



For Lease

6,852 SQ.FT. FULL FLOOR OPPORTUNITY

LEASING INQUIRIES

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RELIANCE
PROPERTIES

THE SPACE

3rd floor school space currently setup for as a professional vocational institution, or can be easily repurposed for a traditional office user. Recently renovated and currently laid out with 14 large class or meeting rooms, exclusive washrooms (also newly-renovated to “hotel standard”), internal storage area, and elevators that open directly to the premises reception.

AVAILABILITY

Immediately

BUILDING

Ideally situated on the corner of Melville and Bute Streets, the property is two blocks from Robson Street, the Burrard SkyTrain station and Bentall Centre. The building offers full height windows that let in ample light.

This recently renovated building features a newer front entrance and lobby, two elevators, hot water heating, air-conditioning, wheelchair access, excellent views and much more. The new retail anchor tenants include drop-in clinic, dental office and pharmacy. High-speed fibre optic internet available.

NEIGHBOURHOOD

BUSINESSES

Paradox Hotel • Indigenous Services Canada • ILAC International College • Scotiabank • Vancouver Convention Centre • RBC Royal Bank

RESTAURANTS

Earls • Pacific Rim • Hawksworth • Prestons Restaurant & Lounge • Cactus Club • Zefferelli's • Coast • Black & Blue • Thierry • Joe Fortes

CAFES & OTHER EATS

Incognito Coffee • Bel Cafe • JJ Bean • Delany Coffee House • Cafe Super Veloce

PARKS & LIFESTYLE

Fit 4 less • Stanley Park • Barry's • Coal Harbour Community Centre • Coal Harbour Seawall

ARTS & ENTERTAINMENT

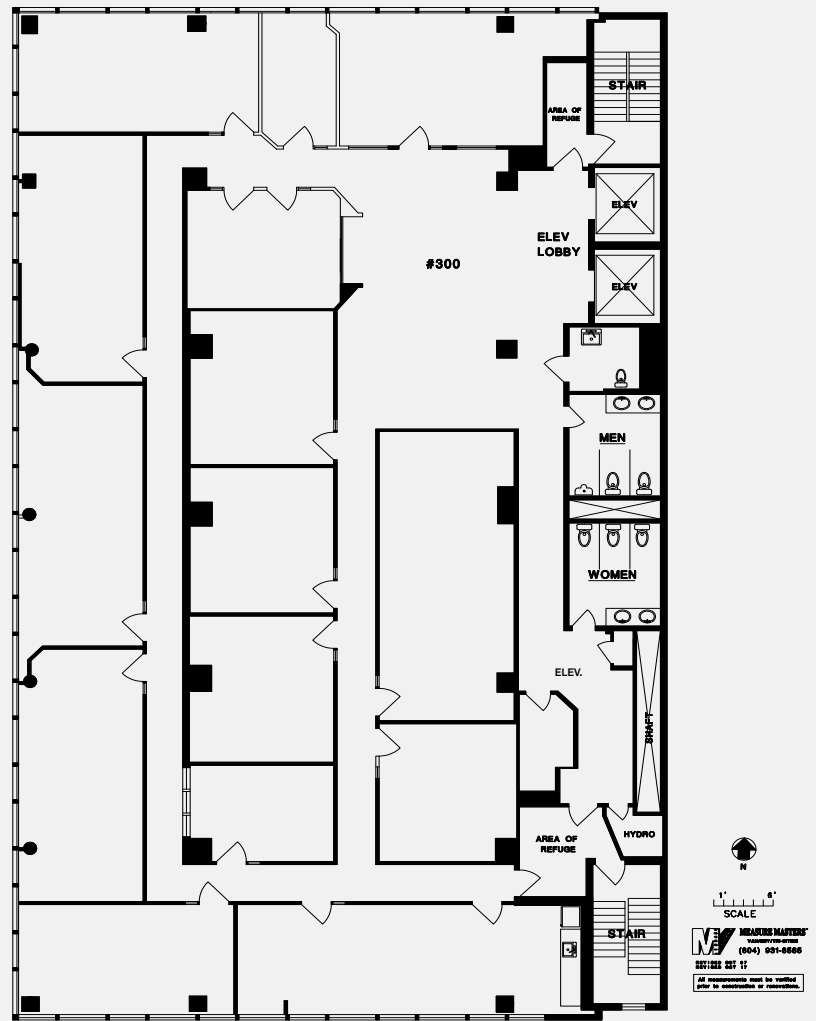
BC Place • Vancouver Art Gallery • Queen Elizabeth Theatre • Rogers Arena • Orpheum

--- EXPO LINE

--- CANADA LINE

--- WEST COAST EXPRESS

UNIT 300 | 1190 MELVILLE STREET



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6,852 ft²

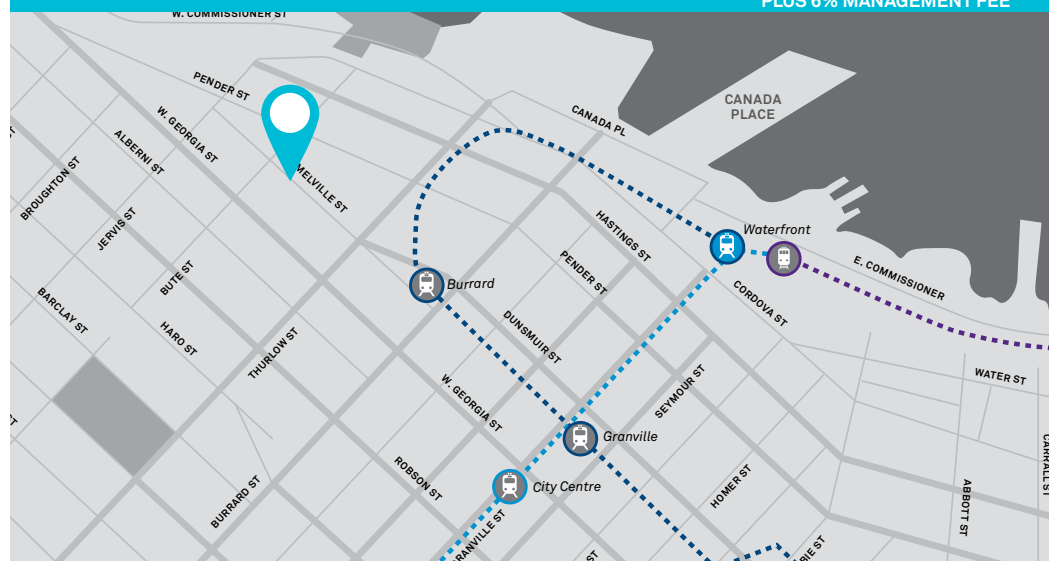
OFFICE

33.00/sf/yr

LEASE

\$21.16/sf/yr

ADDITIONAL RENT PLUS 6% MANAGEMENT FEE



95 • WALK SCORE

100 • TRANSIT SCORE

82 • BIKE SCORE

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



RELIANCE
PROPERTIES



TAKE A VIRTUAL TOUR

