

The image shows a dark background with a repeating pattern of the words "FOR LEASE" in a light, sans-serif font, oriented diagonally. In the center, the logo for "THE YARD" is displayed. The logo consists of a stylized icon to the left of the text. The icon is composed of two vertical rectangular blocks: a white one on the left and a red one on the right, both with a slight 3D effect. To the right of these blocks, the words "THE" and "YARD" are stacked vertically in a large, bold, white, sans-serif font.

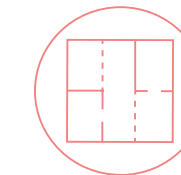


UNIQUE OFFICE, INDUSTRIAL & RETAIL SPACE FOR LEASE IN RAILTOWN

The Yard is set to become a landmark development in Railtown—one of Vancouver's most distinctive and forward-thinking neighbourhoods. Rich in history and culture, the area is surrounded by some of the city's best breweries, cafes, and restaurants.

Spanning over **57,000 SF** across seven floors, The Yard offers state-of-the-art office, creative industrial, and retail space. Tenants will enjoy panoramic views of Burrard Inlet and the North Shore mountains, along with generous green space, including private decks and a rooftop garden.

Designed to reflect and enhance the spirit of Railtown, The Yard will attract the diverse and creative talent that defines the neighbourhood. This is one of the first opportunities to lease new Class A office space in one of Vancouver's most sought-after districts.



57,000 SF of office,
creative industrial,
& retail space



I-4 Creative
Industrial and
Office Zoning



Occupancy
Q1 2026



Floor to ceiling glazing
for optimal natural light

High ceiling
heights of
11'3" to 12'3"

State-of-the-art building
systems for a clean,
streamlined aesthetic

Large, open span
floorplates for
flexible layouts

CREATIVE OFFICE AND INDUSTRIAL

Modern and Forward-Thinking

Designed for today's evolving workspaces, The Yard offers 11,597 SF of contiguous office space across the top two floors: 5,475 SF on Level 7 and 6,122 SF on Level 6. With clean architectural lines and advanced infrastructure, the building supports flexibility, efficiency, and employee wellbeing.

Generous ceiling heights, full-height glazing, and open span layouts maximize natural light and allow for highly adaptable floor plans.

End-of-trip facilities, including secure bike storage, lockers, and fob-access entry, provide added convenience and peace of mind for tenants.

THE RETAIL

A Perfect Space for Your Business to Grow

The Yard's ground floor offers 5,382 SF of versatile space ideal for retail businesses seeking strong foot traffic and high exposure with prominent frontage on Railway Street.

Ceiling heights of 17'6" create a spacious, airy environment that accommodates a wide range of retail and creative uses. With dock loading, elevator access, and an efficient layout, the space is ideal for businesses seeking a flexible, street-level presence in a dynamic neighbourhood.





Panoramic views of the North Shore and Burrard Inlet



Fully equipped end-of-trip facilities including bike storage and showers



Private terraces on each floor and a shared green roof

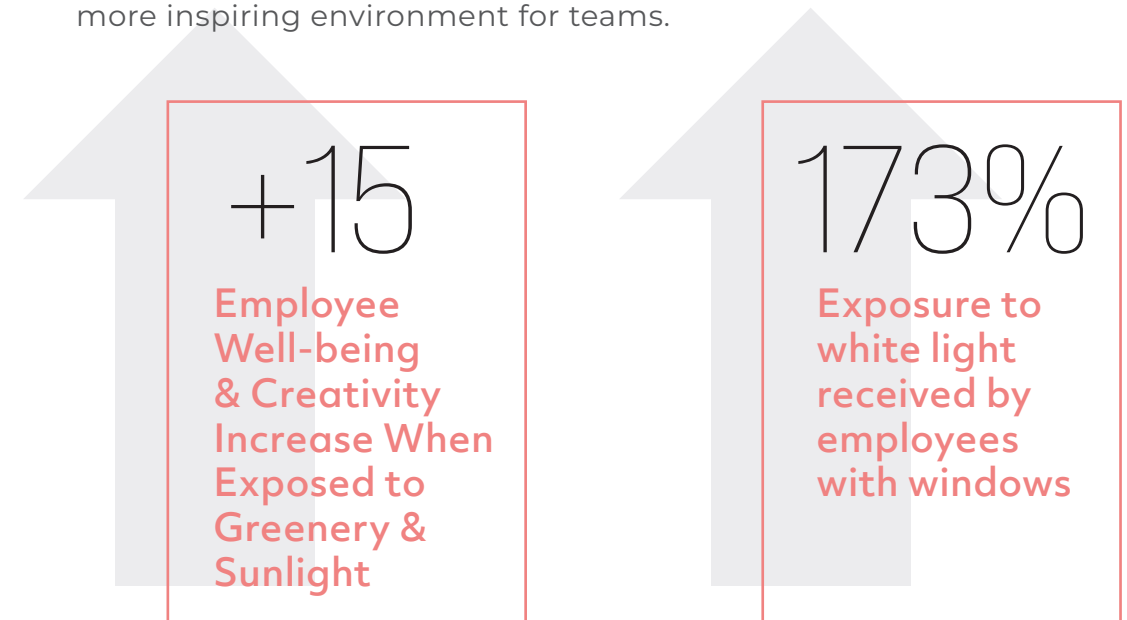


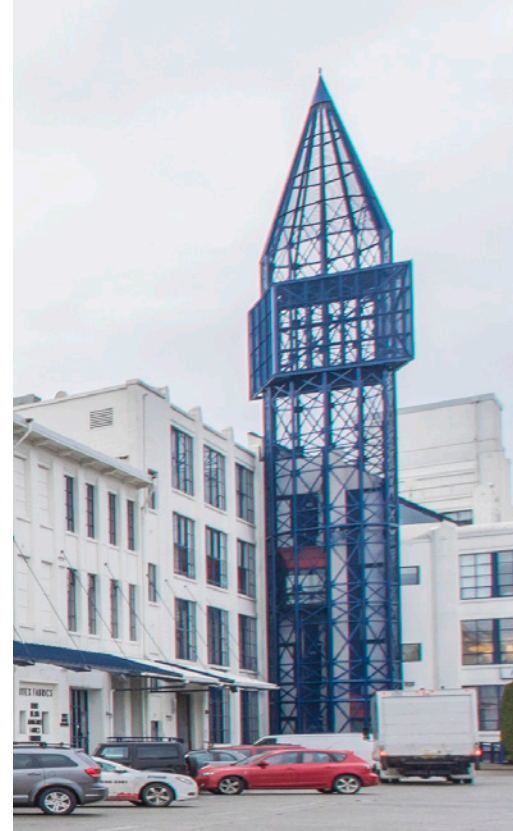
THE VIEWS

Outdoor Amenity Space With Views to Admire and Inspire

The Yard is thoughtfully designed to create a modern, productive workspace that prioritizes employee well-being. Among the most sought-after workplace features is access to natural light—something The Yard delivers in abundance.

Expansive glazing, private terraces, and a landscaped green roof provide plentiful sunlight and outdoor space, fostering a healthier, more inspiring environment for teams.



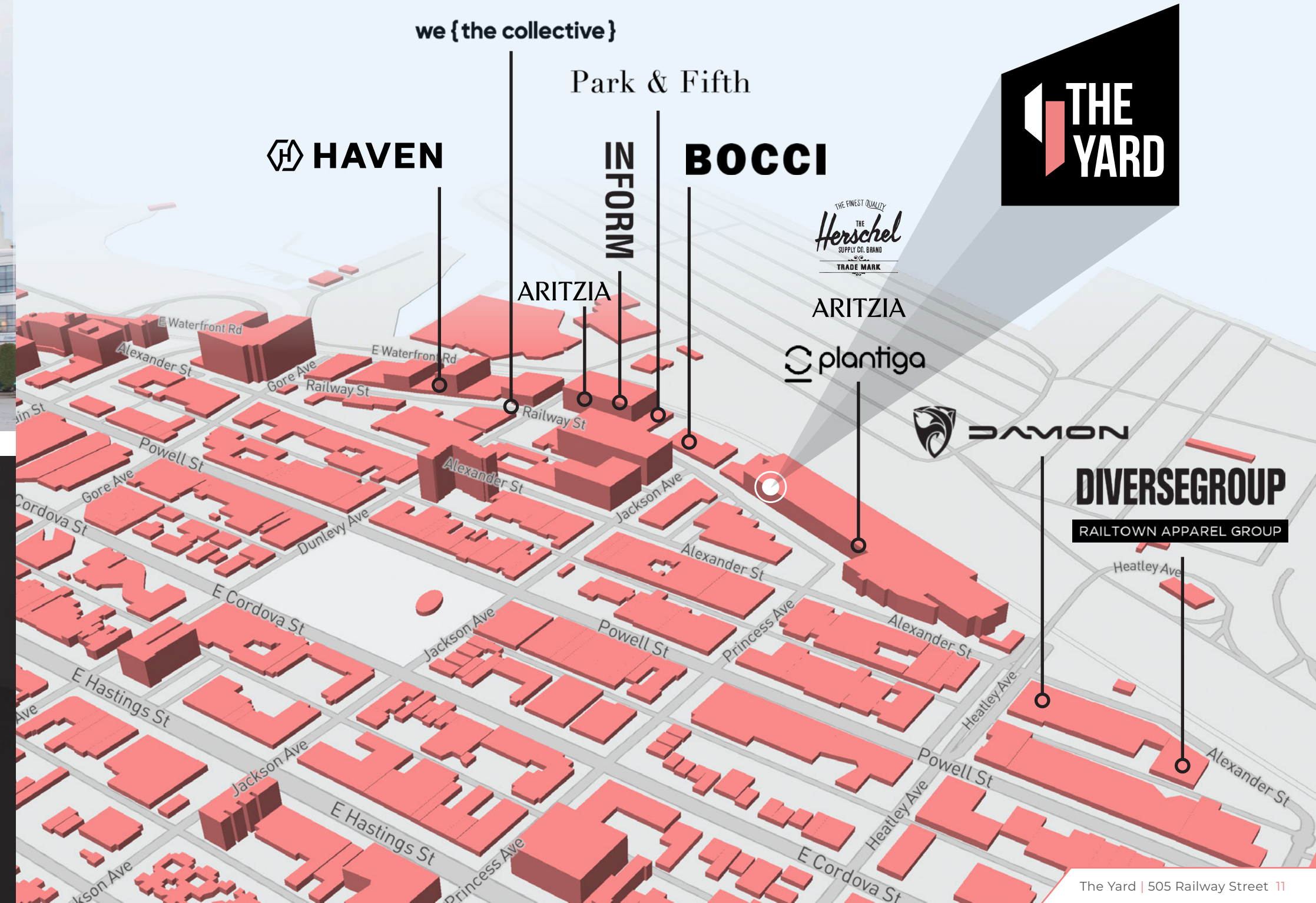


THE LOCATION

A Historic Vancouver Neighbourhood

Rooted in history and creativity, Railtown is where some of Vancouver's most successful companies got their start—including Hootsuite. Today, it remains a thriving hub for innovation, home to industry leaders like Aritzia, Herschel, and more.

With its strong community of forward-thinking businesses, Railtown is the ideal setting for companies in tech, design, and other creative sectors to grow and connect. Be part of this vibrant cultural district at The Yard.



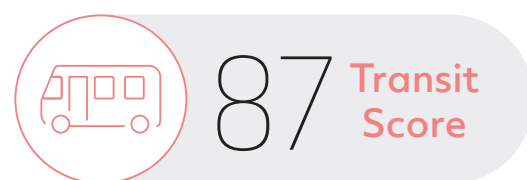
THE NEIGHBOURHOOD

The Life of the City in your BackYard

Centrally located and highly walkable, The Yard is perfectly positioned for businesses seeking convenience and connectivity. Just minutes from the downtown core, it offers easy access to the central business district, as well as neighbouring Gastown and Chinatown—home to some of Vancouver’s best restaurants, cafes, and cultural destinations.

The area is also exceptionally well-connected by transit. Waterfront Station, a major hub for the SkyTrain, West Coast Express, and multiple bus routes, is only a short walk away, making commuting simple from across the city.

Surrounded by independent shops, creative studios, and culinary hotspots, Railtown is a true vibrant community where historic character meets modern energy and innovation.



Minutes away from Vancouver’s main rapid transit hub

8 min. walk to Chinatown
5 min. walk to Gastown

Amenities

Cafes

1. Railtown Cafe
2. Pallet Coffee Roasters
3. The Birds & The Beets
4. Nelson the Seagull
5. Matchstick Coffee Roasters
6. Nemesis Coffee
7. Revolver
8. Coastal Eden Cafe

Restaurants & Bars

1. Belgard Kitchen/Postmark
2. The MacKenzie Room
3. St. Lawrence
4. Cuchillo
5. Alibi Room
6. Ask for Luigi
7. Pourhouse
8. Jules Bistro
9. Smith’s Irish Pub
10. Di Beppe
11. Twisted Fork Bistro
12. Tacofino Taco Bar
13. L’Abattoir
14. LOCAL Public Eatery
15. Dosanko



THE SPECIFICATIONS

The Building



2 passenger elevators that serve all levels and 1 freight elevator that serves P2 to Level 5



High ceiling heights of 11'3" – 12'3"



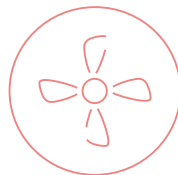
Expansive wall glazing with a curtain wall and operable windows



Creative Products Manufacturing is providing 250 VA and office levels are providing 180 VA/ SF for power distribution with emergency generator provided



50 parking stalls with EV charging



Ventilation and HVAC is shell minimum, tenants to provide additional requirements for build out



Bike storage with 24 Bluetooth bike lockers and a workshop for bicycle maintenance



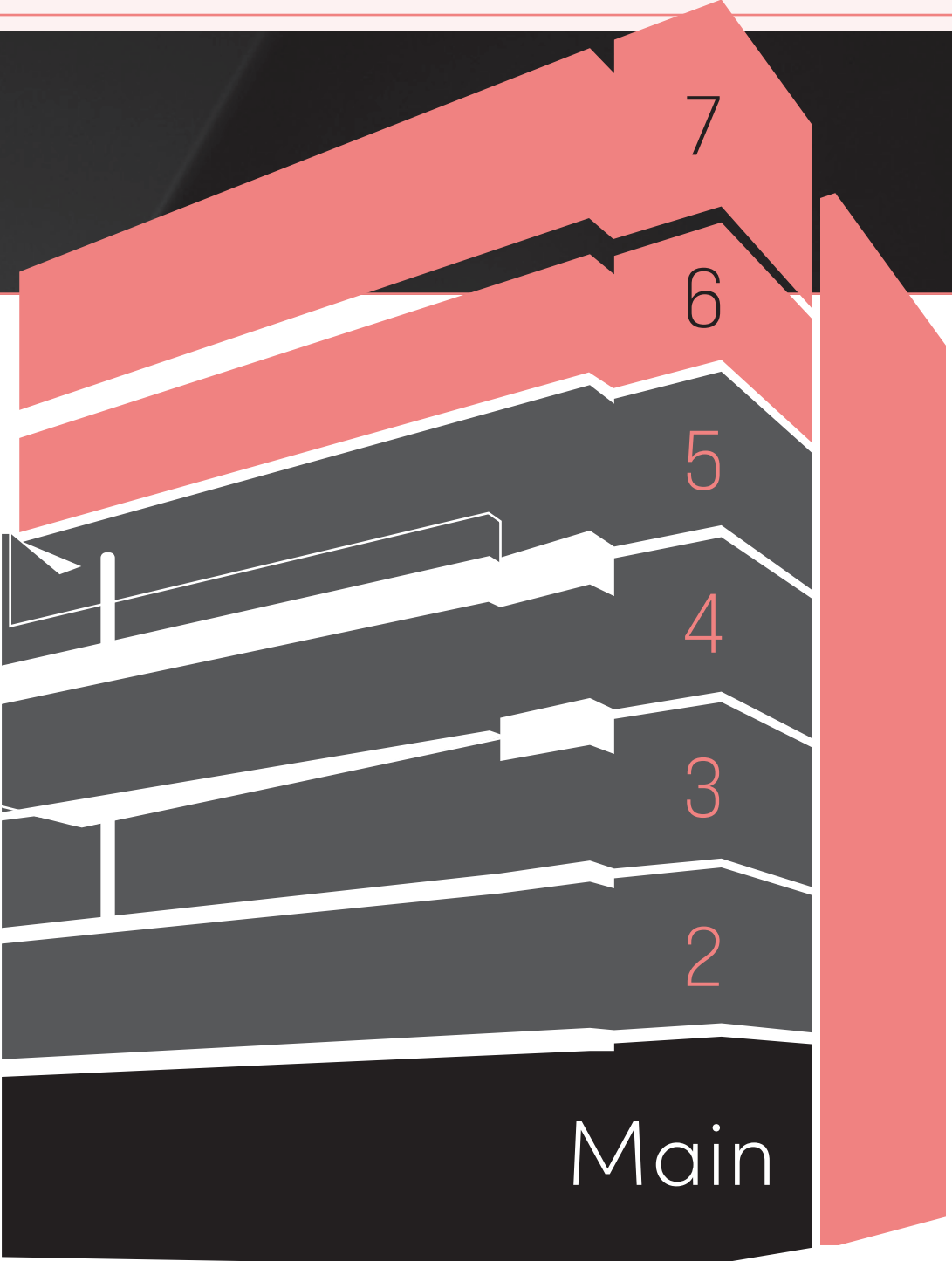
Total of 3 showers (1 accessible)

THE AVAILABILITY

The Yard features flexible layouts and demisable floorplans to suit a wide range of business needs.

Take advantage of the opportunity to secure space in Railtown while availability remains and rental rates are still competitive.

Office	Floor 7	5,475 SF
	Floor 6	6,122 SF
Creative Products Manufacturing	Floor 5	9,143 SF
	Floor 4	10,419 SF
	Floor 3	10,068 SF
	Floor 2	10,418 SF
Retail	Main	5,382 SF
	Parkade	50 Stalls



THE PROJECT TEAM



Sixone Properties is a Vancouver based real estate development and investment company whose projects focus on the intersection of design, functionality, and community. Since its formation, the Sixone group of companies have invested in and developed industrial and residential properties in Vancouver and Toronto, as well as internationally in Australia and Asia.



Colliers is a global diversified professional services and investment management company. Operating through three industry-leading platforms—Real Estate Services, Engineering, and Investment Management—we have a proven business model, an enterprising culture, and a unique partnership philosophy that drives growth and value creation. For 30 years, Colliers has consistently delivered approximately 20% compound annual returns for shareholders, fueled by visionary leadership, significant inside ownership and substantial recurring earnings. With annual revenues exceeding \$4.8 billion, a team of 23,000 professionals, and \$99 billion in assets under management, Colliers remains committed to accelerating the success of our clients, investors, and people worldwide. Learn more at corporate.colliers.com, X @Colliers or LinkedIn.

ColliersCanada.ca



Mallen Gowing Berzins Architecture (MGBA) is an integrated architecture and interior design firm that specializes in the client experience. From start to finish, your project involves senior-level staff, a consistent point of contact and a collaborative relationship-based approach.

Founded in 2005, MGBA has extensive experience in both Western and Eastern markets producing ground-breaking work in several sectors: retail, commercial, hospitality, industrial, institutional and master planning. Now with offices in Toronto, Vancouver and Victoria, our Interior Design and Architectural teams provide project delivery solutions for national brands and corporations across Canada.

MGBA.com



TheYardRailtown.com

Matt Smith

Senior Vice President
Personal Real Estate Corporation
604 992 2438
matt.smith@colliers.com

Robert Down

Senior Vice President
Personal Real Estate Corporation
604 499 4700
robert.down@colliers.com

John Waslen

Associate Vice President
604 662 2634
john.waslen@colliers.com

Nick Repchuk

Associate
604 692 1435
nick.repchuk@colliers.com

Colliers - 1067 West Cordova Street, Suite 1100, Vancouver, BC V6C 1C7 - 604 681 4111 - collierscanada.com



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc., Brokerage