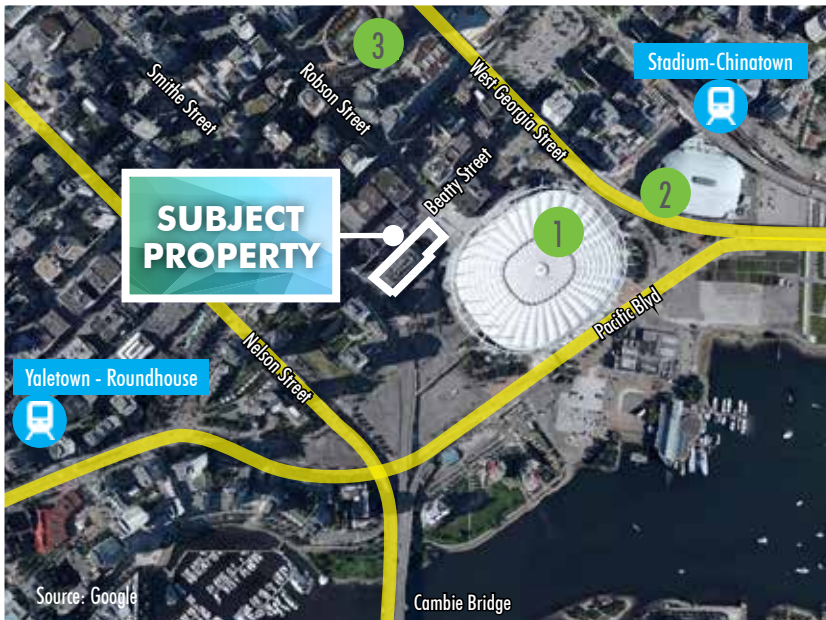


# FOR SUBLEASE

## 858 Beatty Street Vancouver, BC



- 1 BC Place Stadium
- 2 Rogers Arena
- 3 Vancouver Public Library

South-East entrance to the downtown core at the corner of **Smithe and Beatty Streets** and the foot of the **Cambie Bridge**.

Walk Score



97

Transit Score



100

Bike Score



94

Adjacent to **Yaletown** and close to **Robson Street** amenities.

Minutes from the lively **Gastown** neighbourhood.

**KEVIN NELSON PERSONAL REAL ESTATE CORPORATION**

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## Area Available

UNIT	SQ. FT.	AVAILABLE
4 <sup>TH</sup> FLOOR*	28,572	Q2, 2017
5 <sup>TH</sup> FLOOR*	10,539	Q2, 2017
TOTAL	39,111	*Improved space

## Asking rates

Please contact listing agent

## Operating costs & taxes

\$20.53 per sq. ft. (2017)

## Term

Flexible

## Parking

1 stall per 1,000 sq. ft. leased at market rates

## Amenities



Secure interior bicycle storage



24-hour card access security system



Coffee/convenience store at retail street level



High ceiling, opening windows

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