



505 RAILWAY STREET
VANCOUVER, BC



Opportunity

The Yard is a new commercial development bringing fresh energy to Railtown known as one of Vancouver's most distinctive and evolving neighbourhoods. Railtown attracts a diverse mix of businesses drawn by its character and proximity to Downtown Vancouver.

With over 60,000 square feet across seven floors, The Yard offers a versatile mix of office, industrial, and retail space, featuring private outdoor terraces, a green roof, and modern design.

As one of the first new Class A buildings in the area, The Yard is a unique opportunity to grow your business in a space that balances modern design with the authenticity of Railtown.

7

6

5

4

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2

Retail

Available Spaces

OFFICE

Floor 7 - 5,898 sf

Floor 6 - 6,591 sf

Floor 5 - 9,815 sf

INDUSTRIAL

Floor 4 - 11,145 sf

Floor 3 - 10,775 sf

Floor 2 - 11,129 sf

RETAIL

Main Floor - 5,836 sf

Unit 100 - 1,637 sf

Unit 101 - 4,199 sf

PARKING

P1 - 18 stalls, 24 bike stalls

P2 - 32 stalls

Office floor features:

- High ceiling heights of 11'-3" – 12'-3"
- Large expanses of high-quality glazing maximize natural light within the space
- Open floor plans for flexibility
- Advanced, high-efficiency building systems throughout.

Property details

SIZE

61,189 sf of mixed office, light industrial and retail space

ZONING

I-4 Creative Industrial and Office Zoning

This supports a mix of creative industrial, light manufacturing, office and retail uses

LEASE RATE

Please contact listing agents

POWER

Creative Products Manufacturing is supplying 250 VA, while the office floors are equipped with 180 VA/SF for power distribution. An emergency generator is also included to ensure backup power capability.

LOADING

Class B loading bays accessible via alley

ELEVATORS

Two (2) passenger elevators and one (1) freight elevator

PARKING

50 parking stalls with 6 stalls equipped with EV charging

AMENITIES

High-quality end-of-trip amenities for commuters, including bike lockers and ample storage

Bright Space with Inspiring Views

Property highlights



Expansive views



Private terraces on each floor



Fully equipped end of trip facilities



Commercial loading bays



Freight elevators



Natural light and open interiors

Retail floor features:

- Ceiling height of 17'-6"
- Freight elevator providing service from P2 to Level 5
- Class B commercial loading bays with alley access

Modern Spaces Designed for Growth

Location

Nestled between Gastown and Strathcona, The Yard sits at the crossroads of Vancouver's evolving creative districts. This area has become a magnet for designers, makers and forward-thinking companies drawn to its character buildings, authentic atmosphere and proximity to Downtown. With cafes, galleries and local studios just steps away, the Yard offers an inspiring base for businesses that value both originality and accessibility.



83

Very Bikeable
Biking is convenient for most trips



93

Walker's Paradise
Daily errands do not require a car



83

Excellent Transit
Transit is convenient for most trips

Rooftop features:

- Panoramic views of the North Shore mountains and Burrard Inlet
- Each floor features its own private terrace, along with access to a communal green roof



North Shore, Burrard Inlet and Mountain Views



Neighbourhood features

Shops & Dining

- 1 Ask For Luigi
- 2 Railtown Café
- 3 Belgard Kitchen
- 4 Pallet Coffee Roasters
- 5 Vancouver Urban Winery & Events
- 6 Sunrise Market
- 7 LanaLou's
- 8 The Mackenzie Room
- 9 Cuchillo
- 10 Alibi Room
- 11 St. Lawrence

Companies that call Railtown home

- 1 Bocci
- 2 McKinley Studios
- 3 We The Collective
- 4 Aritzia Head Office
- 5 Park & Fifth
- 6 Kalu Interiors
- 7 Monstercat
- 8 Native Canada Footwear Ltd
- 9 HAVEN Vancouver
- 10 Wolf Circus Jewelry (Head Office)
- 11 Form3 Design Inc.
- 12 Skullcandy
- 13 DIALOG Design
- 14 Skyline Deficiency Solutions Inc
- 15 Sovereign Creatives
- 16 Herschel Supply Co. Head Office



Contact for more information

Struan Saddler*, Principal

604 647 5077

struan.saddler@avisonyoung.com

*Struan Saddler Personal Real Estate Corporation

Justin Omichinski*, Principal

604 646 8387

justin.omichinski@avisonyoung.com

*Justin Omichinski Personal Real Estate Corporation

Sanchika Murugiah, Client Services Coordinator

604 262 8807

sanchika.murugiah@avisonyoung.com

Hanna Leiner, Client Services Coordinator

604 647 5063

hanna.leiner@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

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