



FOR LEASE

# 525 DUNSMUIR STREET

Opportunity to lease full-floor assembly school premises in the heart of downtown Vancouver, 1 block from Granville Station

## LEASING INQUIRIES

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## 525 DUNSMUIR STREET

### BUILDING FEATURES



School / Assembly use



Renovated classrooms featuring LED lighting and full height glazing



Private entrance off Dunsmuir Street



Signage opportunity along Dunsmuir & Richards Street



Centrally Located one block from Granville Station & two blocks from Pacific Centre

### LOCATION



**Excellent Transit:** Located walking distance to Granville Station, Vancouver City Centre, Burrard Station & Waterfront Station



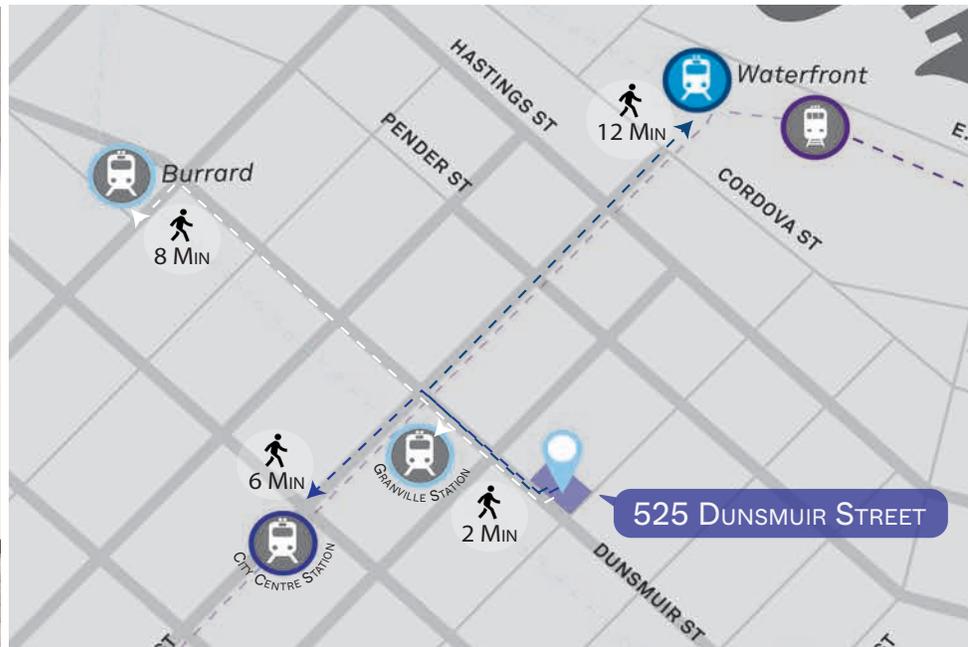
**Recreational Spaces:** Pacific Centre, Orpheum, Robson Street, Vancouver Art Gallery, Robson Square, Vogue Theatre



**Restaurants & Cafes:** Glowbal, Cafe Medina, The Keg, Ramen Gojiro, Field & Social, Starbucks, Gotham Stakehouse

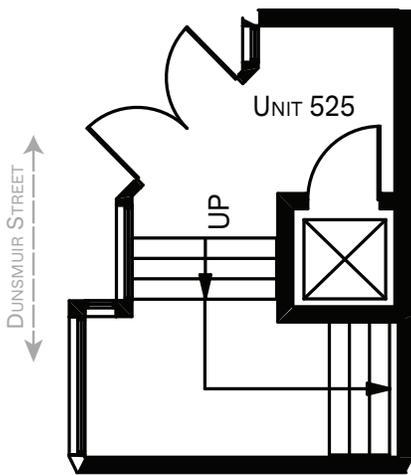


**Business Services:** BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada

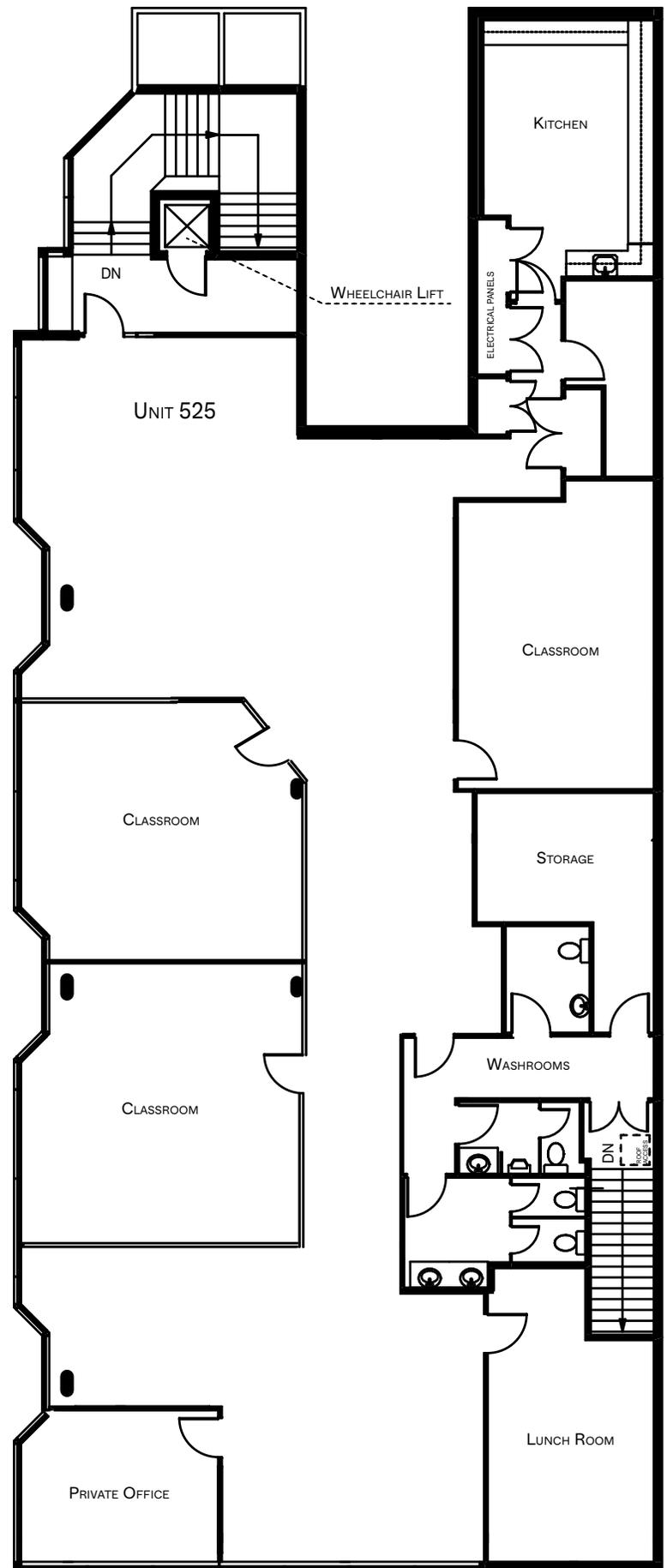


# 525 DUNSMUIR STREET

- » Full floor opportunity centrally located one block from Granville Station, and two blocks from Vancouver City Centre
- » Assembly use
- » Private entrance off Dunsmuir Street
- » Signage opportunities along Dunsmuir & Richards Street
- » Three classrooms with full height glazing
- » Lunch room & kitchen
- » Wheelchair lift & accessible washrooms



ENTRANCE  
FIRST FLOOR



PREMISES  
SECOND FLOOR

# 525 Dunsmuir Street

RENTABLE AREA	5,806 sf
AVAILABLE	60 Days Notice
BASIC RENT	<del>\$20.00</del> PSF per annum
INTRODUCTORY RATE FIRST 2 YEARS	\$12.00 PSF per annum
ADDITIONAL RENT	\$21.53 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	<del>\$20,674 + GST</del> \$16,571 + GST

