

REDUCED RATE!



UNIT L200



UNIT L110



UNIT L110

560 BEATTY STREET CHARACTER CROSSTOWN **OFFICE** OPPORTUNITIES

FULL SELLING COMMISSIONS FOR TENANT'S AGENTS

FOR LEASE

ROBERT THAM
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COMMERCIAL REAL ESTATE SERVICES

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.

LOCATION

The subject property is situated on Beatty Street between Dunsmuir and Pender Streets, steps away from the Stadium-Chinatown SkyTrain station. 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.

FEATURES

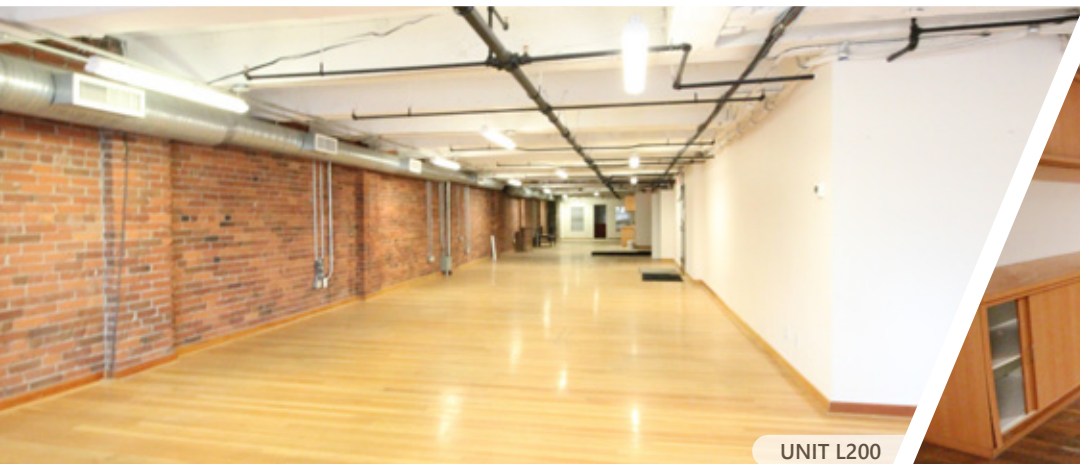
- Fully restored and well-maintained heritage building in the heart of Crosstown
- Efficient layouts with a mix of open space and private offices/meeting rooms
- Large windows providing abundant natural light
- Fully distributed HVAC plus TELUS Fibre ready building
- Ample street and monthly parking in the immediate area
- Excellent transit access with many popular restaurants and amenities in the immediate vicinity
- **SIGNIFICANT FREE RENT INDUCEMENT PERIOD NEGOTIABLE (PLEASE CONTACT AGENT FOR DETAILS)**



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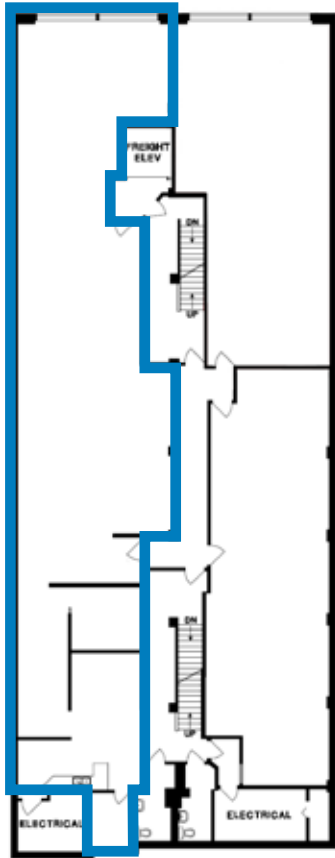


UNIT L200

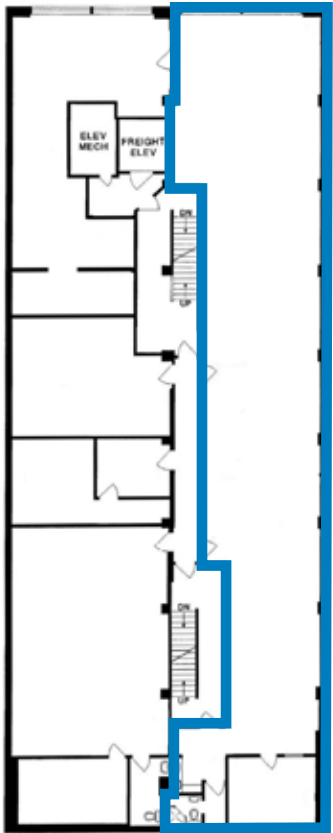


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FLOOR PLAN & SALIENT FACTS



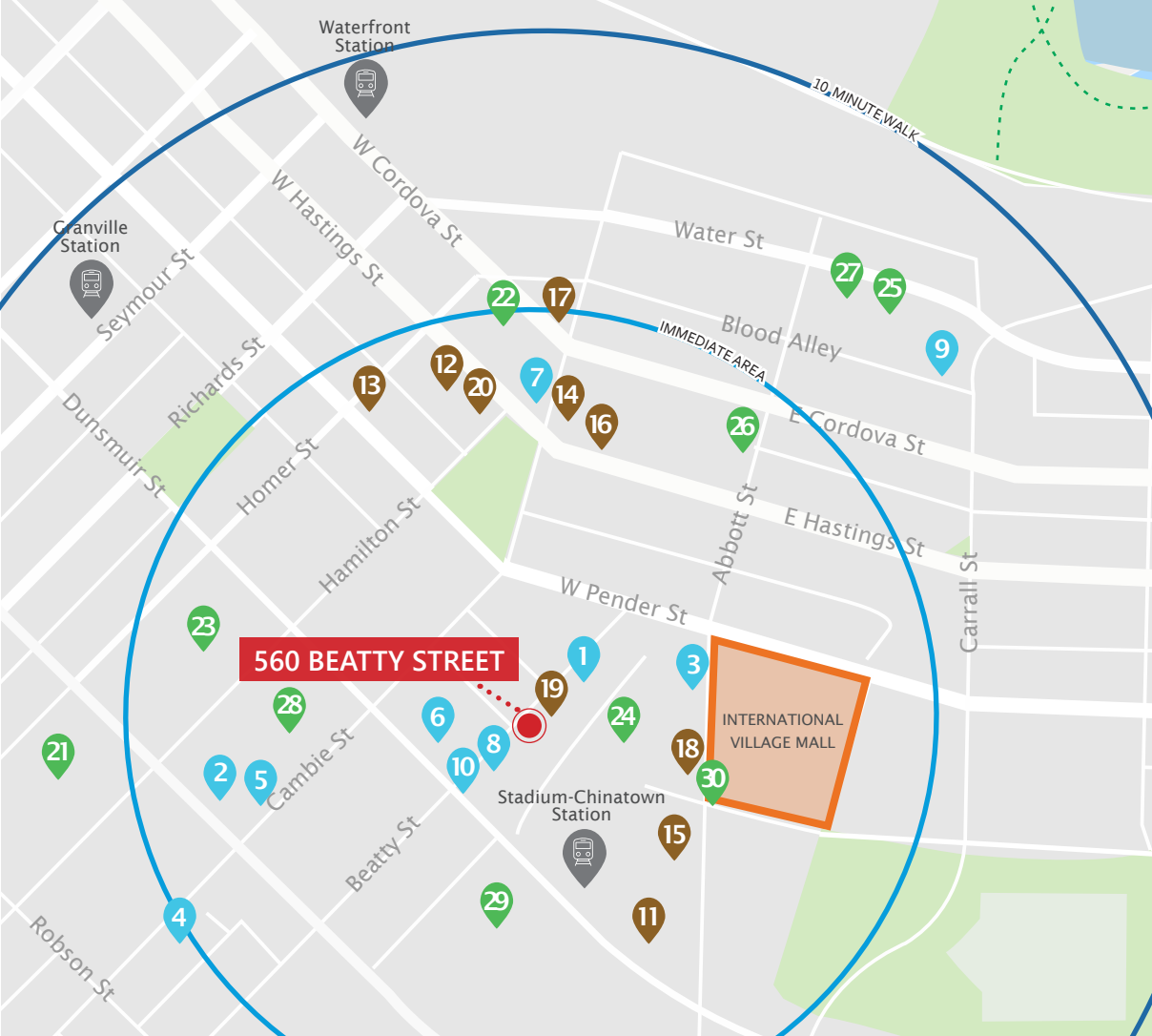
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UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY
L110	3,150 SF (Approx.)	\$18.00 NNN PSFPA	\$16.62 (2024 est.)	\$9,087.75/month + GST	Immediately
L200	2,803 SF (Approx.)	\$15.00 \$13.00 NNN PSFPA	\$16.62 (2024 est.)	\$6,918.74/month + GST	Immediately

¹All sizes are approximate and subject to verification
²Gross rents currently equate to these amounts plus GST. Leases 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. Fanny Bay Oyster Bar & Shellfish Market
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. La Taqueria Pinche Taco
13. Finch's
14. Meat & Bread
15. Blenz Coffee
16. Purebread
17. Revolver
18. Starbucks
19. Jam Cafe
20. Nemesis Coffee

SHOPPING + ENTERTAINMENT

21. Vancouver Public Library
22. Old Faithful Shop
23. Loblaws 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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