

# 564 BeattySt.



RELIANCE  
PROPERTIES



## LEASING INQUIRIES

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## 564 BEATTY STREET



**LEED Gold-certified**, designed with sustainability in mind. Advanced building systems provide exceptional comfort and lower operating costs



Rooftop deck with panoramic views of Downtown Vancouver, outdoor seating, and tenant BBQs



Modern end-of-trip facilities with showers, change rooms and day-use lockers



### *Exceptional transit accessibility*

**25 meters** to Stadium-Chinatown Station (Expo Line)

**750 meters** to Waterfront Station (Skytrain, Expo Line & Seabus)



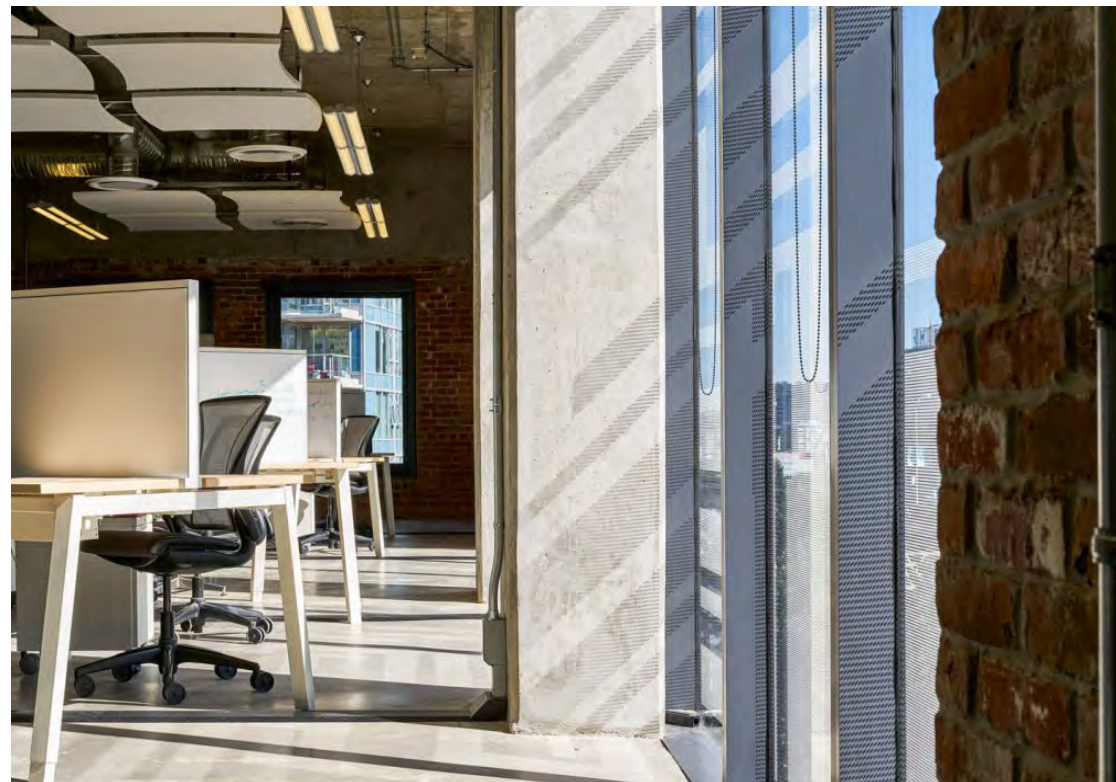
Multiple bus routes & bike paths



Gated underground parking available (at market rates)



Secured bike storage



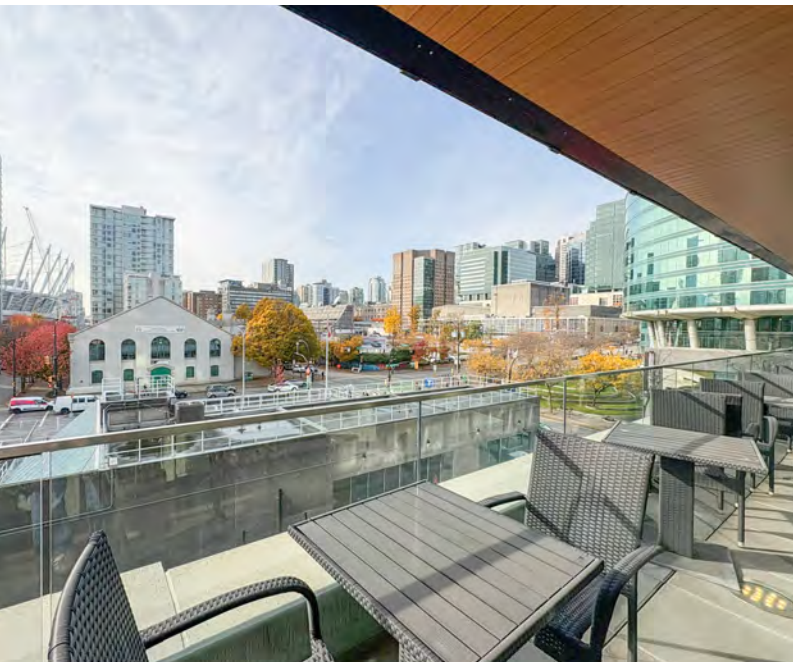


# LEVEL 6 & 7 - 564 BEATTY STREET

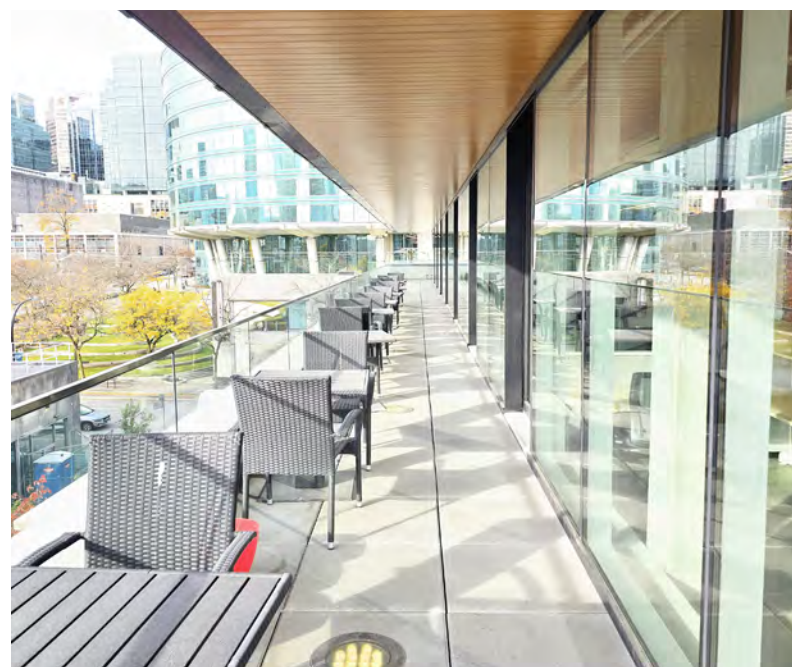
MULTI-FLOOR OPPORTUNITY

## *Where Modern Design Meets Heritage Architecture*

Opportunity to Lease two full interconnected floors in a restored brick-and-beam landmark, complete with a custom spiral staircase, private wrap-around outdoor terrace, expansive glazing, and polished interiors. A rare workspace blending historic character, natural light, and contemporary amenities. Centrally located just steps from Stadium-Chinatown Station.



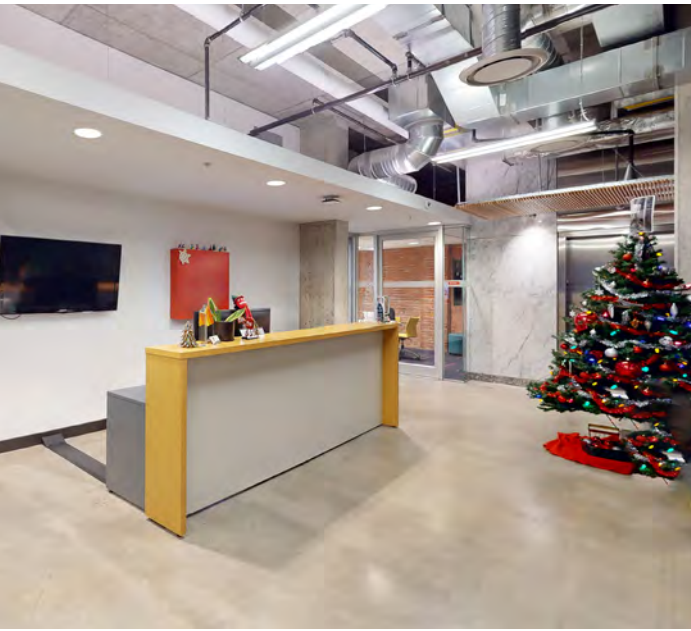
PRIVATE WRAP-AROUND  
TERRACE WITH UNBEATABLE  
VIEWS OF DOWNTOWN  
VANCOUVER



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 **RELIANCE  
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Dedicated Reception & Direct Elevator Access

Floor-to-ceiling stone and millwork create a striking elevator lobby that flows directly into your customized reception area.

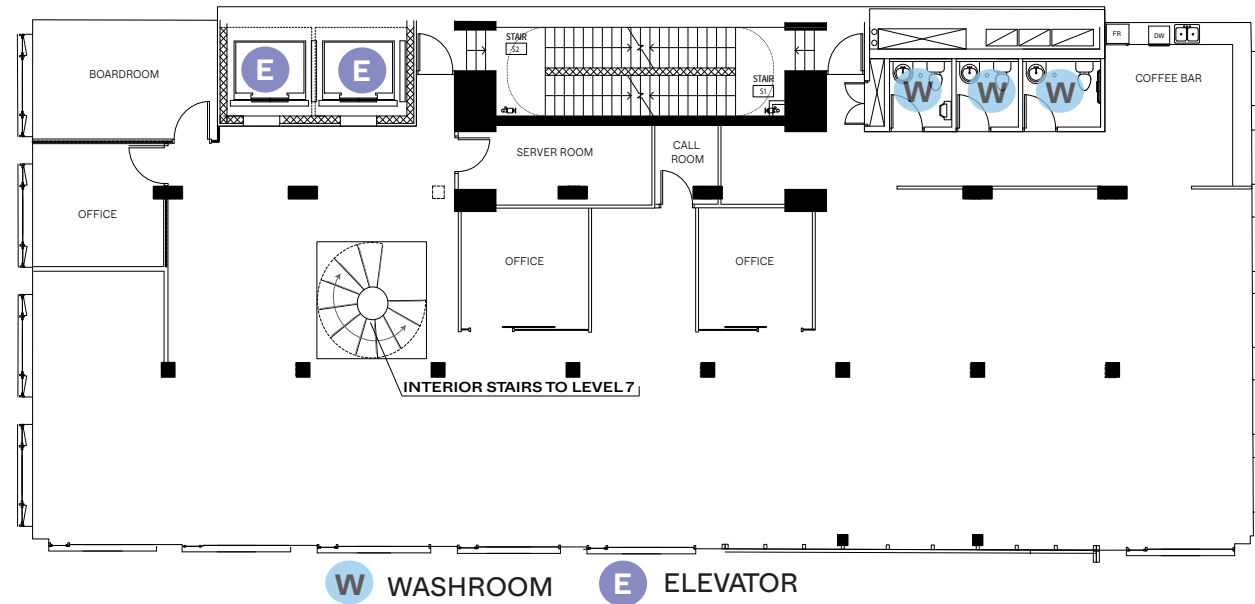


*Exposed Brick & Polished Concrete Flooring*



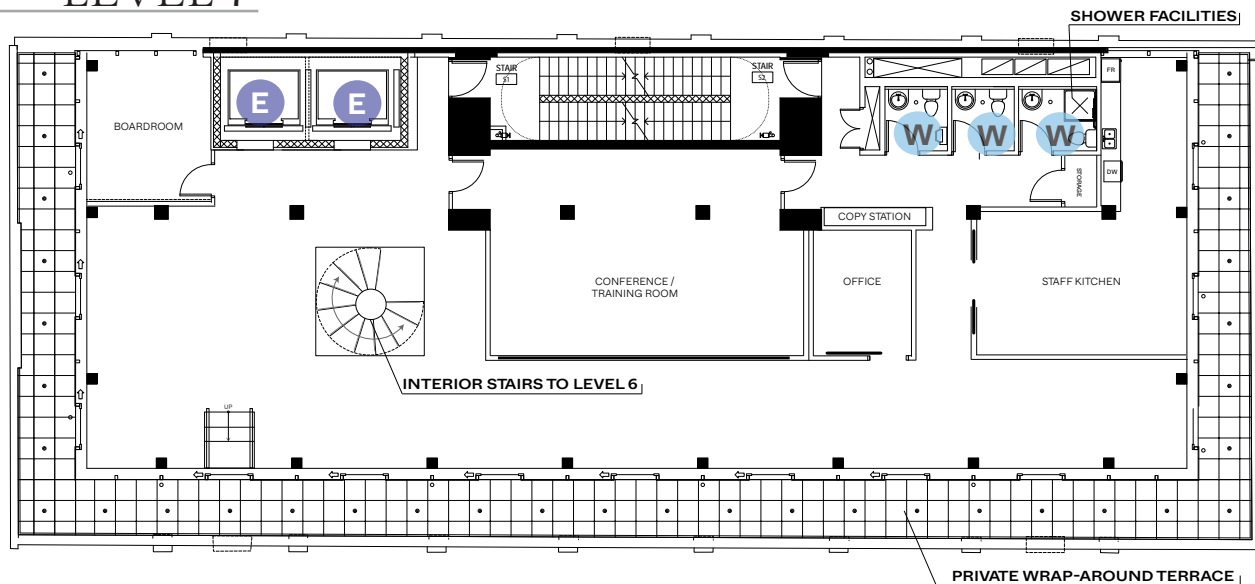
Gender-Neutral, Private Washrooms  
with End-of-Trip Shower facilities

## LEVEL 6



- Large Boardroom
- Three Private Offices
- Kitchenette / Coffee Bar
- Call Room
- 250 amps / 3 Phase Power
- HVAC
- Direct Elevator Access
- Gender-Neutral Washrooms

## LEVEL 7



- Conference / Training Room
- Boardroom
- Executive Office
- Kitchen & Lunch Room
- Private Wrap-Around Terrace
- 250amps / 3 Phase Power
- HVAC
- Gender-Neutral Washrooms

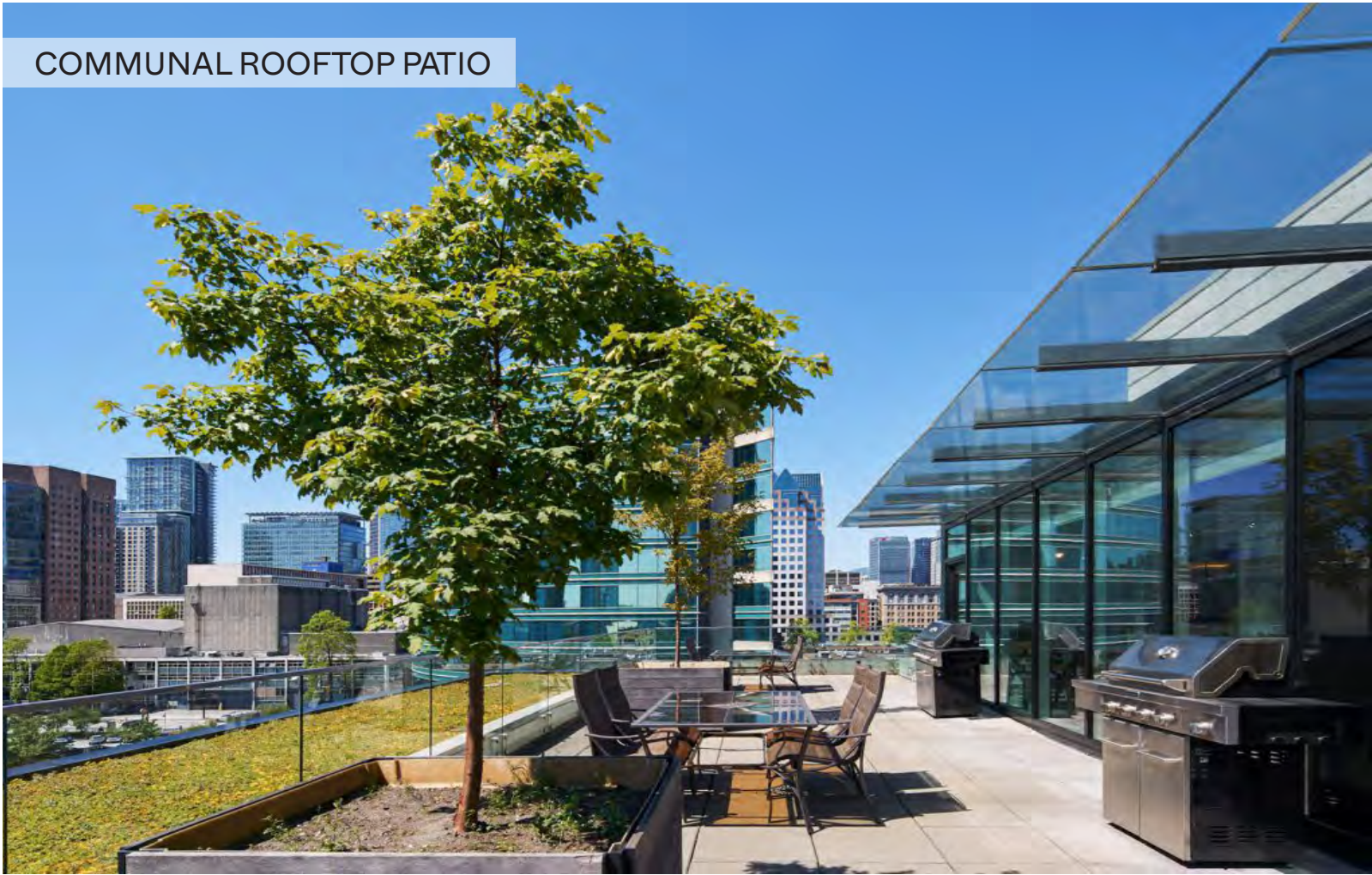
### SALIENT DETAILS

RENTABLE AREA	9,723 sf
AVAILABLE	April 1, 2026
BASIC RENT	\$38.00 PSF per annum
ADDITIONAL RENT	\$14.08 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$44,045 + GST





COMMUNAL ROOFTOP PATIO



Recreational Spaces

- » Andy Livingston Park
- » BC Place
- » Concord Community Park
- » Queen Elizabeth Theatre
- » Rogers Arena
- » Vancouver Seawall
- » Dr. Sun Yat-Sen Garden
- » Victory Square
- » Science World

Restaurants & Cafes

- » Chambar
- » Jam Cafe
- » The Dirty Apron
- » Devil's Elbow
- » Marugame Udon
- » Shark Club
- » Brown's Socialhouse
- » Oakberry
- » Acquafarina