



## OFFICE FOR LEASE

Turnkey officespace spanning 10,579 square feet within a prestigious heritage building situated at the bottom of Robson Street in downtown Vancouver, British Columbia.

B1-788 BEATTY  
**STREET**  
VANCOUVER, BC

## THE SPACE

Suite B1 offers both direct street access from Beatty Street at the corner of Terry Fox Plaza, Beatty and Robson, as well as through the building's main lobby at 788 Beatty Street. The premises is a functional square layout located below grade on the west side and overlooking Expo Blvd on the east side.

The two main open areas are separated by a central row of four large meeting rooms / executive offices. There is a generous server room, large presentation boardroom, and a large well-appointed kitchen. The premises are clean and modern with an exposed ceiling.

- Open plan wired for 65+ workstations
- Two large open areas separated by a row of four large offices / meeting rooms (~16' x 16')
- Large presentation boardroom
- Open kitchen
- Private washrooms & end-of-trip-facilities
- Storage/server room

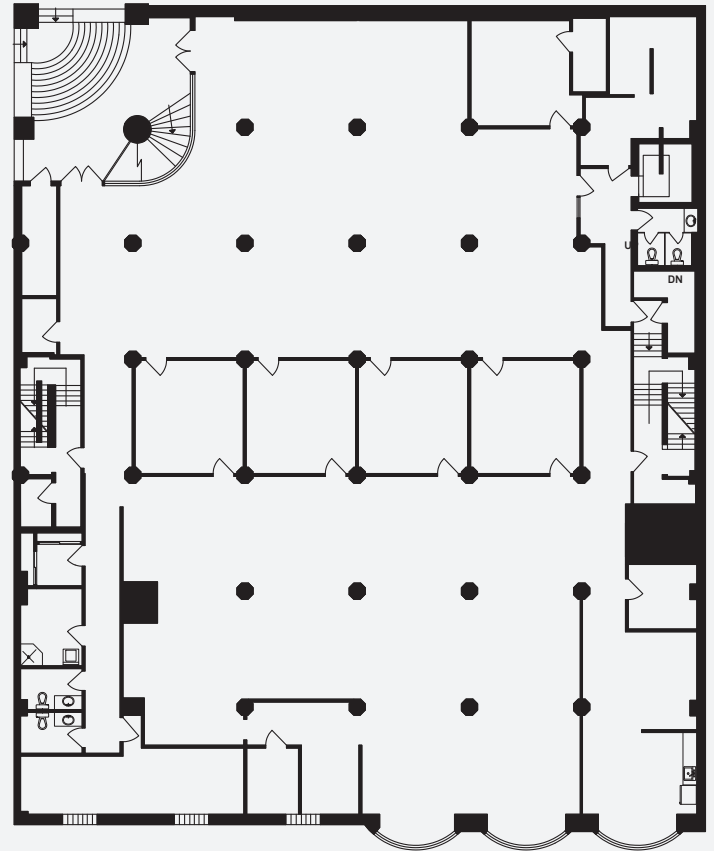
## THE BUILDING

This four-story well-maintained heritage building is located at the bottom of Robson Street beside the Terry Fox Plaza.

The building underwent complete renovations of common areas and building upgrades in the last couple of years equipped with end-of-the-trip facilities and a spacious lobby with wheelchair access. All offices have operable oversized windows and flexible layouts. The building is secured with after-hours card access and an intercom system.

## SALIENT DETAILS

SIZE	10,578 sq. ft.
TYPE	Office
AREA	Yaletown
BASIC RENT	\$18.00 PSF <b>*NEWLY REDUCED!</b>
ADDITIONAL RENT	\$12.38 PSF (2023 est.) + 6% of Base Rent as management fee
OCCUPANCY	Immediately



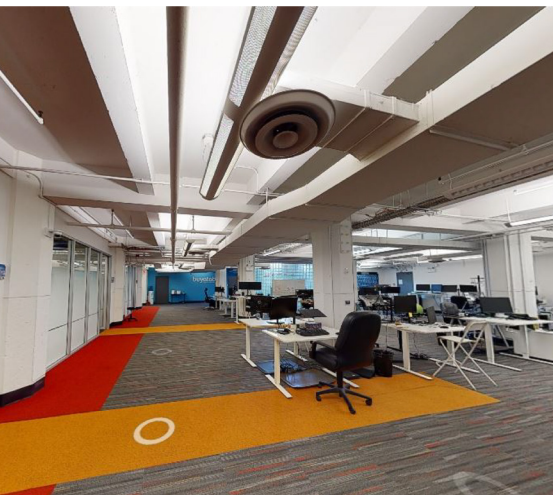
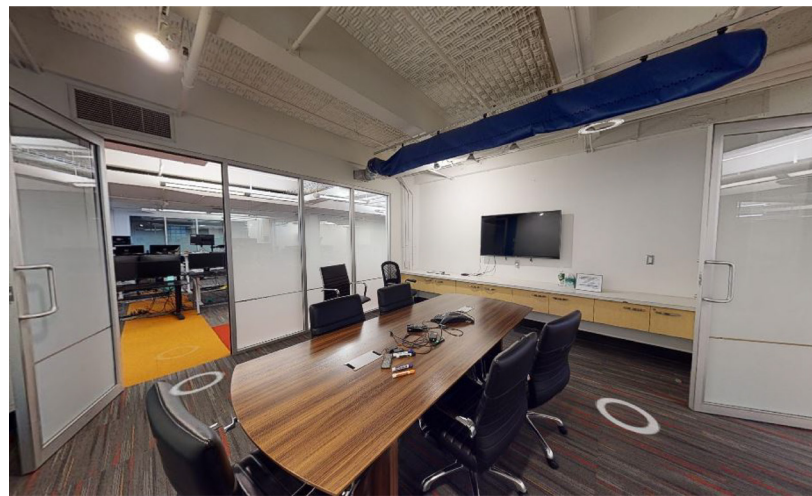
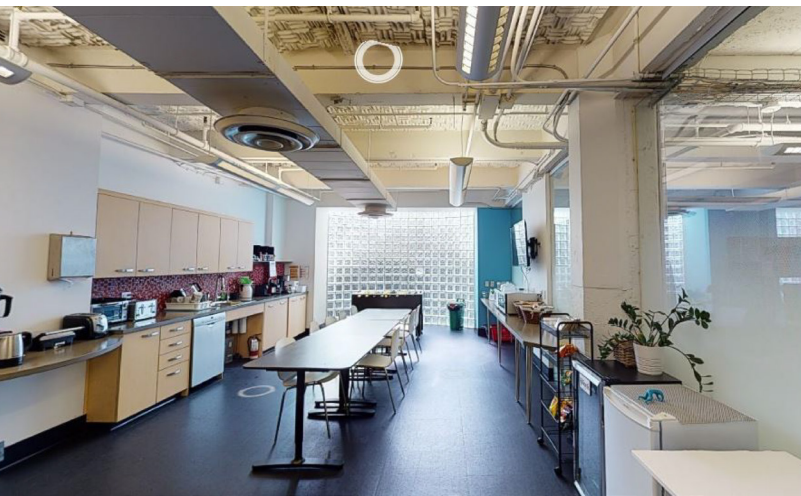
[CLICK HERE FOR VIRTUAL TOUR](#)

**10,579 ft<sup>2</sup>**  
AREA (APPROX)

**\$18.00 | PSF**  
NET RENT (EXC. GST)

**\$27,733 | MO**  
GROSS RENT (EXC. GST)





[relianceproperties.ca](http://relianceproperties.ca) | [leasing@relianceproperties.ca](mailto:leasing@relianceproperties.ca)

E. & O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified



**RELIANCE**  
PROPERTIES

# NEIGHBOURHOOD

## BUSINESSES

- Amazon YVR14
- BMO Bank of Montreal
- Canada Post
- CIBC Branch / Hampton Inn & Suites by Hilton
- Hotel BLU Vancouver
- L'Hermitage Vancouver
- RBC Royal Bank
- TD Canada Trust
- the DOUGLAS, Autograph Collection

## RESTAURANTS

- Black Rice Izakaya
- Blue Water Café
- Browns Socialhouse QE
- Chambar Restaurant
- Cioppino's Mediterranean Grill
- Lupo Restaurant & Vinoteca
- The Greek By Anatoli
- The Parlour

## CAFES & OTHER EATS

- Café Medina
- Nemesis Coffee Gastown
- Rocanini Coffee Roasters
- Small Victory Bakery
- Waves Coffee House

## ARTS & ENTERTAINMENT

- BC Place
- Parq Vancouver Casino Resort
- Queen Elizabeth Theatre
- Rogers Arena
- The Orpheum
- Vancouver Public Library

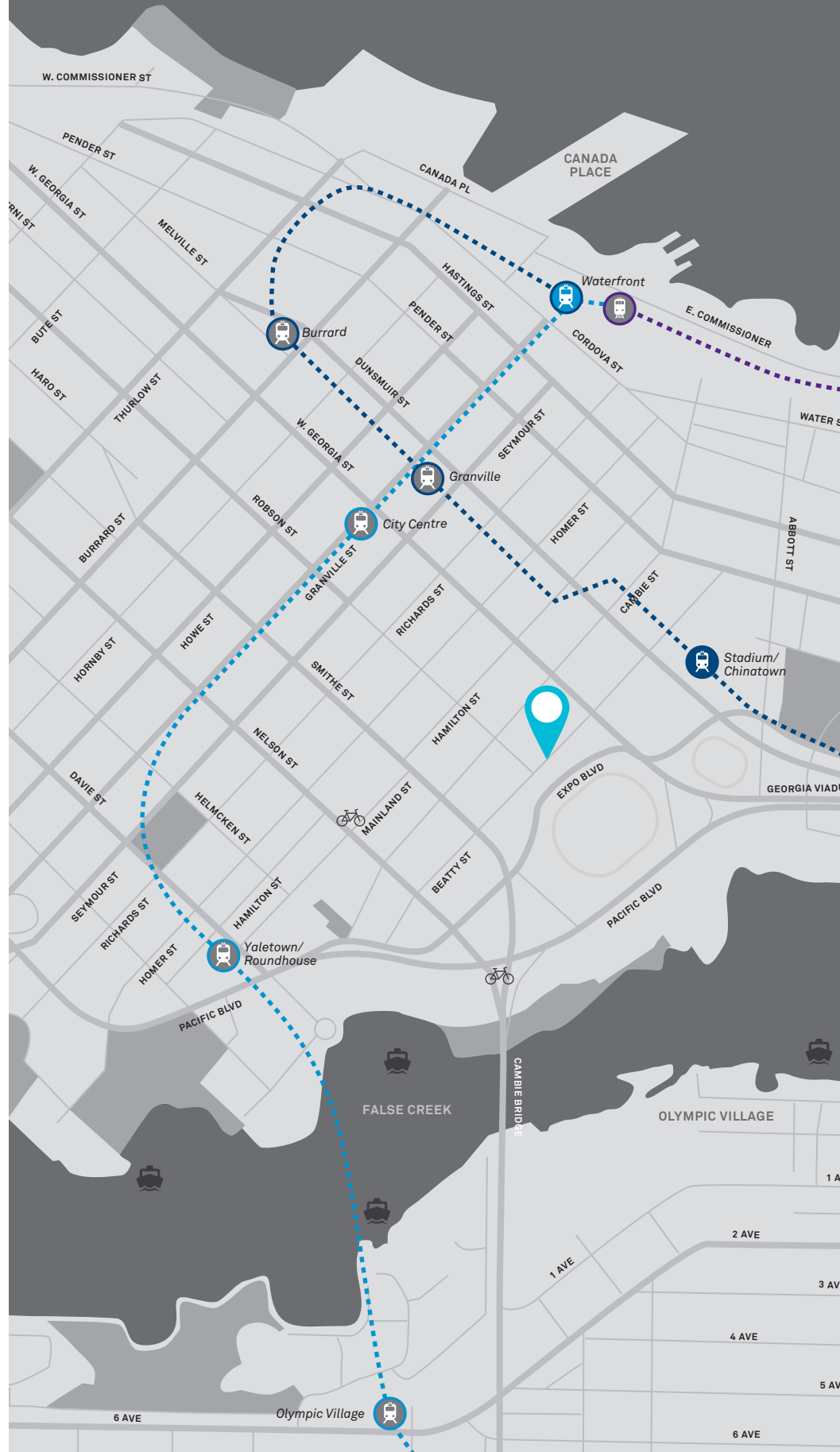
## PARKS & LIFESTYLE

- Anytime Fitness
- Coopers' Park
- Ride Cycle Club
- Rumble Boxing Studio
- The Bar Method

## --- EXPO LINE

## --- CANADA LINE

## --- WEST COAST EXPRESS



95 • WALK SCORE

100 • TRANSIT SCORE

82 • BIKE SCORE

[relianceproperties.ca](http://relianceproperties.ca) | [leasing@relianceproperties.ca](mailto:leasing@relianceproperties.ca)

E. & O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified



**RELIANCE**  
PROPERTIES