

FOR LEASE

560 BEATTY STREET

CENTRAL CHARACTER CROSSTOWN OFFICE OPPORTUNITY



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THE LOCATION

Situated on Beatty Street between Dunsmuir and Pender Streets, with maximum transit convenience with Stadium-Chinatown SkyTrain station just steps away. The area has seen rapid growth in commercial and residential development and features several excellent amenities within the immediate vicinity, including numerous trendy boutiques, restaurants, and cafés. Popular restaurants nearby include Chambar, Dirty Apron, Devil's Elbow, Marugame Udon, and many more. The location is also steps to Rogers Arena, B.C. Place, Queen Elizabeth Theatre, The Post, and International Village Mall.

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WALKER'S PARADISE

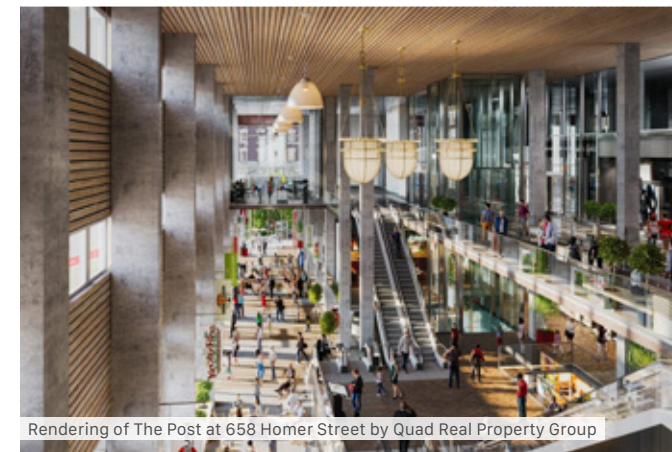
Daily errands do not require a car.

100



RIDER'S PARADISE

World-class public transportation.



Rendering of The Post at 658 Homer Street by Quad Real Property Group

THE FEATURES



Fully restored and well-maintained heritage building in the heart of Crosstown



Mix of open work space area, 1 conference room, and 1 private office



Large windows providing abundant natural light



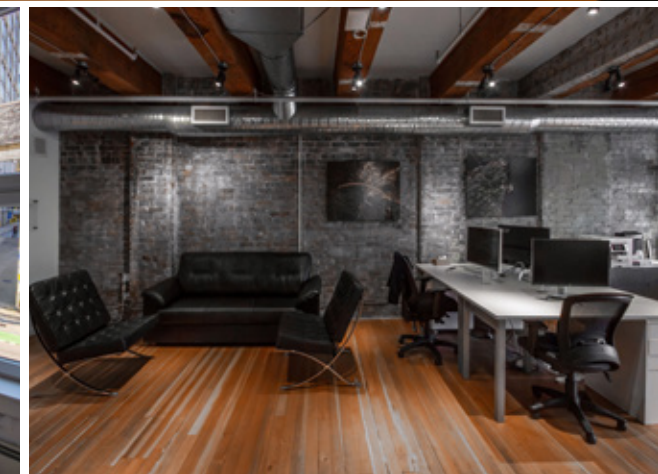
Fully distributed HVAC plus TELUS Fibre ready building



Ample street and monthly parking in the immediate area



Excellent transit access with many popular restaurants and amenities in the immediate vicinity

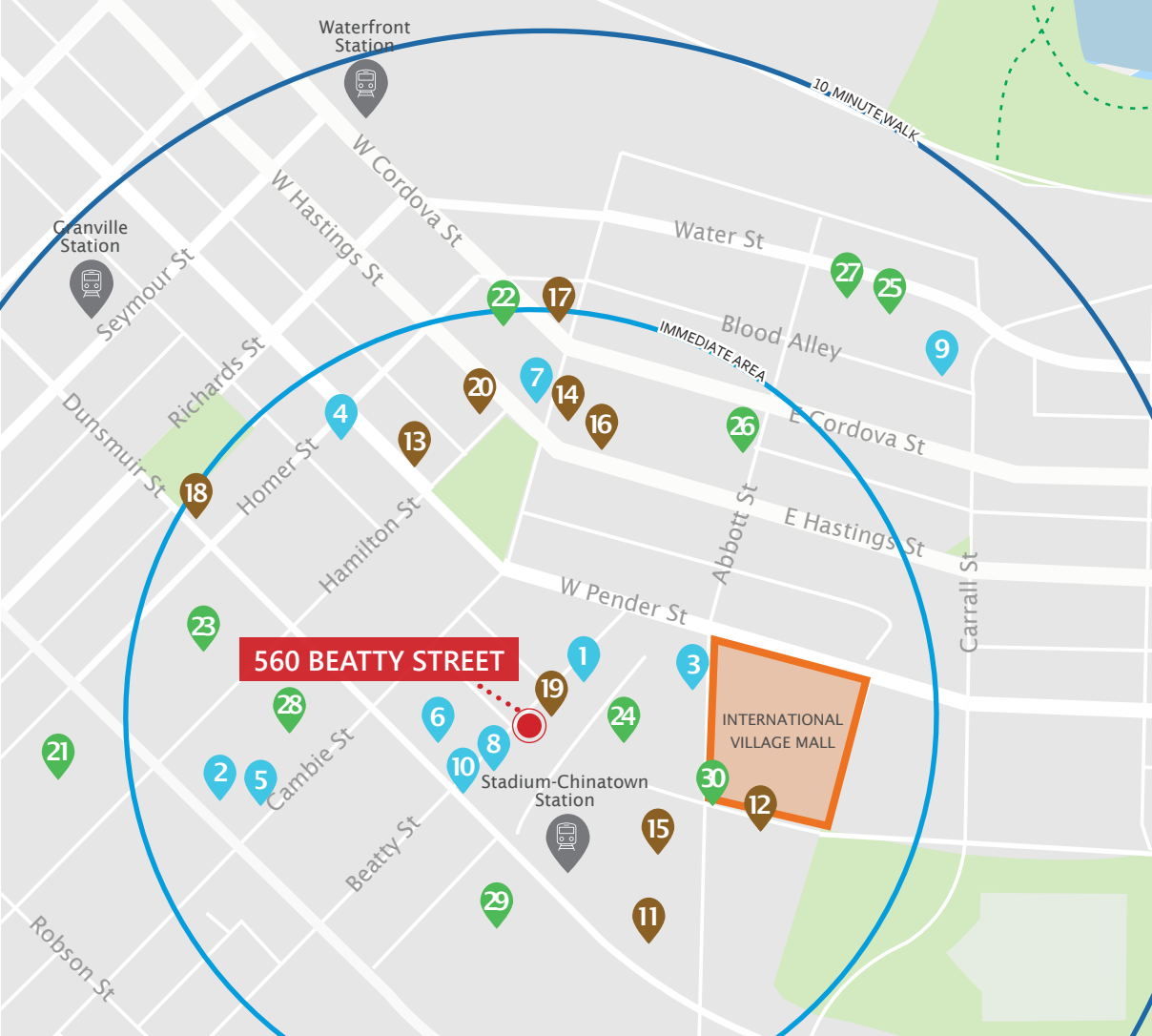


FLOOR PLAN & SALIENT FACTS



UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY:
200	1,304 SF (Approx.)	\$24.00 PSFPA	\$18.50 (2025 est.)	\$4,618.33/month + GST	Please contact agent

¹All sizes are approximate and subject to verification.
²Gross rent currently equates to this amount plus GST. Lease to be fully triple net.
*Floor plans may not be 100% accurate and are subject to verification.



RESTAURANTS + BARS

1. The Dirty Apron
2. Browns Socialhouse
3. Taishoken Ramen
4. Locanda dell'Orso
5. Ventura Room
6. Marugame Udon
7. Nuba in Gastown
8. Devil's Elbow
9. L'Abattoir
10. Chambar

COFFEE + CASUAL FARE

11. TAKO
12. Lee Bros Winery
13. Saunter Coffee
14. Meat & Bread
15. Blenz Coffee
16. Purebread
17. Revolver
18. Field & Social
19. Jam Cafe
20. Nemesis Coffee

SHOPPING + ENTERTAINMENT

21. Vancouver Public Library
22. Old Faithful Shop
23. Loblaw's City Market
24. T&T Supermarket
25. COS
26. Hey Jude
27. Inform Interiors
28. Queen Elizabeth Theatre
29. Costco
30. Rexall



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