

FOR LEASE

560 BEATTY STREET

CHARACTER CROSSTOWN OFFICE OPPORTUNITIES



FULL SELLING COMMISSIONS FOR TENANT'S AGENTS



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

REDUCED RATE!



THE LOCATION

Situated on Beatty Street between Dunsmuir and Pender Streets, with maximum transit convenience with Stadium-Chinatown SkyTrain station just steps away. The area has seen rapid growth in commercial and residential development and features several excellent amenities within the immediate vicinity, including numerous trendy boutiques, restaurants, and cafés. Popular restaurants nearby include Chambar, Dirty Apron, Devil's Elbow, Marugame Udon, and many more. The location is also steps to Rogers Arena, B.C. Place, Queen Elizabeth Theatre, The Post, and International Village Mall.

97



WALKER'S PARADISE

Daily errands do not require a car.

100



RIDER'S PARADISE

World-class public transportation.



Rendering of The Post at 658 Homer Street by Quad Real Property Group

THE FEATURES



Fully restored and well-maintained heritage building in the heart of Crosstown



Private washrooms with shower



Private kitchenette



Fully distributed HVAC plus TELUS Fibre ready building



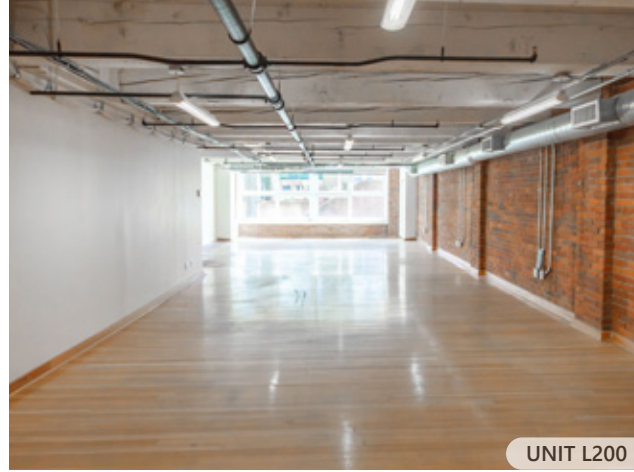
Ample street and monthly parking in the immediate area



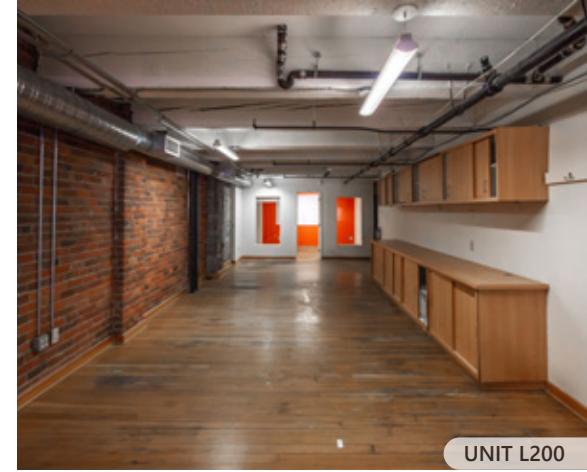
Excellent transit access with many popular restaurants and amenities in the immediate vicinity



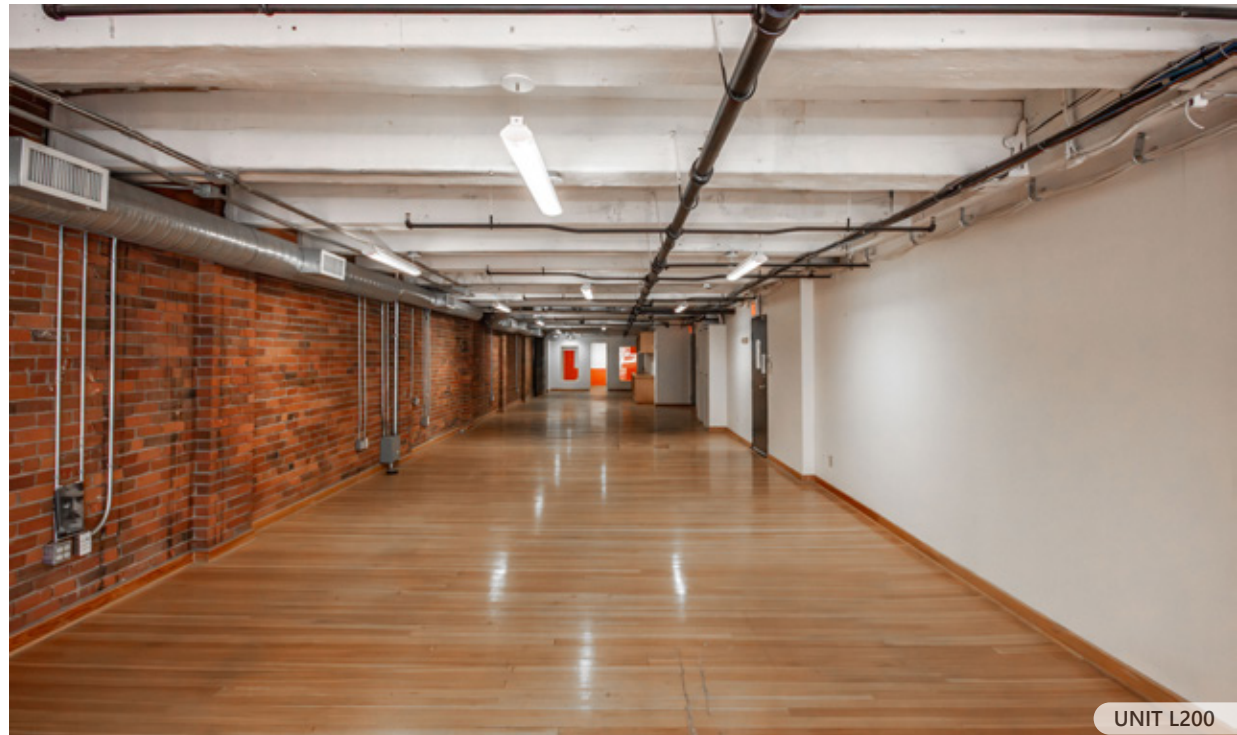
**SIGNIFICANT FREE RENT INDUCEMENT PERIOD
NEGOTIABLE (PLEASE CONTACT AGENT FOR
DETAILS)**



UNIT L200



UNIT L200



UNIT L200

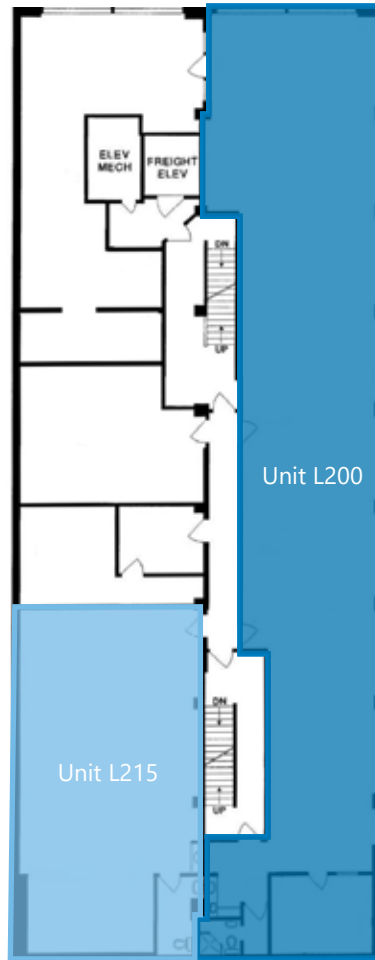


UNIT L215



UNIT L215

FLOOR PLAN & SALIENT FACTS

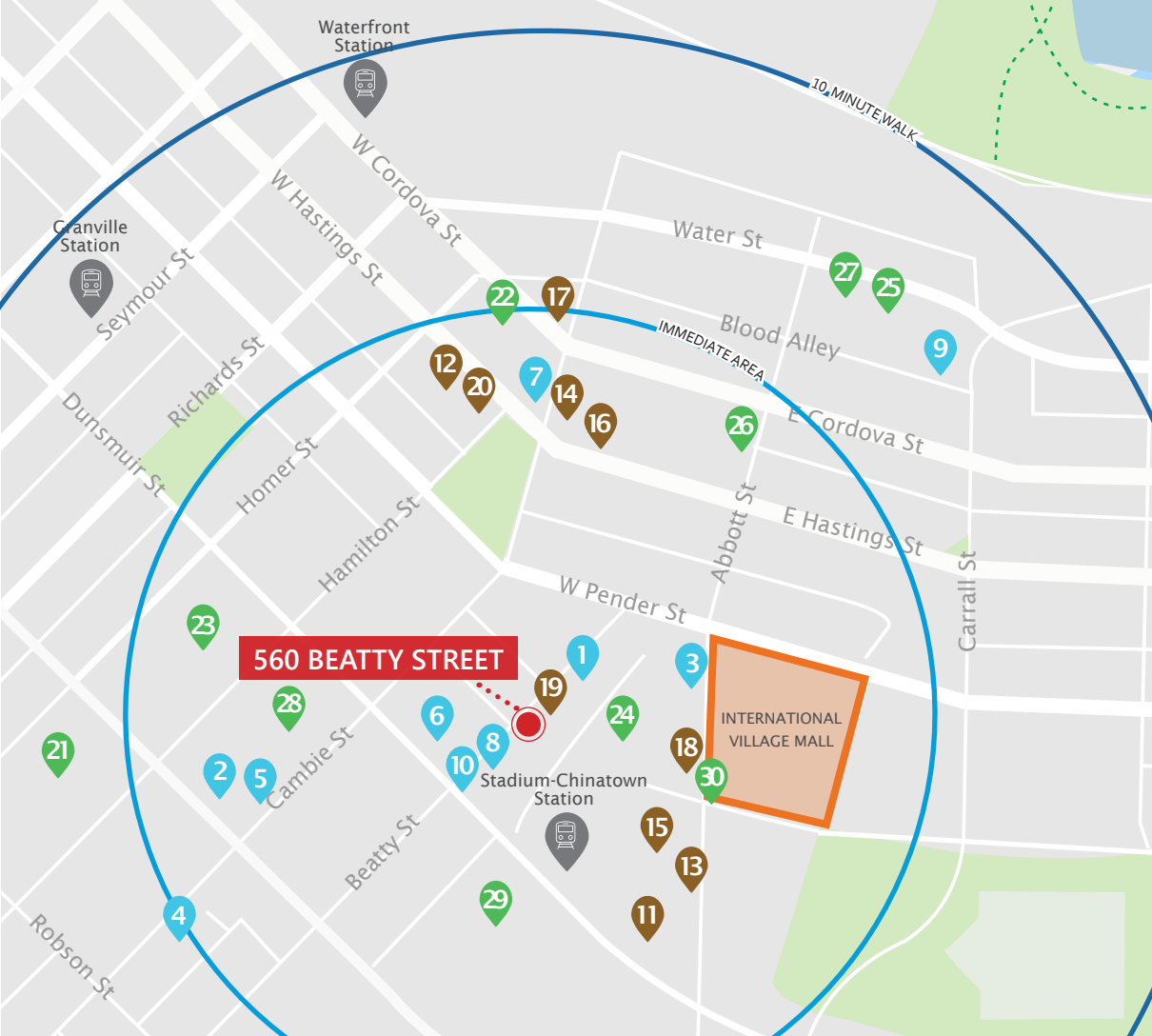


UNIT:	SIZE: ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY
L200	2,803 SF (Approx.)	\$15.00 \$13.00 NNN PSFPA	\$18.50 (2025 est.)	\$7,357.88/month + GST	Immediately
L215	1,275 SF (Approx.)	Please contact agent	\$18.50 (2025 est.)	Please contact agent	Immediately

¹All sizes are approximate and subject to verification

²Gross rents currently equate to these amounts plus GST. Leases to be fully triple net.

*Floor plans may not be 100% accurate and are subject to verification.



RESTAURANTS + BARS

1. The Dirty Apron
2. Browns Socialhouse
3. Taishoken Ramen
4. Fanny Bay Oyster Bar & Shellfish Market
5. Ventura Room
6. Marugame Udon
7. Nuba in Gastown
8. Devil's Elbow
9. L'Abattoir
10. Chambar

COFFEE + CASUAL FARE

11. TAKO
12. La Taqueria Pinche Taco
13. Wabukuro
14. Meat & Bread
15. Blenz Coffee
16. Purebread
17. Revolver
18. Starbucks
19. Jam Cafe
20. Nemesis Coffee

SHOPPING + ENTERTAINMENT

21. Vancouver Public Library
22. Old Faithful Shop
23. Loblaws City Market
24. T&T Supermarket
25. COS
26. Hey Jude
27. Inform Interiors
28. Queen Elizabeth Theatre
29. Costco
30. Rexall



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INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

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