

# FOR LEASE 560 BEATTY STREET

CHARACTER CROSSTOWN OFFICE OPPORTUNITY

FULL SELLING COMMISSIONS FOR TENANT'S AGENTS



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REDUCED RATE!





# 560 BEATTY STREET

## SALIENT FACTS

UNIT:	L200
SIZE: <sup>1</sup>	2,803 SF (Approx.)
ZONING:	DD (Comprehensive Development)
BASIC RENT:	<del>\$15.00</del> <b>\$13.00 NNN PSFPA</b>
ADDITIONAL RENT:	\$16.62 (2024 est.)
GROSS RENT: <sup>2</sup>	\$6,918.74/month + GST
AVAILABILITY:	Immediately

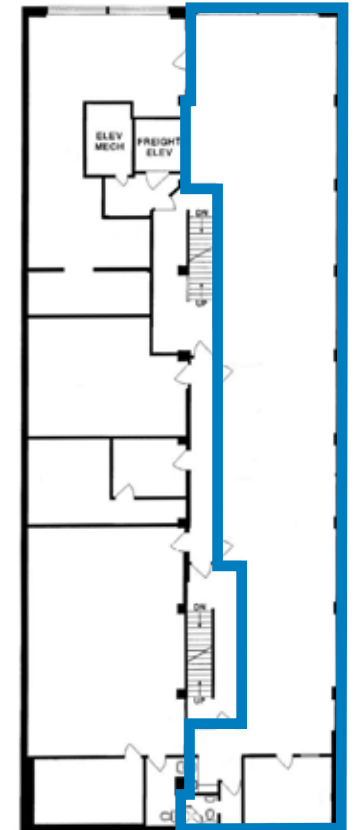
## LOCATION

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

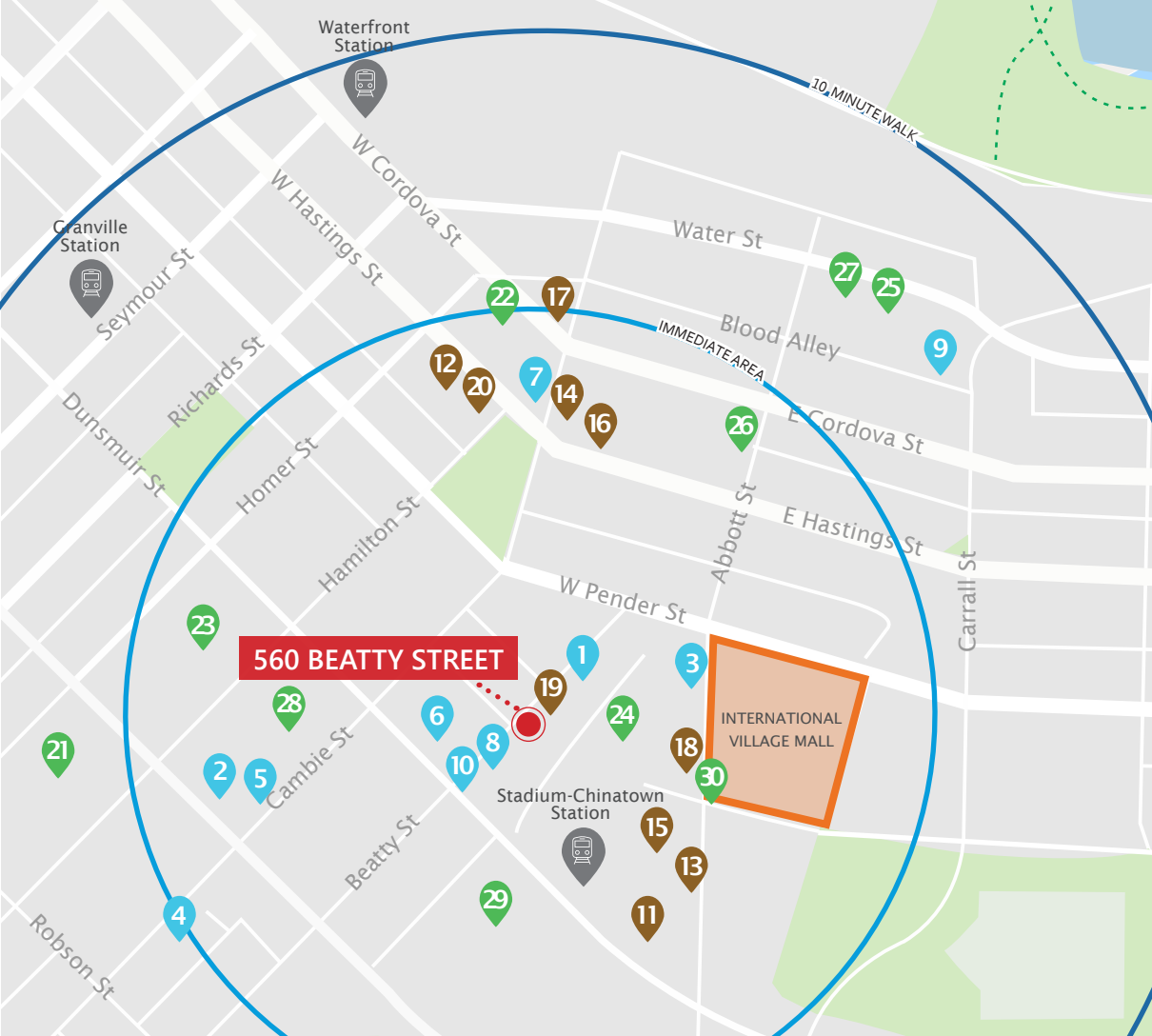
- Fully restored and well-maintained heritage building in the heart of Crosstown
- Large windows providing abundant natural light
- Fully distributed HVAC plus TELUS Fibre ready building
- Ample street and monthly parking in the immediate area
- Excellent transit access with many popular restaurants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

## FLOOR PLAN\*



\*Floor plan may not be 100% accurate and is subject to verification.

<sup>1</sup>All sizes are approximate and subject to verification.  
<sup>2</sup>Gross rent currently equates to this amount plus GST. Lease to be fully triple net.



### 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. Wabukuro
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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