

FOR LEASE

552 BEATTY STREET

NEWLY RENOVATED CROSSTOWN OFFICE SPACE WITH DEDICATED ENTRANCE



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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, Twisted Fork Bistro, and many more. The location is also steps to Rogers Arena, B.C. Place, Queen Elizabeth Theatre, and International Village Mall.

FEATURES

- Rare newly renovated office opportunity with secured private direct street entry
- Located within a fully restored character building featuring large wooden post, beam and brick construction throughout
- Excellent ceiling heights and large windows providing abundant natural light
- Spacious open floor plan with a glass-boardroom
- One private kitchenette and washroom with shower
- Fully distributed HVAC throughout
- Access to a common rooftop patio
- Excellent transit access just a 1 minute walk away from Stadium-Chinatown Skytrain Station
- Ample parking within the immediate block
- Many popular restaurants and amenities in the immediate vicinity



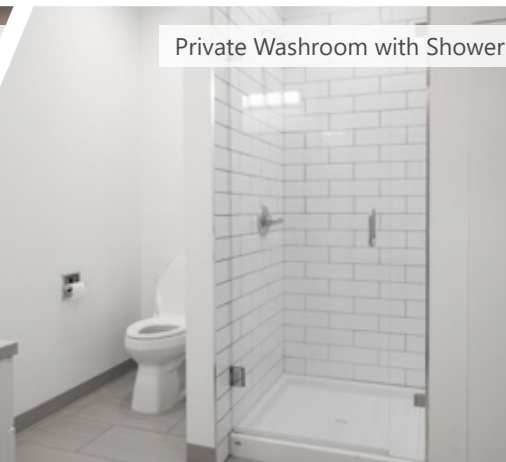
Kitchenette



Glass Boardroom



Open Floor Plan

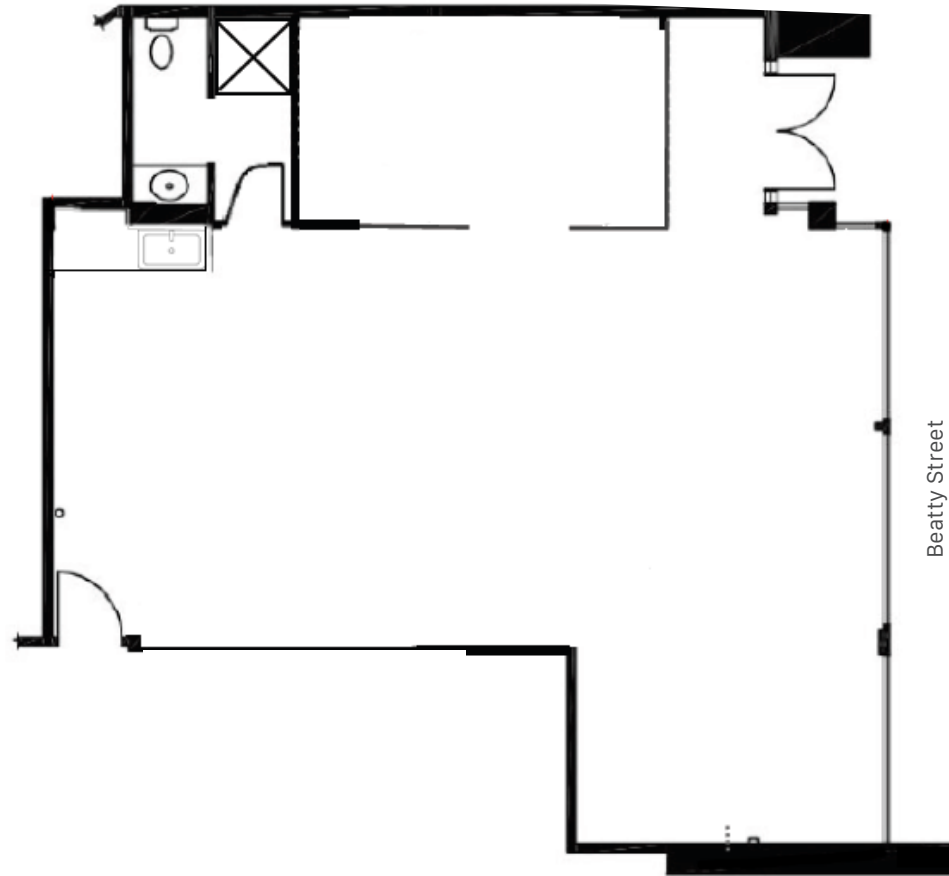


Private Washroom with Shower



Common Area Rooftop Patio

FLOOR PLAN & SALIENT FACTS

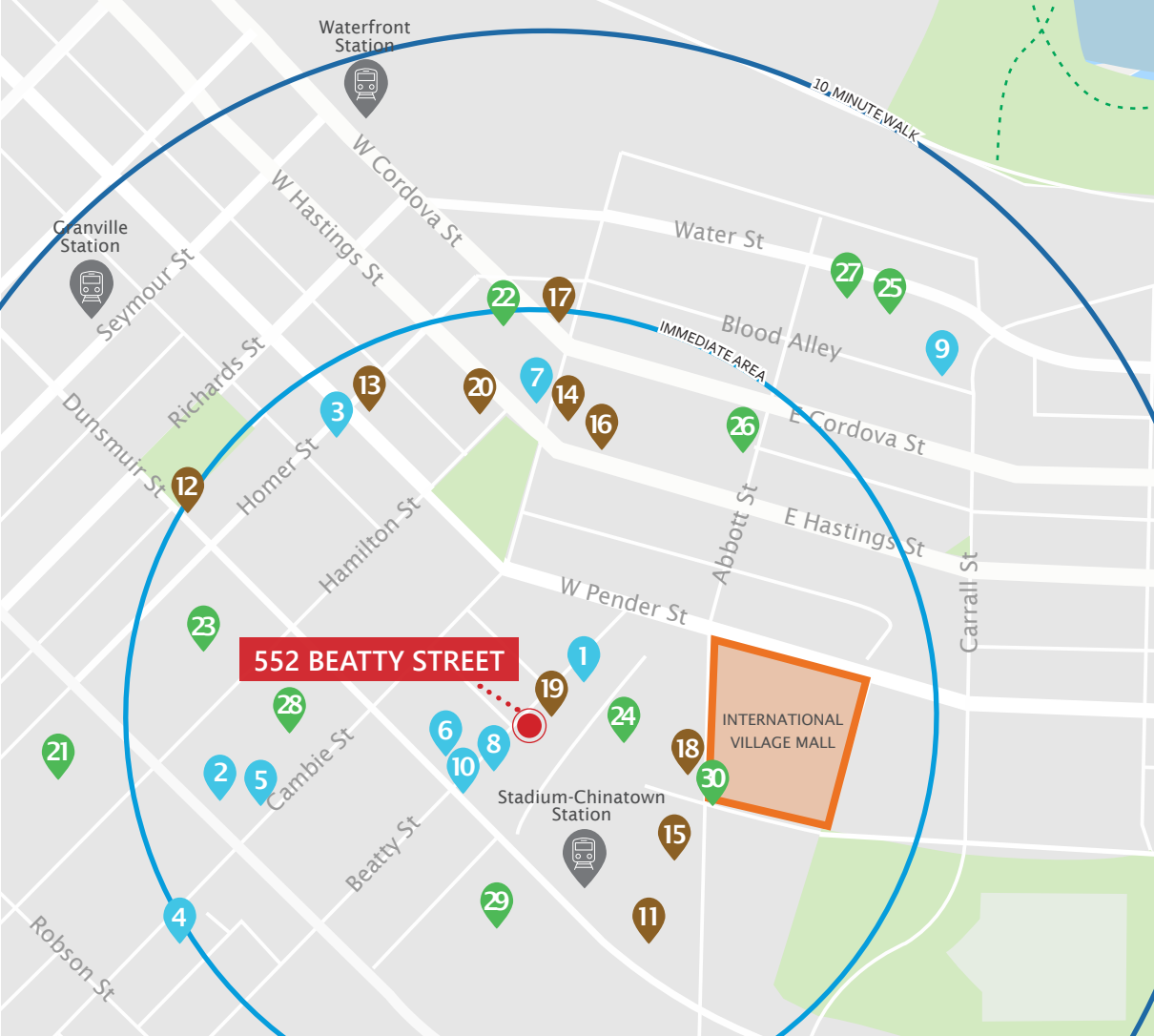


SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY
1,300 SF	\$30.00 NNN PSFPA	\$16.00 (2023 est.)	\$4,983.33/month + GST	Immediately

¹All sizes are approximate and subject to verification

²Gross rent currently equates to this amount plus GST.

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



RESTAURANTS + BARS

1. The Dirty Apron
2. Browns Socialhouse
3. Autostrada Osteria
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. Field & Social
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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