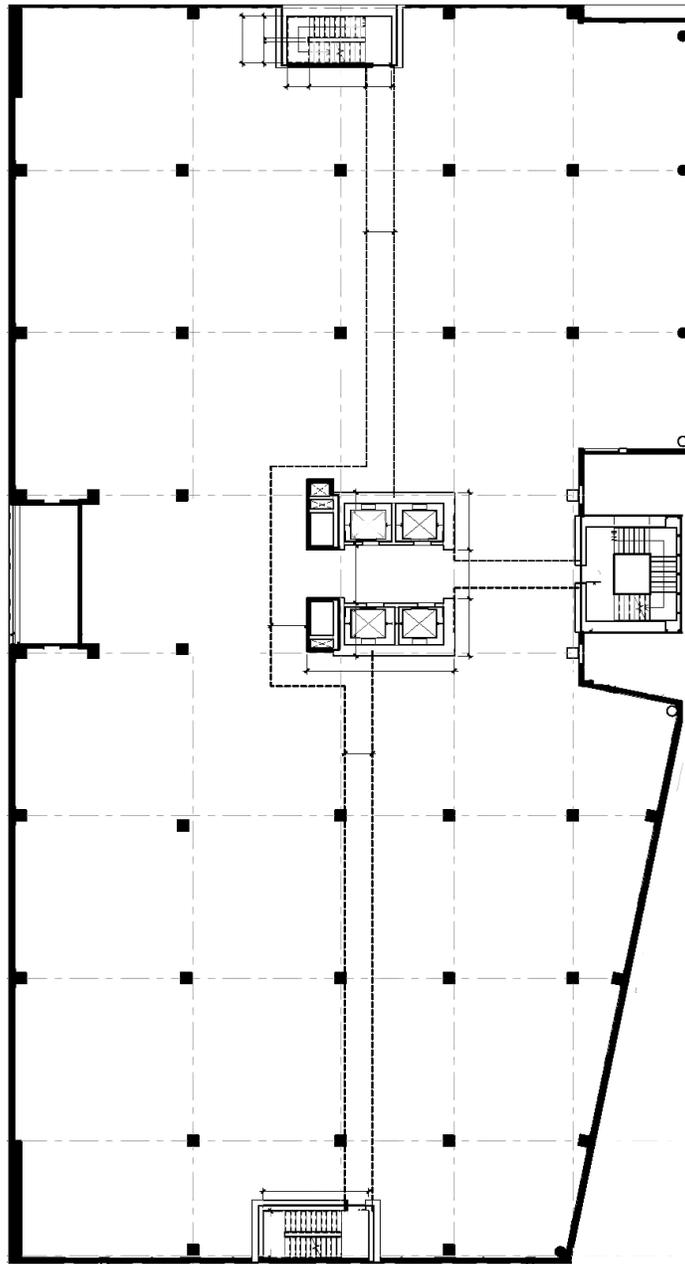
*\*Area is approximate.*

**LEASING INQUIRIES**

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**THIRD FLOOR**



RAILWAY STREET

JACKSON AVENUE

Main Floor	17,037 SF	Fourth Floor	26,083 SF
Mezzanine	4,179 SF	Fifth Floor	19,713 SF
Second Floor	26,083 SF	Sixth Floor	19,746 SF