

# FOR SALE

310 - 241 KEEFER STREET, VANCOUVER B.C.

## 2,010 SF PREMIER CHINATOWN STRATA OFFICE OPPORTUNITY



**2.5% COMMISSION TO OUTSIDE AGENTS\***

*\* MUST HAVE AN UNCONDITIONAL OFFER BY AUGUST 15TH, 2025*

- + PRICE REDUCED**
- + ONE UNITS REMAINING**
- + READY FOR OCCUPANCY**

**FUTURE ST. PAUL'S HOSPITAL**

**GORE AVENUE**

**KEEFER STREET**



**Marcus & Millichap**

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## OPPORTUNITY

One of Vancouver's dynamic and lively neighbourhoods, Chinatown's distinct cultural and historic character makes it a trendy place to live and work. The ever-growing array of retailers, popular eateries and outdoor green spaces all make Chinatown a sought-after destination for residents and employers alike.

Sparrow, located mid-block on Keefer Street, is situated on the retail thoroughfares of Keefer and Main Street and is a stone's throw from a number of the city's well-known restaurants including Phnom Penh, Kissa Tanto, Virtuous Pie, Maxim's Bakery, Bao Bei, Fiorino Italian Street Food, The Irish Heather, and Oyster Express. Chinatown is flanked by exceptional access to rapid transit, Stadium-Chinatown and Main Street-Science World stations are within 10 minutes walking distance to the building. In addition to having access to rapid transit stations and many amenities near by, this location will serve the new St. Paul's Hospital and health campus planned to open in 2026. The new hospital will replace the existing St. Paul's hospital in downtown Vancouver and is planned to continue to be an internationally renowned, full service hospital, providing inpatient, outpatient and specialized care services.

In recent years Chinatown has welcomed over 100,000 SF of new mixed-use development and future expansion plans for the nearby North East False Creek, the False Creek Flats, and St. Paul's Hospital will further strategically enhance the area's livability and commercial viability for generations to come.



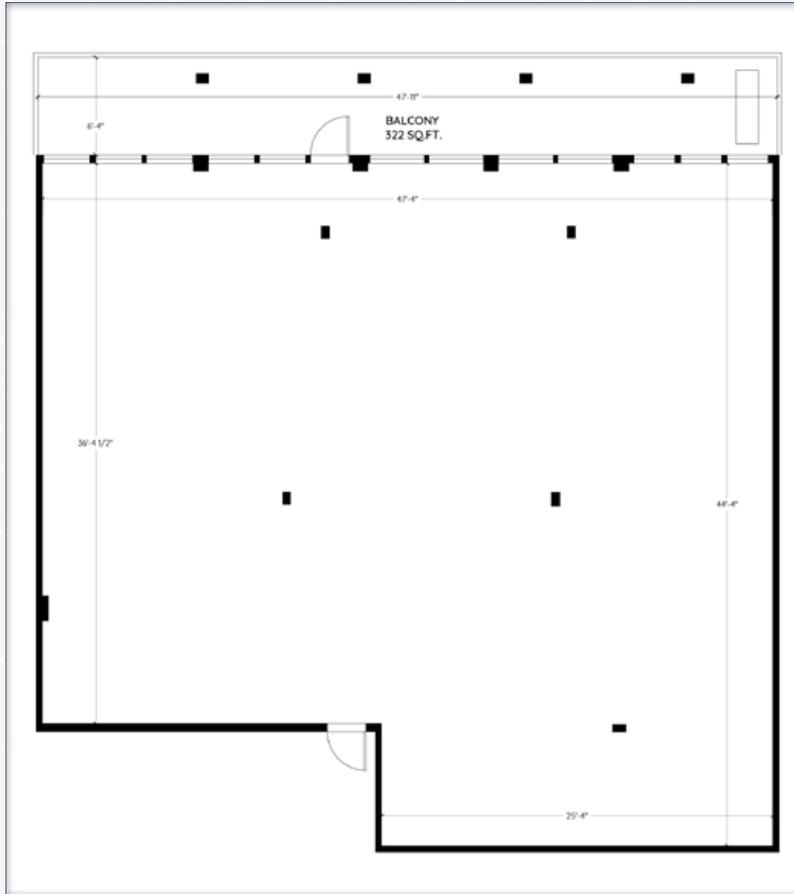
## FEATURES

- 2,010 SF
- Private 322 SF deck north facing for your exclusive use
- Fourth floor bamboo garden patio for all office users to enjoy
- Exterior signage opportunity with excellent pedestrian exposure
- Extensive glazing
- Walking distance to two SkyTrain stations and the new St. Paul's Hospital
- Secured bike lockers on each office floor
- Private entrance lobby for office users
- Dedicated heating and air conditioning for the unit
- Parking: Two secured underground parking stalls

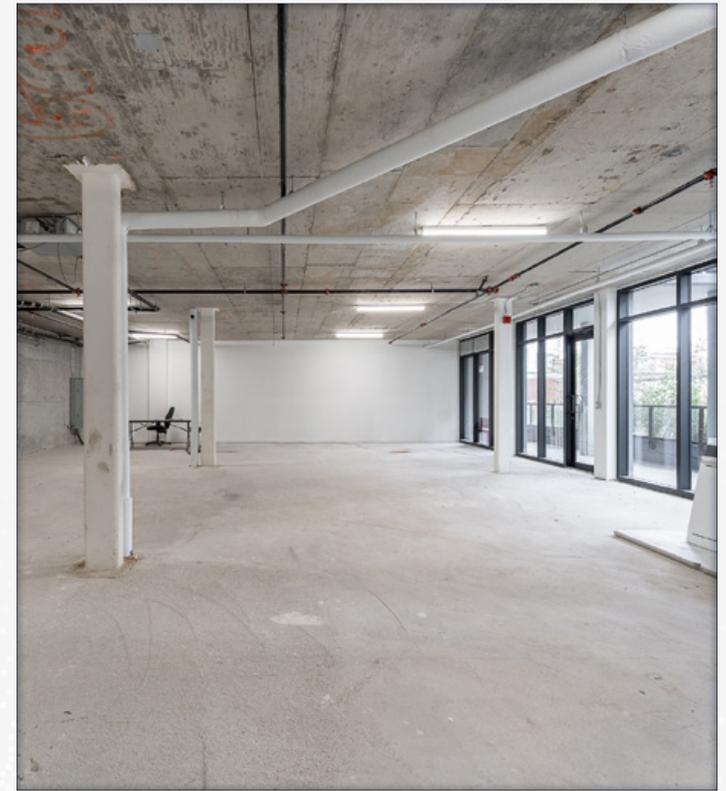
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## 3RD FLOOR OFFICE



\*All measurements are approximate & unit numbers can change without notice



### SUITE 301

Unit Size: 2,010 SF

Asking Price: ~~\$1,980,000~~  
**\$1,419,000**  
(\$700/SF)

Strata Fee: \$1,248 / month

### FEATURES

 Operable windows with access to common outdoor space on the 3rd floor

 322 SF, private, north facing patio

 10'-0" ceiling heights

 Total of two units per floor

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## CONSTRUCTION UPDATE: THE NEW ST. PAUL'S HOSPITAL

Strategically situated blocks from the new St. Paul's Hospital and Health Campus Project. It's expected to have a significant impact on healthcare in Vancouver and beyond, offering cutting edge medical services and attracting top medical talent to the area. This \$2 billion state-of-the-art hospital & campus project boasts 18.4 acres of land in the false creek neighbourhood and is expected to increase jobs from 8,000 to 30,000 over the next 30 years according to The City of Vancouver. In addition, the new St. Paul's Hospital will have a significant impact on the Vancouver economy through the development of new medical office and research space, retail and restaurant space, hotel space, and rental housing for healthcare workers. The development of these additional facilities will create new business opportunities, attract investment, and drive economic growth.



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