



FOR LEASE

413 SEYMOUR STREET

Prime at-grade retail unit for lease with exceptional exposure and visibility, situated on the corner of West Hastings & Seymour Street

LEASING INQUIRIES

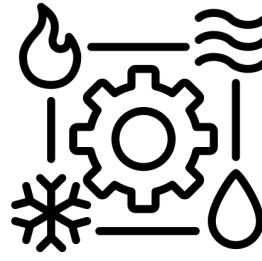
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413

SEYMOUR STREET

POSITION YOUR BUSINESS AT THE CENTRE OF DOWNTOWN VANCOUVER'S COMMERCIAL CORE AT **413 SEYMOUR STREET**. THIS AT-GRADE RETAIL OPPORTUNITY OFFERS EXCEPTIONAL EXPOSURE ALONG A HIGH-TRAFFIC THOROUGHFARE JUST STEPS FROM WATERFRONT STATION, SURROUNDED BY A DENSE MIX OF OFFICE TOWERS, RESIDENCES, AMENITIES, AND TRANSIT CONNECTIONS. THE LOCATION BENEFITS FROM CONSISTENT WEEKDAY AND WEEKEND FOOT TRAFFIC AND STRONG VISIBILITY IN A WELL-ESTABLISHED BUSINESS DISTRICT, MAKING IT IDEAL FOR RETAILERS SEEKING A PROMINENT DOWNTOWN PRESENCE.



HVAC



CENTRALLY LOCATED

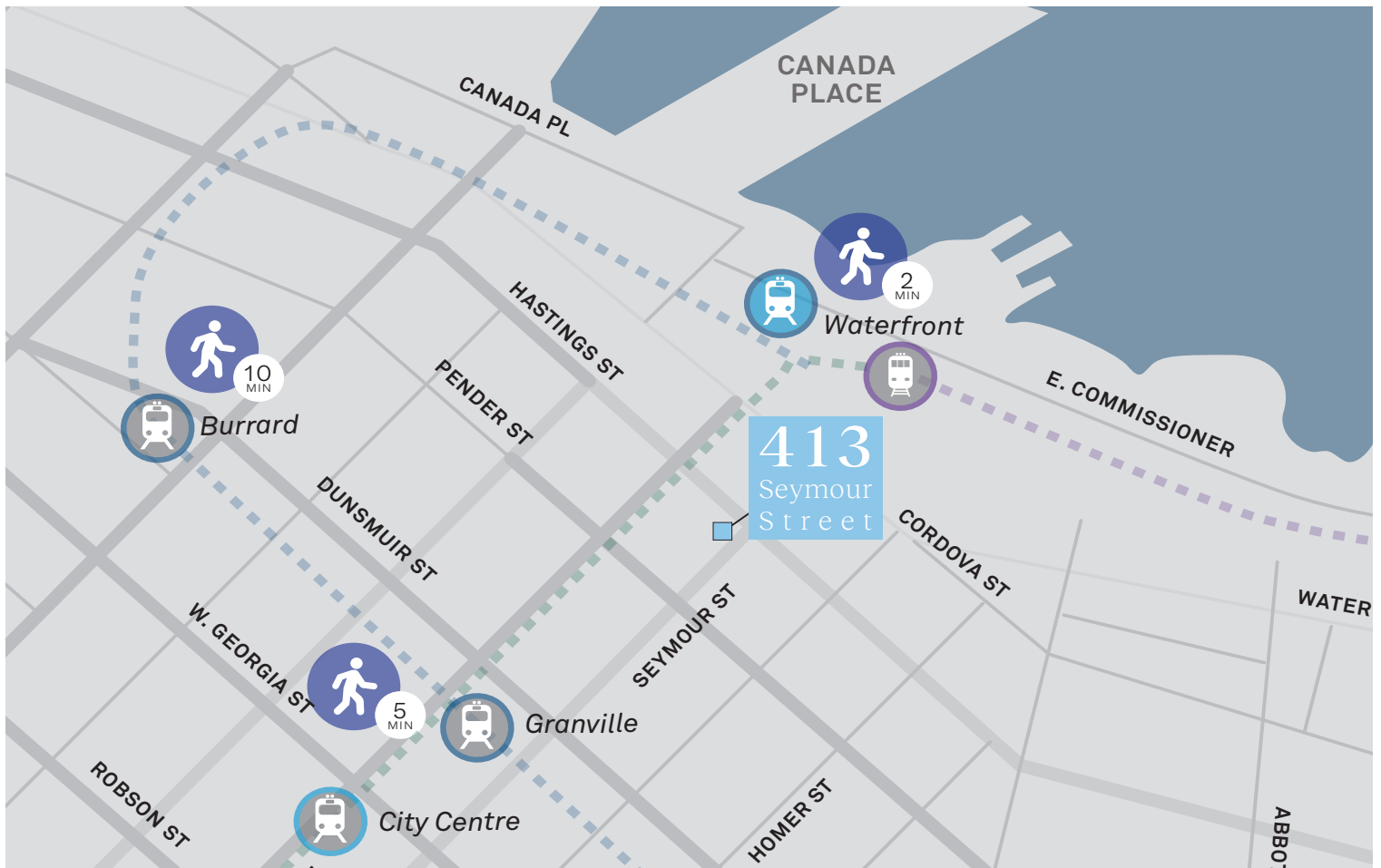


SIGNAGE



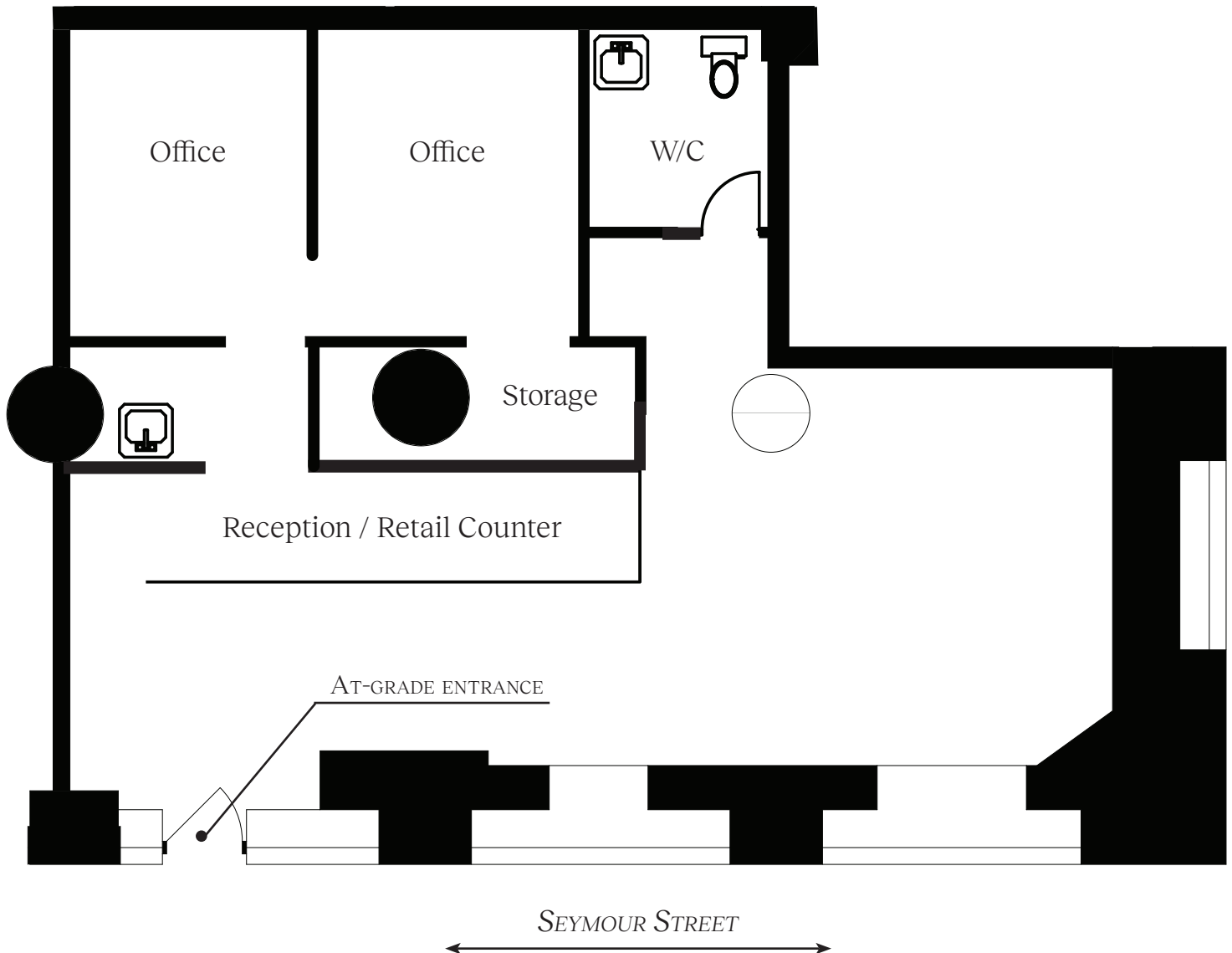
AT-GRADE ENTRY

LOCATION

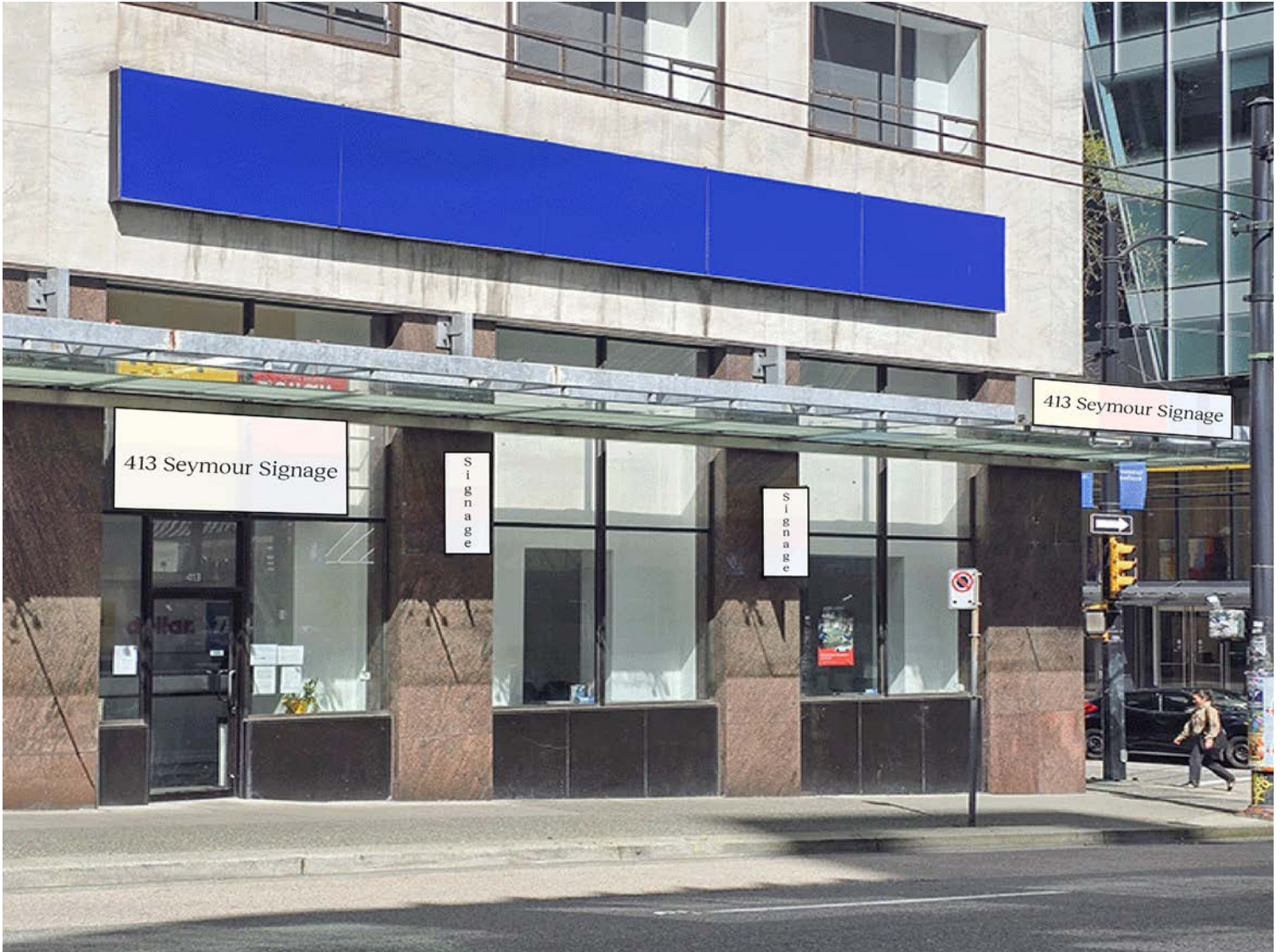


PREMISES

| | |
|-----------------|---|
| RENTABLE AREA | 1,409 sf |
| AVAILABLE | June 1, 2026 |
| BASIC RENT | \$68.00 PSF per annum |
| ADDITIONAL RENT | \$19.64 PSF (2026 est.) + 6% Basic Rent Mgmt Fee |
| MONTHLY | \$10,769 + GST |



PHOTOS



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