

# OPPORTUNITY TO LEASE

## Prime Restaurant/Retail/Service Space

### “THE SALT BUILDING”



**85 West 1<sup>st</sup> Avenue, Vancouver, BC  
Olympic Village**

For further information contact:

Andrew Newman  
City of Vancouver  
Real Estate Services  
Phone: 604-673-8105  
Fax: 604-873-7064  
Email: [andrew.newman@vancouver.ca](mailto:andrew.newman@vancouver.ca)

## AVAILABLE FOR IMMEDIATE OCCUPANCY



**Iconic & historical landmark building, located in heart of Olympic Village.  
Outstanding restaurant/pub and destination retail opportunity.**

**Location:** Close proximity to SkyTrain, Science World, Downtown and False Creek Seawall

**Space Size:** 13,097 sq. ft. of GLA

### **Property Features:**

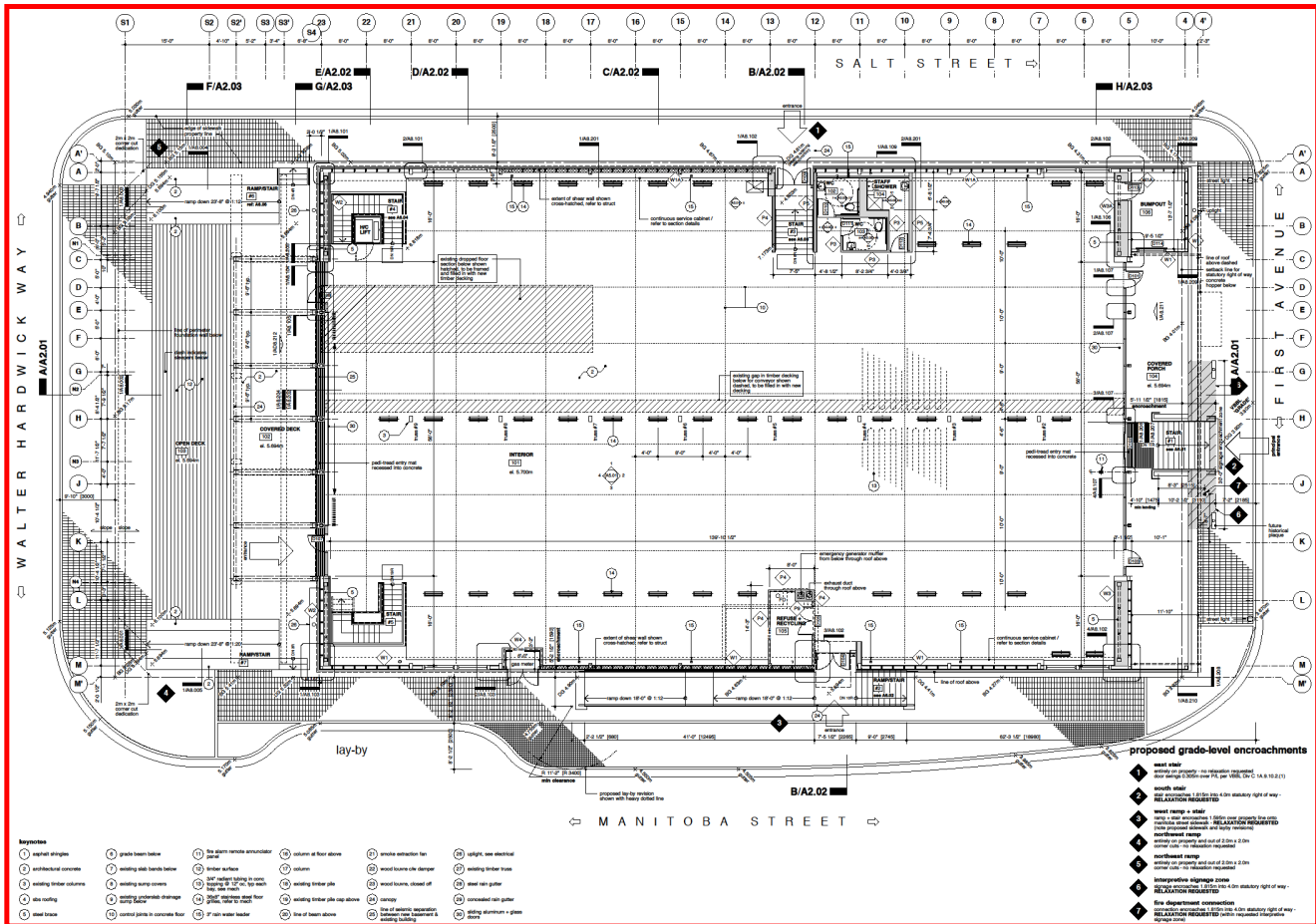
- Strong exposure to pedestrian and street traffic
- Southern and northern outdoor deck space
- Opens onto the Olympic Plaza, with water/mountain/city views
- Building registered for LEED Gold Certification
- Heritage B site; unique timbre trusses provide excellent ceiling height
- Immediate catchment area to house ~8,000 residents at build-out
- 23 pay-parking stalls reserved for use by Salt Building
- Negotiable tenant improvement package

**Zoning:** CD-1(454) zoning allows for range of retail, restaurant and service uses

**Lease Rate:** \$30.00 p.s.f. net; Op-Costs approximately \$14.00 p.s.f.

**Term:** 5 years (+)

# FLOOR PLAN



**Commission: Courtesy to duly licensed Agents upon full execution of the lease.**

The City of Vancouver reserves the right to reject any, some, or all offers without giving reasons, and may negotiate changes to any offer or offers at any time without any obligation to advise or allow other parties who have submitted offers to vary their offers.

E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice