RELIANCE PROPERTIES



FOR LEASE

509 DUNSMUIR STREET

At-grade retail unit for lease on Dunsmuir Street, located in the heart of Downtown Vancouver.

LEASING INQUIRIES

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509 DUNSMUIR STREET

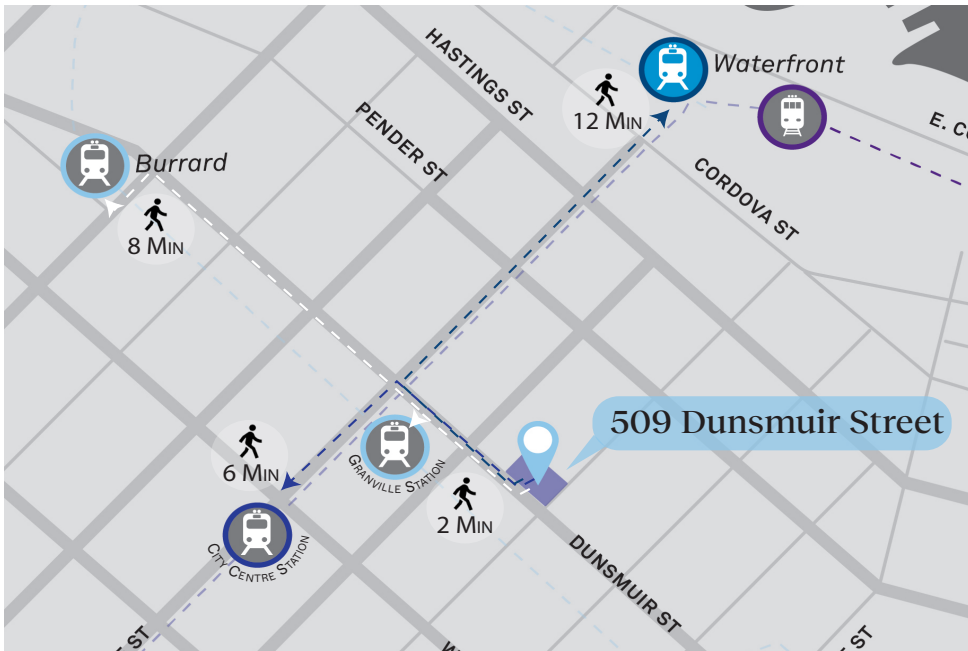
BUILDING FEATURES

- Flexible interior layout suited to a range of café or retail concepts
- Prominent awning signage offering strong street-level visibility
- Large storefront windows providing natural light and exposure
- Direct street access for convenient customer entry
- 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



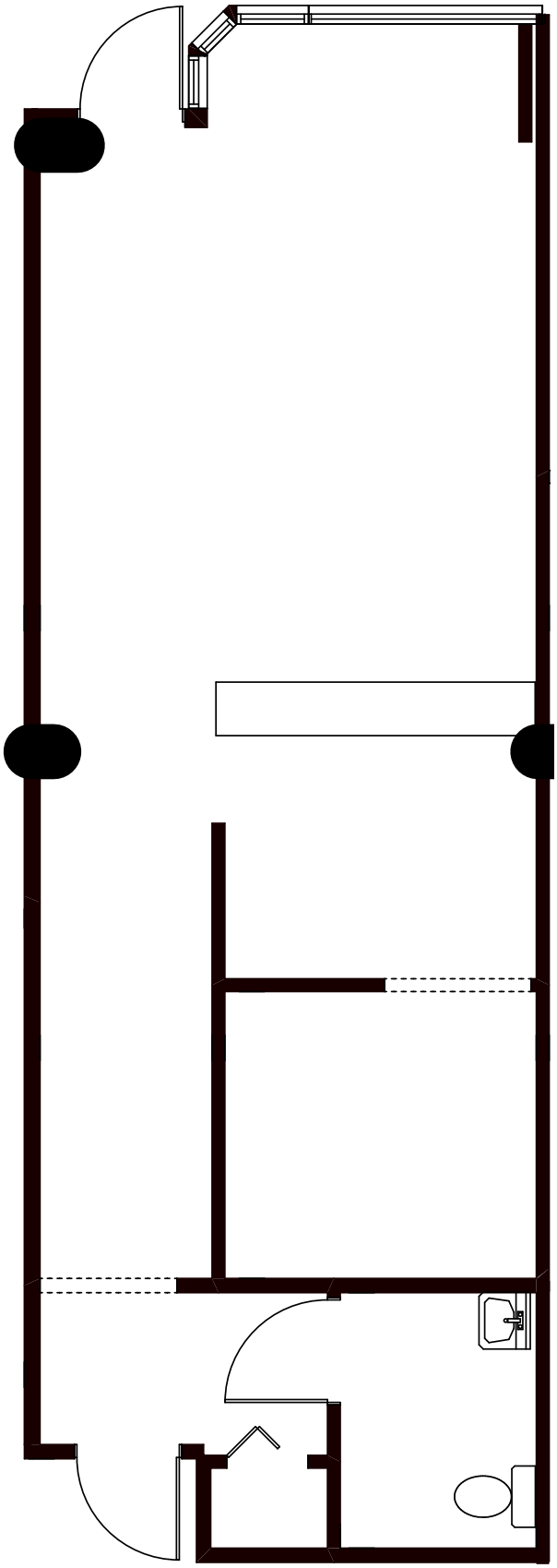


509 Dunsmuir Street

Private washroom | Central location | Signage | HVAC

- At-grade retail space along Dunsmuir Street, one block from Granville Station and two blocks from Pacific Centre
- Former café with an open customer area and existing service counter
- Large storefront windows offering natural light and street-level exposure
- Prominent awning signage opportunities along Dunsmuir Street
- Dedicated street entrance for convenient customer access
- Flexible layout suited to a variety of café, retail or service concepts
- Private in-suite washroom





DAN SMITH, *Director of Leasing*
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Salient Details

Rentable Area	775 SF
Available	Immediately
Basic Rent	$80.00 PSF per annum
Additional Rent	$21.53 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
Monthly	$6,867 + GST





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