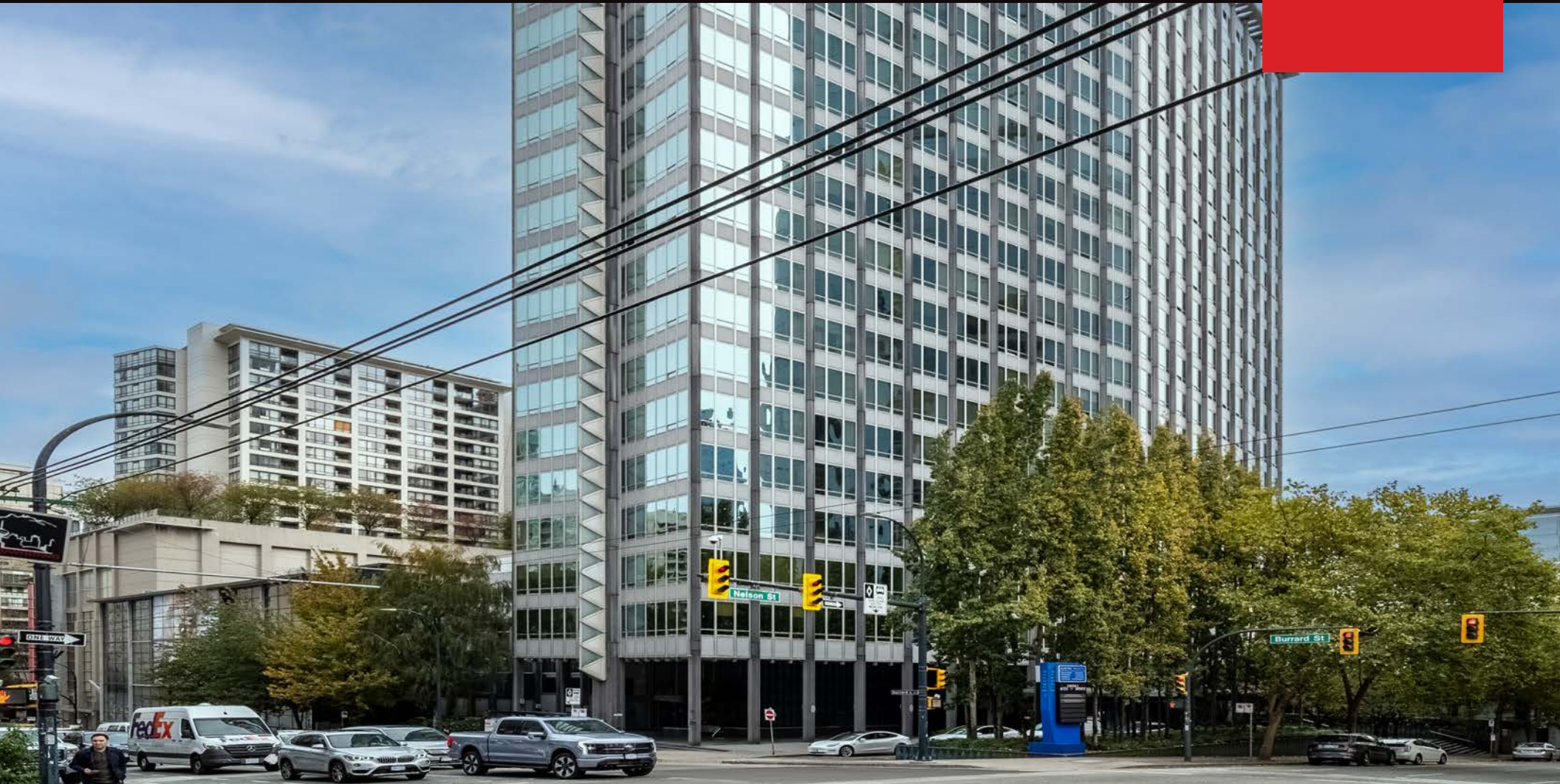


UNITS AT 970 BARRARD STREET, VANCOUVER
OWNER-OCCUPIER OPPORTUNITIES IN DOWNTOWN VANCOUVER

**FOR
SALE**



WILLIAM | WRIGHT

Commercial Real Estate Services

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THE ELECTRA

Office Opportunities

Owner-occupier opportunities: #236 & #246. The Electra, formerly the BC Hydro Building, provides a sophisticated office space situated in the heart of Vancouver's bustling business center, offering unparalleled conveniences including a well-appointed boardroom for your crucial business meetings and presentations. Its bright open lobby, abundance of seating, and over height ceilings is a welcoming space for you and your clients.

The Electra Features



Located in the heart of business district



Quick access to commuter corridors



Walking distance to hotels, restaurants and entertainment



6 minute walk from the Canada Line at the Vancouver City Centre Station



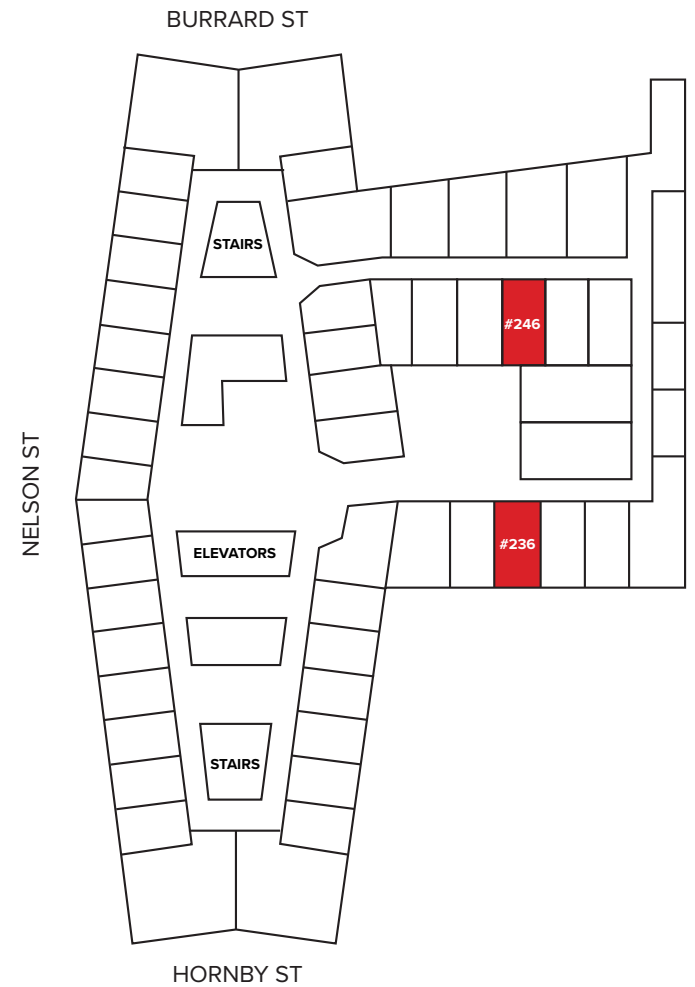
LOBBY



UNIT 236



UNIT 246



Salient Facts

UNIT	SIZE	ZONING	PID	GROSS RENT	STRATA FEES	PROPERTY TAXES	LEASE EXPIRY	PRICE
236	± 196 SF	DD	024-479-683	\$1,120/month + GST	\$266.51/month	\$2,750.73	month-to-month	\$269,500
246	± 196 SF	DD	024-479-551	\$1,343.46/month + GST	\$266.51/month	\$2,164.47	January 2024	\$269,500



LOCATION

Boasting desirable ease of access to the Burrard Street Bridge and the Cambie Street Bridge, in the sought after business district in downtown Vancouver, this prime location provides accessibility, connectivity, and an exceptional business environment, making it an ideal choice for businesses aiming for unprecedented growth and success.

FOR MORE INFORMATION CONTACT

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