

552 BEATTY STREET

For Lease | Newly Renovated Crosstown Office Space with Dedicated Entrance





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.



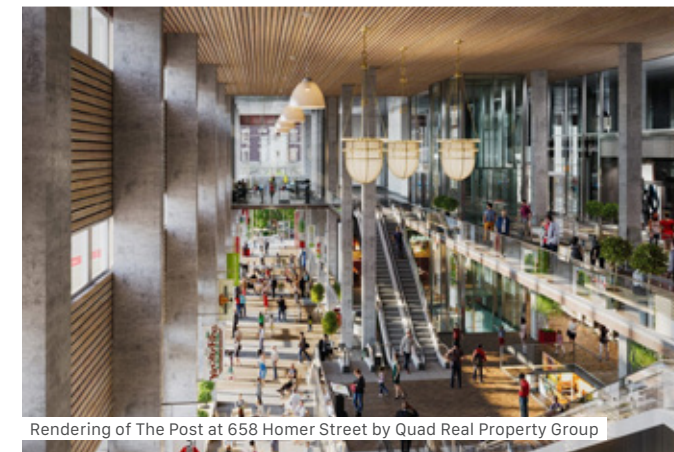
WALKER'S PARADISE

Daily errands do not require a car.



RIDER'S PARADISE

World-class public transportation.



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

THE FEATURES



Rare newly renovated office opportunity with secured private direct street entry



Located within a fully restored character building featuring large wooden post, beam and brick construction throughout



Excellent ceiling heights and large windows providing abundant natural light



Spacious open floor plan with a glass-boardroom



One private kitchenette and washroom with shower



Fully distributed HVAC throughout



Access to a common rooftop patio



Ample parking within the immediate block



Excellent transit access just a 1 minute walk away from Stadium-Chinatown Skytrain Station



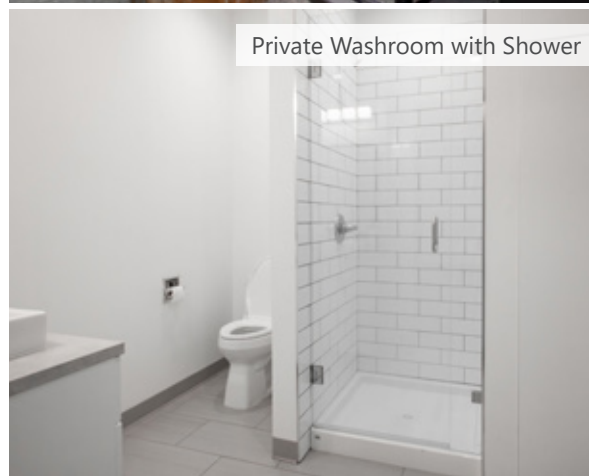
Kitchenette



Open Floor Plan



Glass Boardroom

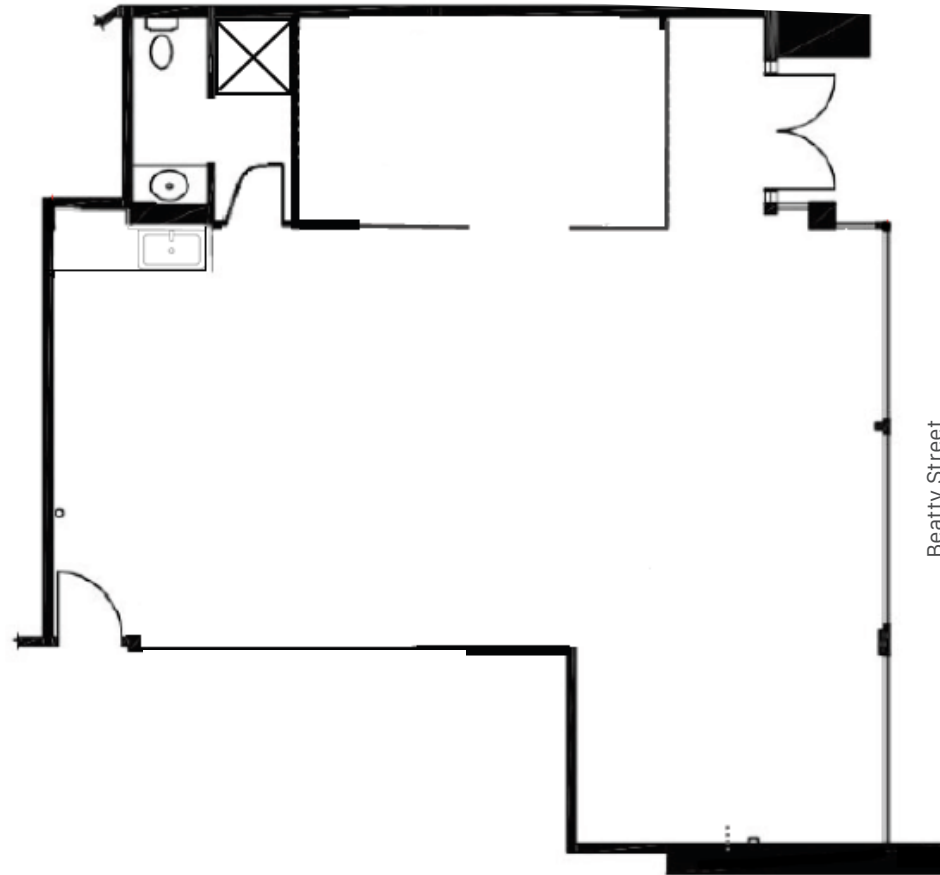


Private Washroom with Shower



Common Area Rooftop Patio

FLOOR PLAN & SALIENT FACTS

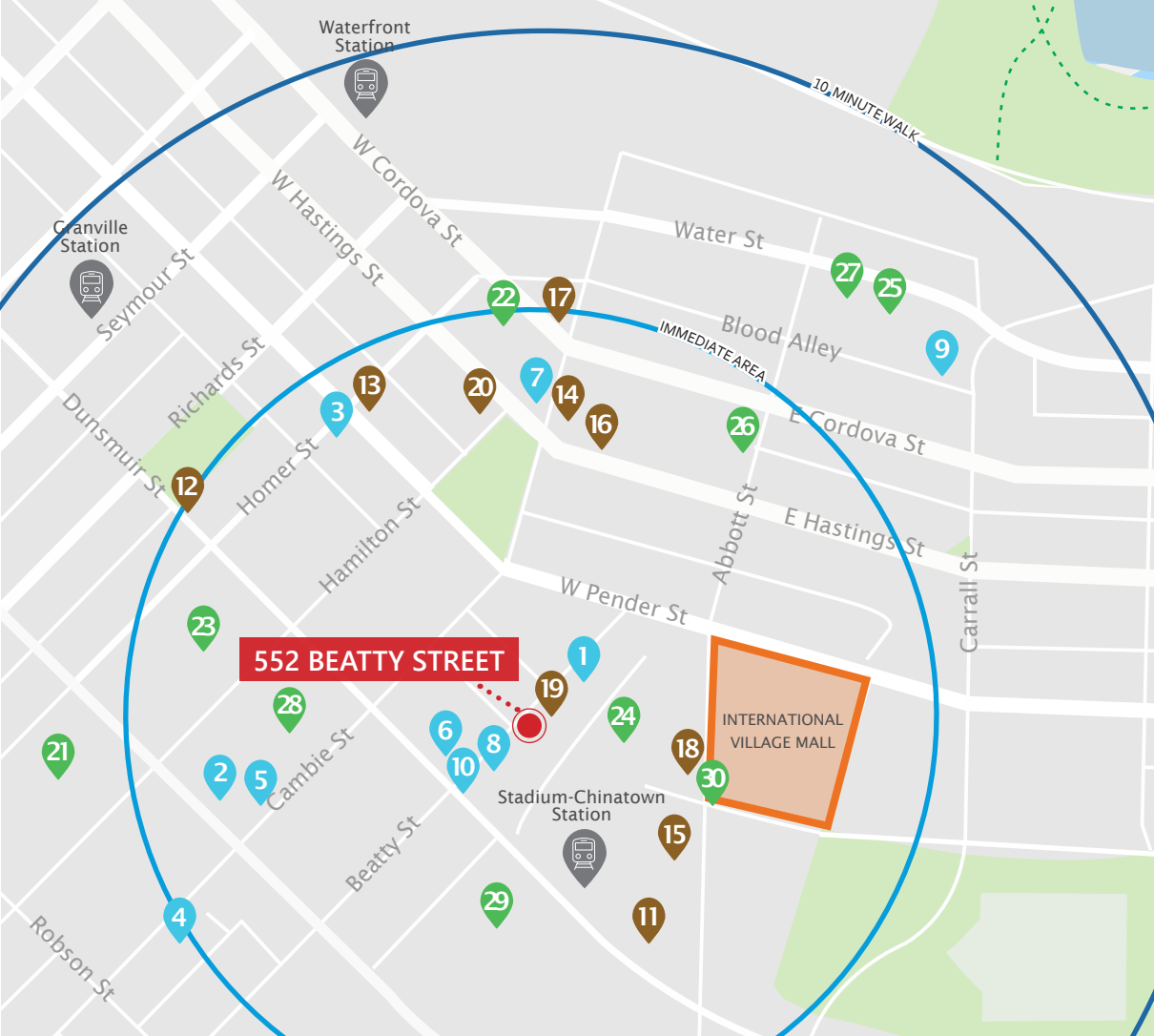


SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY
1,300 SF	\$30.00 NNN PSFPA	\$16.00 (2024 est.)	\$4,983.33/month + GST	Immediately

¹All sizes are approximate and subject to verification

²Gross rent currently equates to this amount plus GST.

*Floor plan may not be 100% accurate and is subject to verification.



RESTAURANTS + BARS

1. The Dirty Apron
2. Browns Socialhouse
3. Autostrada Osteria
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. Field & Social
13. Finch's
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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