

# FOR LEASE

## 1190 MELVILLE STREET

667 SQ.FT. OFFICE AVAILABLE JULY 1, 2024

### LEASING INQUIRIES

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**RELIANCE**  
PROPERTIES



# THE SPACE

This functional office space is built out with two large offices and an efficient reception area or collaboration space. The building has full HVAC to keep your team comfortable year round and the unit has gorgeous views of Downtown Vancouver. This office would be perfect for medical or office use.

## AVAILABILITY

July 1, 2024

## 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 retail anchor tenants include a drop-in medical 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

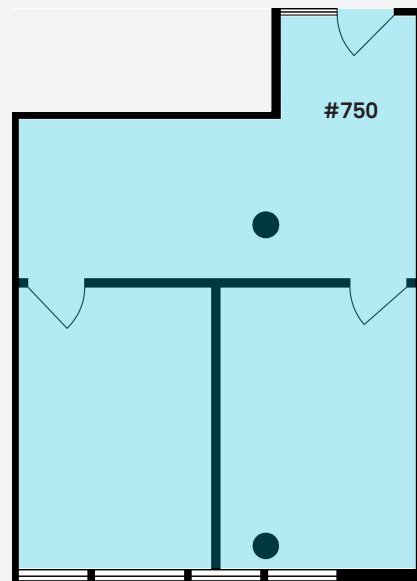
BC Place • Vancouver Art Gallery • Queen  
Elizabeth Theatre • Rogers Arena • Orpheum

--- EXPO LINE

--- CANADA LINE

--- WEST COAST EXPRESS

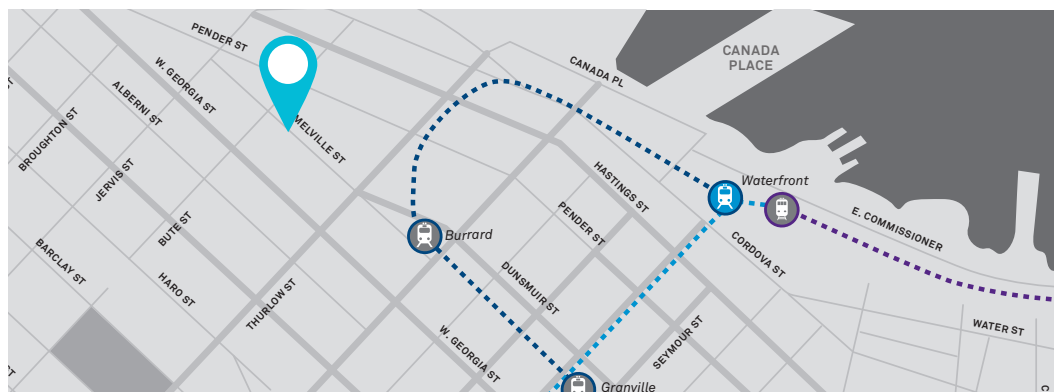
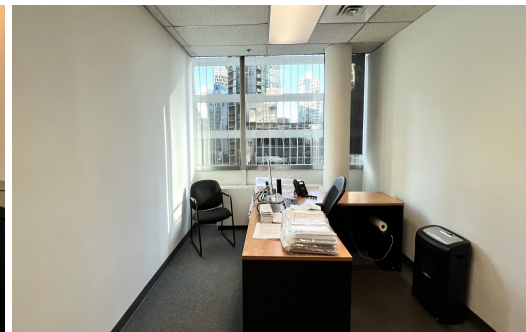
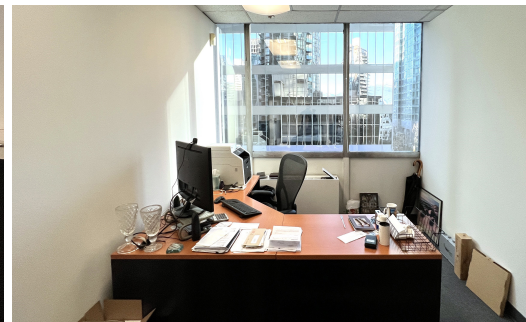
UNIT 730 | 1190 MELVILLE STREET



1,033 ft<sup>2</sup>  
OFFICE

\$28.00/sf/yr  
BASIC RENT

\$4,376/mo  
LEASE



95 • WALK SCORE

100 • TRANSIT SCORE

82 • BIKE SCORE

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