



JERZY'S CORNER

Brand new, best-in-class light industrial and office spaces in the heart of East Vancouver

FOR LEASE

JERZYSCORNER.COM

1101 UNION STREET | VANCOUVER, BC

BUILDING PARTNER



MARKETED BY





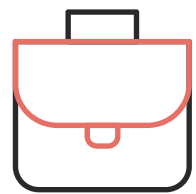
INTRODUCING JERZY'S CORNER

Jerzy's Corner is a brand new six-storey light industrial and office building located at 1101 Union Street in the heart of East Vancouver - the most progressive and community friendly neighbourhood, offering endless list of nearby conveniences and amenities.

The building totals 47,000 SF of modern office and industrial space with contemporary design and cutting-edge features. Office spaces on 5th and 6th floors present an opportunity for tenants alike to customize workspace and tailor to your preferred layout.

With I-2 zoning, the structure enables integration of wet lab, light industrial and office uses under one roof. It's ideally suited for a single organization, possibly in the life sciences or research fields, looking for a location to house laboratory, administrative and other needs in one building. Surrounded by flourishing residential developments in this community friendly neighbourhood, employees can benefit from everyday amenities within walking distance.

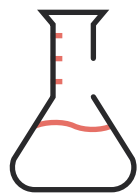
PROJECT HIGHLIGHTS



Up to 15,415 SF
of office space



Up to 29,978 SF
of industrial space



Suitable for Life
Sciences



Located at the
corner of Union
St and Glen Dr

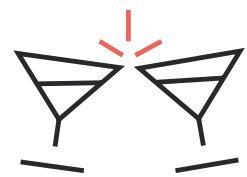


Anticipated
occupancy as early
as Fall 2023

Contact agents for rent details and Tenant Improvement Allowance offerings.

PROGRESSIVE NEIGHBOURHOOD

Located in the heart of East Vancouver on the corner of Union Street and Glen Drive, Jerzy's Corner is positioned centrally between downtown Vancouver, Mount Pleasant, North Shore and Highway 1, which connects the development to the entire Metro Vancouver area. The building is within minutes from the lively Commercial Drive scene and the new St. Paul Hospital and Health Campus in False Creek Flats. It's located right on the Adanac Bikeway along Union Street – Adanac Corridor, one of the city's busiest cycle routes that connects downtown Vancouver to Burnaby's Francis Union Bikeway and is very close to the VCC-Clark SkyTrain station, part of the Millennium Line, which will be linked directly to the extension of the Broadway Subway Project.



FOOD &
DRINK



CREATIVE
COMMUNITY



PARKS &
COMMUNITY



SERVICES



New St. Paul's
Hospital



Pacific Central
Station



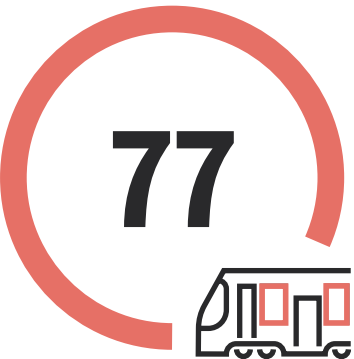
SkyTrain
Station



Adanac Bike
Path



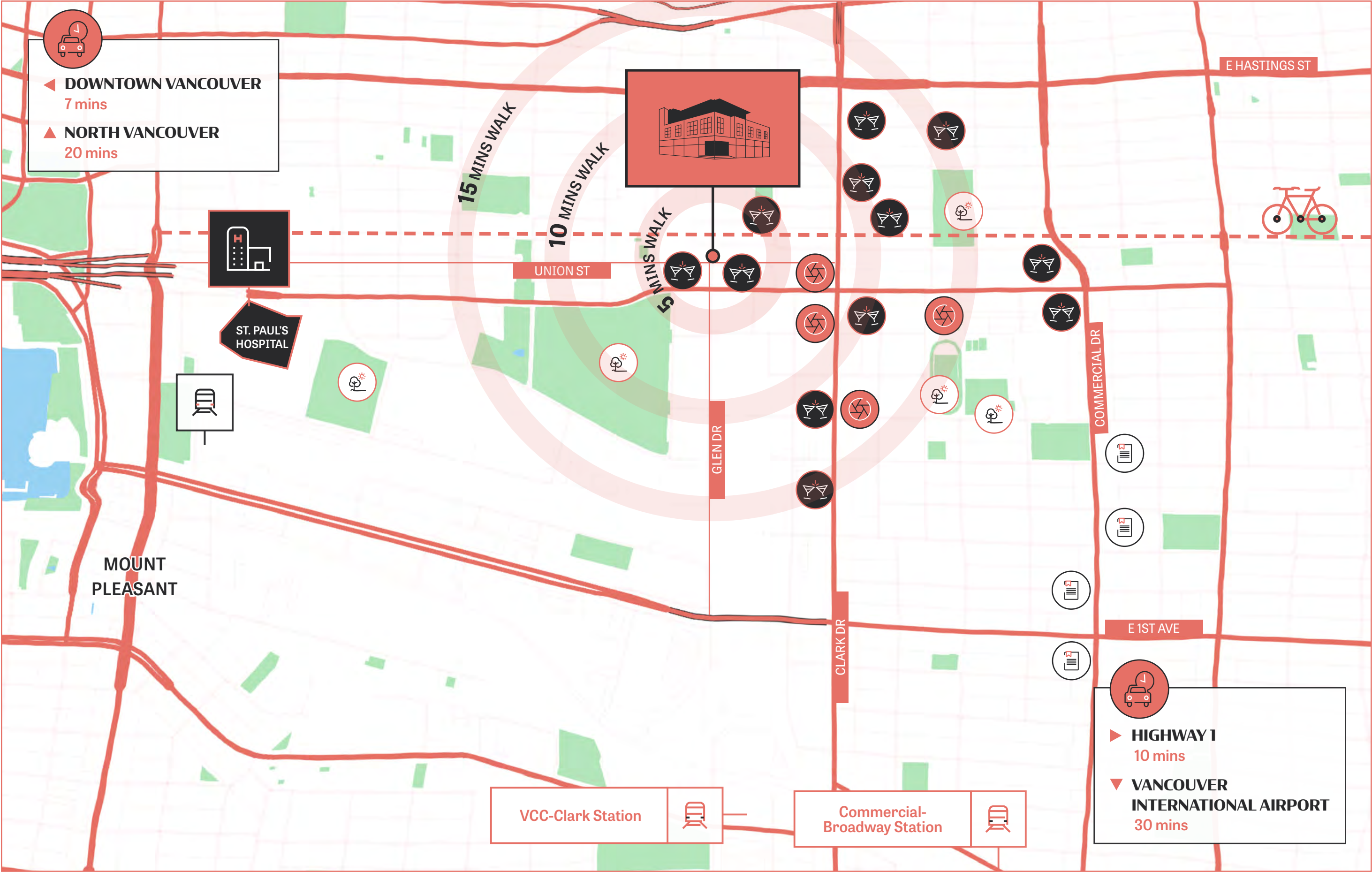
WALK SCORE

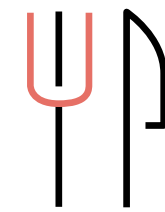


TRANSIT SCORE



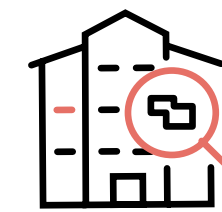
BIKE SCORE





40+
RESTAURANTS

Havana Vancouver
La Mezcaleria
Pepino's Spaghetti House
Yolks



100+
BUSINESSES

Lifelabs Medical Services
Microbion Corporation
Parker Street Studios
Werklab Inc

EVERYTHING WITHIN REACH

The surrounding neighbourhood includes a blend of homes and essential everyday services. Employees have endless options of cafés, eateries and craft breweries for lunch and after work gatherings. Within walking distance to transit, and less than 10 minutes from Downtown by car, this location checks all the boxes for a live, work, and play setting.



15+
LOCAL
BREWRIES

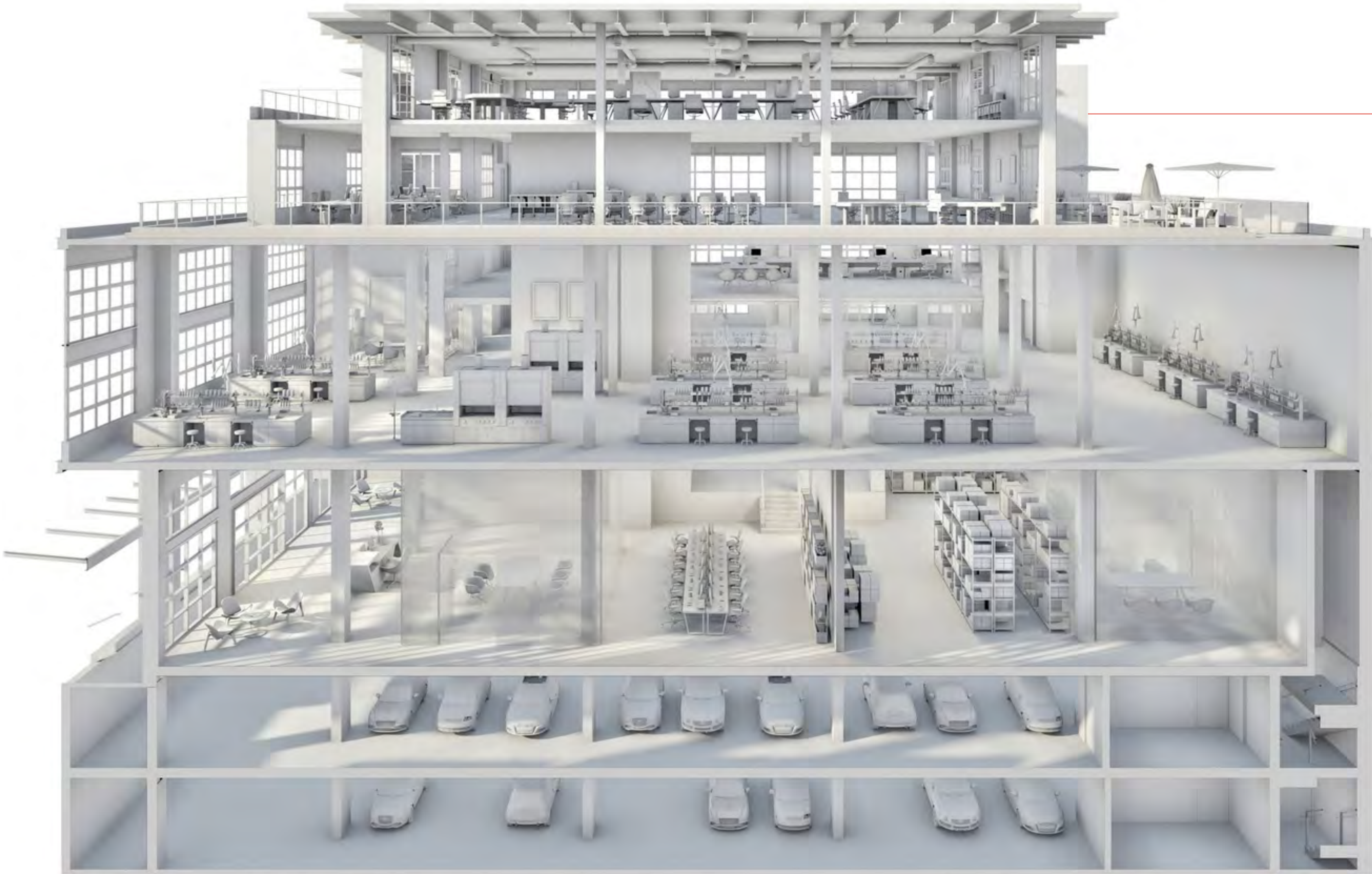
East Van Brewing
Company Off the Rail
Brewing Co.
Strange Fellows Brewing



25+
CAFES

Agro Roasters
JJ Bean Coffee Roasters
Moja Coffeee
Prado Coffee

AVAILABILITY



7,847 SF
Useable Area

6TH FLOOR
OFFICE

8,637 SF
Useable Area

5TH FLOOR
OFFICE

5,188 SF
Useable Area

4TH FLOOR
OFFICE

15,317 SF
Useable Area

3RD FLOOR
INDUSTRIAL

2,302 SF
Useable Area

2ND FLOOR
OFFICE

9,187 SF
Useable Area

1ST FLOOR
INDUSTRIAL/ RETAIL

23
Parking Stalls

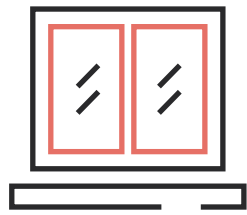
P1
PARKING

36
Parking Stalls

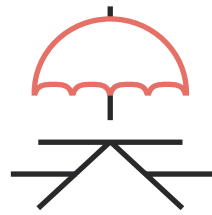
P2
PARKING

South Section (Interior View)

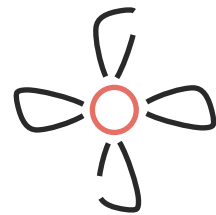
THOUGHTFULLY DESIGNED OFFICE AND INDUSTRIAL SPACE THAT MEETS YOUR BUSINESS NEEDS.



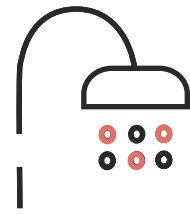
Expansive windows for ample natural light



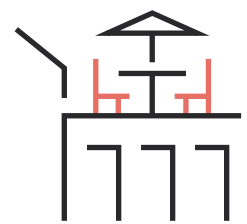
Wraparound outdoor patio on the east, south and west of floor 5.



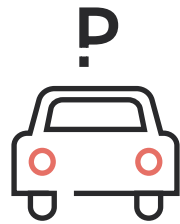
Enhanced air quality, health, and safety features
Air filtration with a high MERV rating, electrostatic systems, advanced elevator and lobby ventilation and touchless elevators



Dedicated end-of-trip facilities



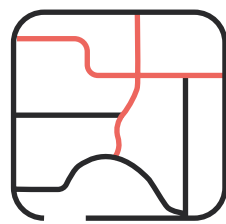
Beautiful rooftop amenity space



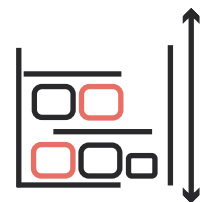
Two levels of gated, secured underground parking with 59 parking stalls



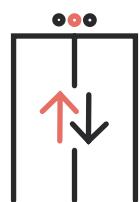
Heavy 3 phase power



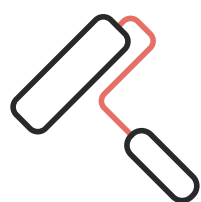
I-2 Zoning



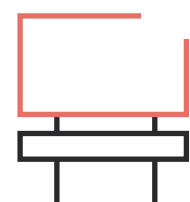
20'- 22' clear ceiling heights on floors 1-3



Two large freight elevators to service industrial floors 1- 3



Customizable units



Prominent signage opportunities



PROJECT TEAM

BUILDING PARTNER
WALES MCLELLAND CONSTRUCTION



Wales McLelland Construction has been operating in Vancouver for 50 years with professional expertise in General Contracting, Design-Build, Construction Management, sustainable and LEED™ building, tilt-up construction, and pre-design planning and consulting services. Strong client relationships have been the key to our success, and we believe that it is only through maintaining a high level of concern for all the elements of our business that we can exceed expectations, as well as ensure we honour our commitment to, and reinforce trust with, our valued clients. As a result, we have excelled as a design-build specialist, and have been able to diversify our construction methods and disciplines to better serve our client’s needs. This approach has enabled us to complete projects in a broad range of industrial and commercial building categories, not only in Vancouver, but throughout British Columbia, and across Canada.

WALESMCLELLAND.COM

DESIGNED BY
STUART HOWARD ARCHITECTS INC.



Stuart Howard Architects was founded in 1977 and celebrates over 40 years positively contributing to the built environment. SHA's identity is defined by the exceptional quality of work, innovative designs and creative problem solving. Over the years, SHA has participated in a variety of building typologies with a strong emphasis on both single-family and multi-family residential projects, institutional facilities and the rehabilitation of buildings.

STUARTHOWARD.COM

MARKETED BY
COLLIERS CANADA



Colliers is a leading global real estate services and investment management company. With operations in 68 countries, our 15,000 enterprising people work collaboratively to provide expert advice and services to maximize the value of property for real estate occupiers, owners and investors. For more than 25 years, our experienced leadership team, owning approximately 40% of our equity, have delivered industry-leading investment returns for shareholders. In 2019, corporate revenues were more than \$3 billion (\$3.5 billion including affiliates), with more than \$33 billion of assets under management. Learn more about how we accelerate success at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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JERZY'S CORNER



WALES
McLELLAND
CONSTRUCTION

