

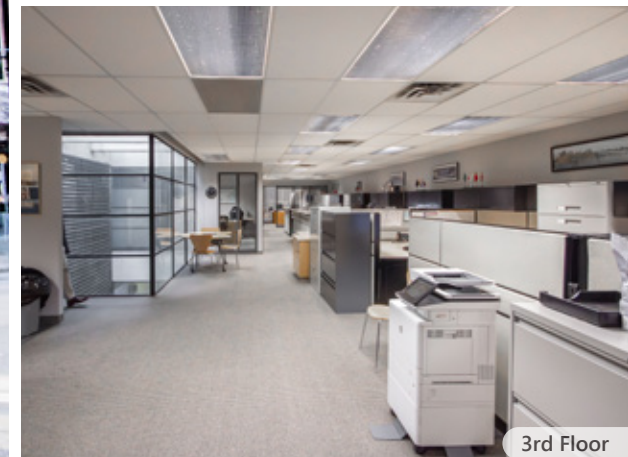
NEW RATE!



2nd Floor



2nd Floor



3rd Floor

541 HOWE STREET EXCEPTIONAL FULL FLOOR DOWNTOWN OFFICE OPPORTUNITIES

FOR LEASE

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E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.



THE LOCATION

541 Howe Street is located in the heart of the Central Business District of Downtown Vancouver, ideally located on Howe Street between Dunsmuir and W Hastings Streets. The area is known as a major shopping hub, distinct with fashionable boutiques and local designers as well as several businesses and retailers servicing thousands of employees, tourists and shoppers every day. The property is strategically located across from Holt Renfrew attached to Vancouver's preeminent Downtown Shopping Mall, CF Pacific Centre, which is home to the flagship locations of The Hudson's Bay Company, Starbucks Reserve, Apple, H&M, and among many others. The property is also in close proximity to many BC Transit routes, Granville Street Station and within walking distance from many public amenities, shops, hotels, popular eateries and drinking establishments.



THE FEATURES



Rare full floor office opportunities located in the heart of Downtown Vancouver



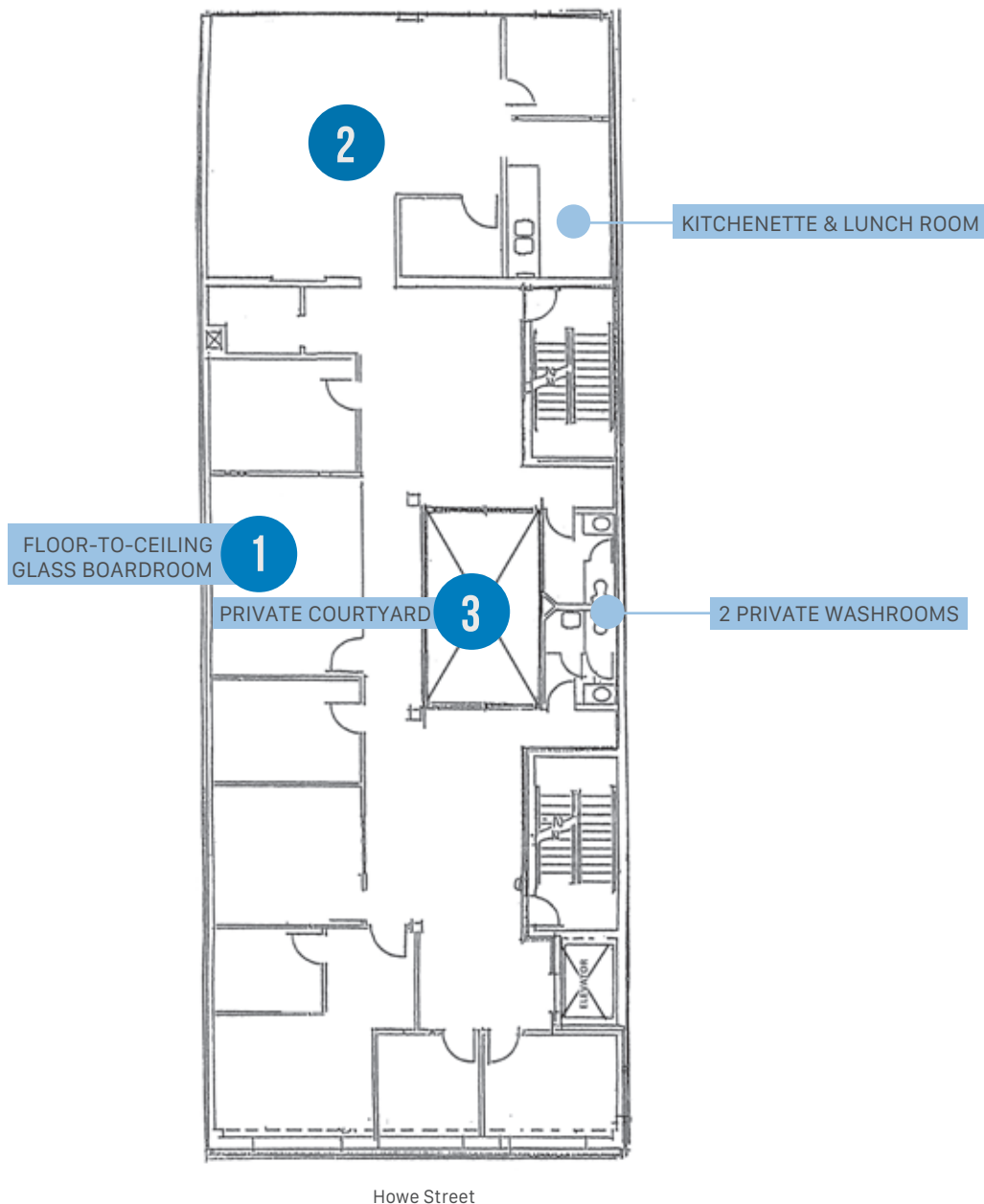
Dedicated reception and direct passenger elevator access



Oversized windows providing abundant natural light

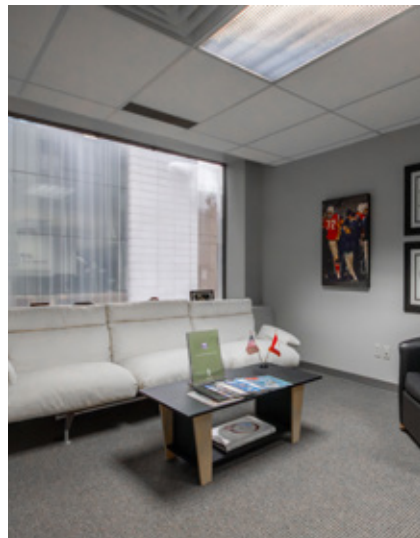
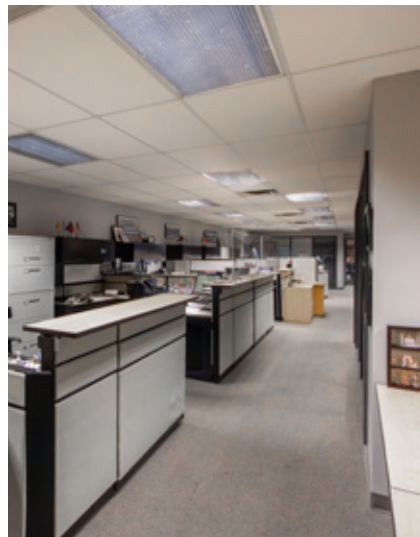
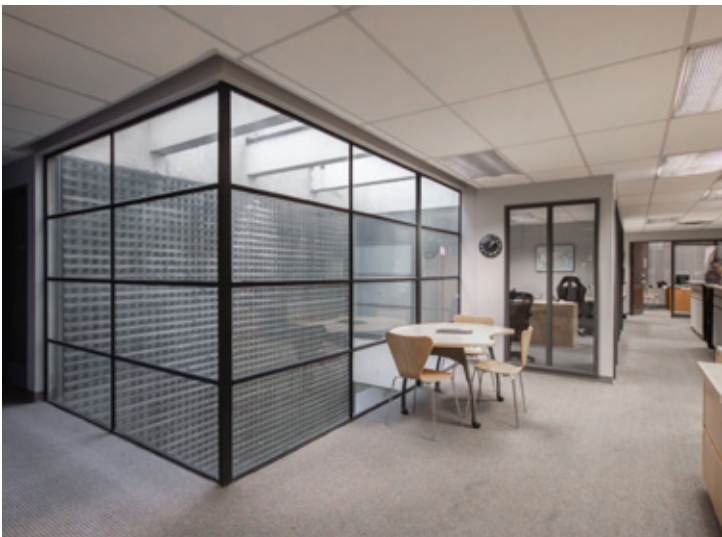


Fully distributed HVAC in place



SIZE: ¹	GROSS RENT:	ADDITIONAL RENT:	AVAILABILITY
3,596 SF (Approx.)	\$14.00 \$7.00 NNN PSFPA	\$21.00 (2023 est.)	Please contact agent

¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.



SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	AVAILABILITY
3,596 SF (Approx.)	\$14.00 \$7.00 NNN PSFPA	\$21.00 (2023 est.)	Please contact agent

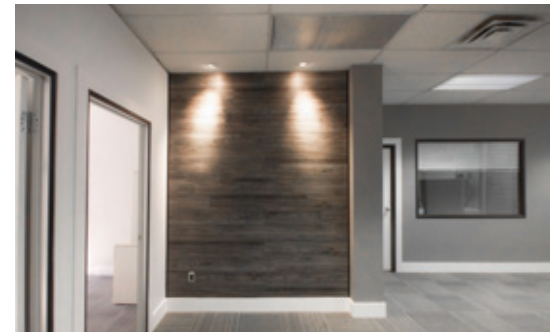
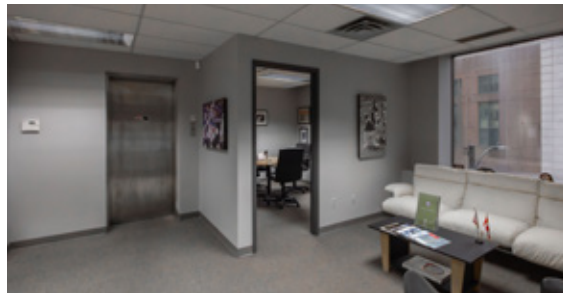


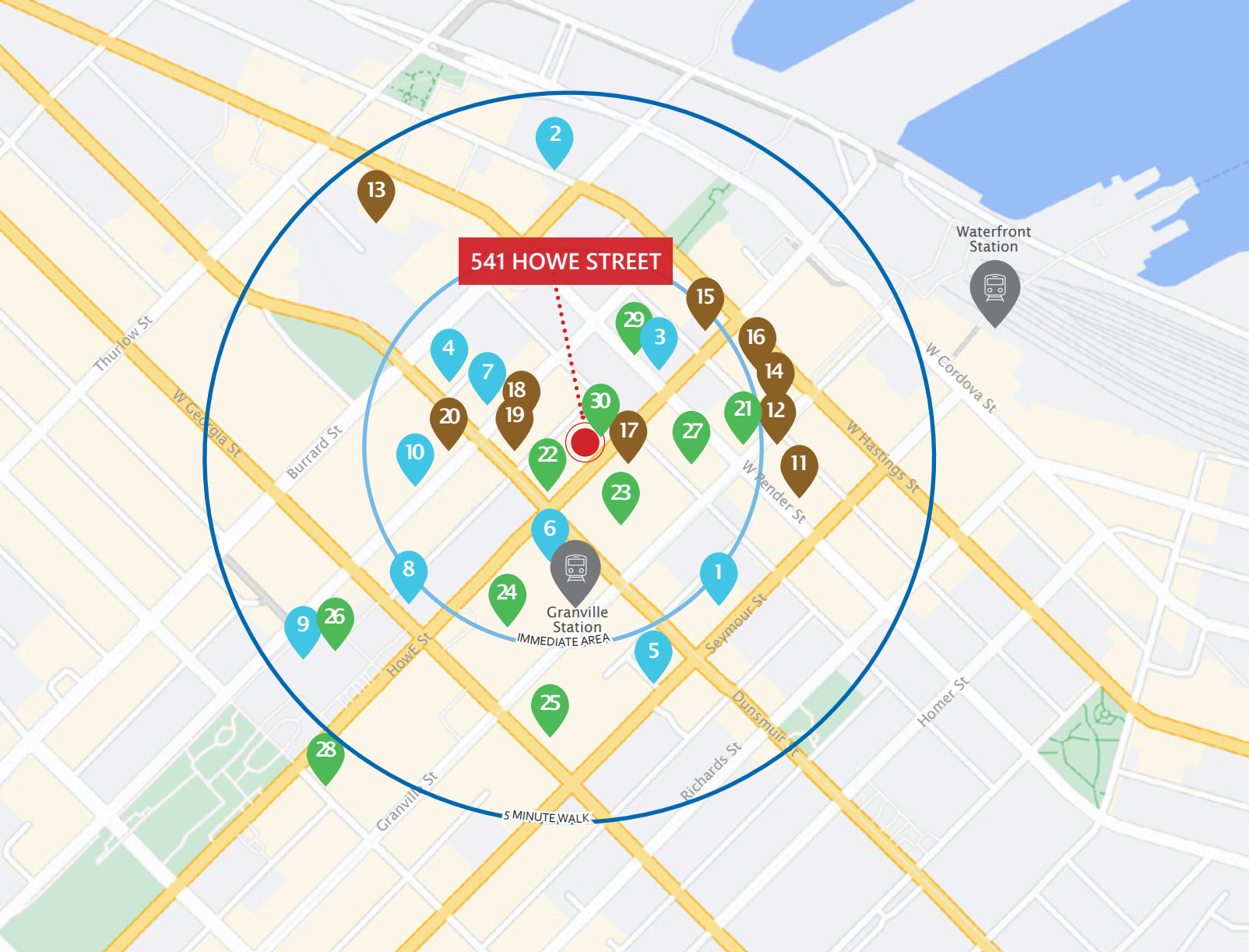
Includes a kitchenette and two private washrooms



Mix of open and enclosed office spaces

¹All sizes are approximate and subject to verification.





GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

RIDER'S PARADISE



World-class public transportation

98



100

RESTAURANTS

1. Kokoro Tokyo Mazesoba
2. Nightingale
3. Hydra Estiatorio
4. Cactus Club
5. Gotham Steakhouse
6. The Keg
7. Alouette Bistro
8. Hawksworth Restaurant
9. 1931 Gallery Bistro
10. Hy's Steakhouse & Cocktail Bar

CAFÉS & CASUAL FARE

11. CoCo Fresh Tea & Juice
12. Trees Organic Coffee
13. Tacofino Oasis
14. Railtown Café
15. Caffè Artigiano
16. Breka Bakery & Café
17. Holts Café Vancouver
18. La Taqueria Pinche Taco Shop
19. Starbucks
20. Caffè Artigiano

SHOPPING & AMENITIES

21. Rexall
22. Feuille Luxury
23. Holt Renfrew
24. CF Pacific Centre
25. Hudson's Bay
26. Vancouver Art Gallery
27. CF Pacific Centre Offices
28. Nordstrom
29. EXchange Hotel Vancouver
30. 017 Shop

CONTACT US FOR MORE INFORMATION

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Aerial Photography by Onikon | Walkscore Source: www.walkscore.com

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