## **100 - 948 HOWE STREET, VANCOUVER** HIGH EXPOSURE IN THE HEART OF DOWNTOWN

# FOR LEASE



## WILLIAM | WRIGHT

HEATHER CONNOR heather.connor@williamwright.ca 604.428.5255 MATTHEW HO PERSONAL REAL ESTATE CORPORATION matthew.ho@williamwright.ca 604.428.5255 STEVEN LAM PERSONAL REAL ESTATE CORPORATION steven@williamwright.ca 604.428.5255





**P**°P

 $\overline{}$ 

High Exposure in the Heart of Downtown Vancouver

Warm Shell Retail with Flexible Open Layout



Large Windows with Great Natural Lighting



Well-Maintained & Concrete Construction





#### **100-948 HOWE STREET**

This 2,367 SF ground-floor retail space offers large storefront windows, providing excellent visibility and natural light. Featuring two washrooms and flexible DD zoning, the unit is a versatile warm shell, ready for a variety of commercial uses. Wellmaintained and spacious, it's an ideal space for businesses looking to establish a strong presence in downtown Vancouver.

> Warm Shell Retail Space For Lease

## **SALIENT FACTS**

**SIZE** +/- 2,367 SQFT

**PARKING** 1 Designated Stall

**ZONING** DD

**BASIC RENT** \$45.00/FT

ADDITIONAL RENT \$21.45/FT (Est.)

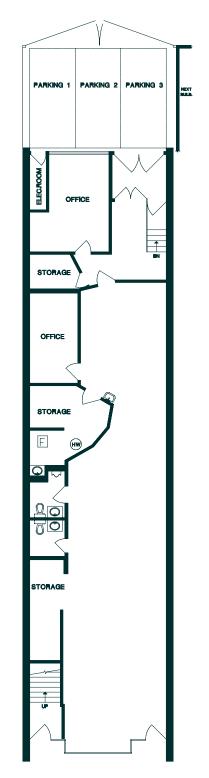
**MONTHLY RENT** \$13,107.26 + GST













#### LOCATION

Located in the heart of downtown Vancouver, this property is surrounded by a variety of restaurants, shops, and amenities. It's just a short walk to Robson Square and Pacific Centre Mall. Nearby attractions include the Provincial Law Courts, Robson Street shopping district, Vancouver Art Gallery, and BC Place Stadium, all within walking distance.

### TRANSIT

The subject property offers excellent access to public transit, with Vancouver City Centre and Granville SkyTrain stations within walking distance, providing easy access to both the Canada Line and Expo Line. The area is also pedestrian and cyclist friendly, with bike lanes and public parking options nearby.

### **CONTACT LISTING AGENTS**

#### **HEATHER CONNOR**

heather.connor@williamwright.ca 604.428.5255

#### **MATTHEW HO\***

matthew.ho@williamwright.ca 604.428.5255

#### **STEVEN LAM\***

steven@williamwright.ca 604.428.5255

\*PERSONAL REAL ESTATE CORPORATION

E&O.E. This communication is not intended to cause or induce breach of an existing agency agreement. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. William Wright Commercial Real Estate Services has prepared this document for the sole purposes of advertising and general information. All expressed or implied, regarding the information including but not limited to warranties of content, accuracy, completeness, and reliability, and do not the information. Any recipient and/or interested party should undertake their own appropriate and independent due diligence and inquiries to the accuracy of the information, which is subject to errors, omissions, and changes, including changes to price or withdrawal, without notice. Sizes are approximate and based on architectural measurements. William Wright Commercial Real Estate Services and its listing client and/or or clients exclude unequivocally all inferred or implied terms, conditions, and warrantes arising out of this document and exclude all liability for loss and/or damages arising therefrom. This publication is the copyrighted property of William Wright Commercial Real Estate Services. All rights reserved.

William Wright Commercial Real Estate Services Inc. #1340-605 Robson Street, Vancouver T 604.428.5255 | F 604.428.5254 williamwright.ca