

# 541

## HOWE STREET - FOR LEASE

PRIME FULL FLOOR DOWNTOWN OFFICE OPPORTUNITY



**Only \$12.75 Net!**



COMMERCIAL REAL ESTATE SERVICES

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# FOR LEASE

541 HOWE STREET

PRIME FULL FLOOR DOWNTOWN OFFICE OPPORTUNITY



## OPPORTUNITY

The subject property is located in the heart of Downtown Vancouver, known for its vast assortment of office space, retailers, restaurants and bars. This office unit features eight enclosed offices, a private kitchenette and lunchroom, two in-suite washrooms, floor-to-ceiling glass boardroom, dedicated reception and a charming private outdoor courtyard.

## LOCATION

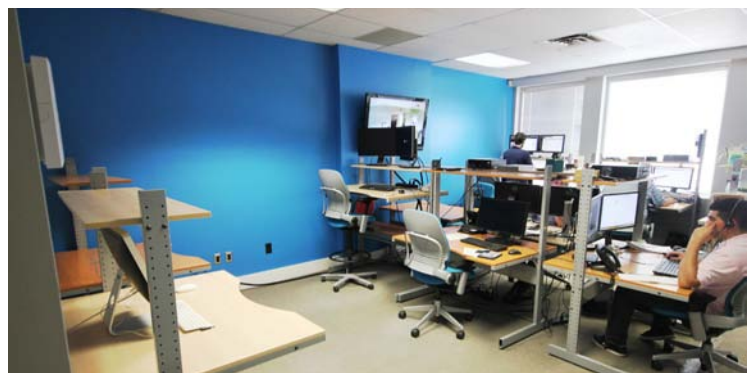
The building is located on Howe Street, between West Pender and Dunsmuir Streets in the heart of the Downtown Central Business District. This area is known as a major shopping hub, distinct with fashionable boutiques and local designers as well as several businesses and retailers servicing thousands of employees, tourists and shoppers every day. The property is also located in close proximity to many transit routes, Waterfront and Granville SkyTrain stations, and walking distance to many public amenities, shops, hotels, popular eateries and drinking establishments.

## FEATURES

- Rare full floor downtown office opportunity
- Eight enclosed offices, private courtyard, floor-to-ceiling glass boardroom
- Kitchenette, lunch room and two private washrooms
- Dedicated reception and passenger elevator access
- Oversized windows providing abundant natural light
- Fully distributed HVAC in place
- Central location with excellent transit access
- Many popular restaurants and amenities in the immediate vicinity

<b>UNIT:</b>	2nd Floor
<b>SIZE*:</b>	3,596 sf (approx.)
<b>BASIC RENT:</b>	\$12.75 PSFPA
<b>ADDITIONAL RENT:</b>	\$15.50 PSFPA (2017 estimate)
<b>AVAILABILITY:</b>	Immediately

\*All sizes are approximate and subject to re-measurement.



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