



FOR SALE/LEASE

**UNIQUE OFFICE SPACE
NEAR VANCOUVER LAW COURTS**

AVAILABLE IMMEDIATELY

Units 601-603 & Units 604-607
938 Howe Street, Vancouver, B.C.

Marcus & Millichap



OPPORTUNITY OVERVIEW

A rare opportunity to lease or purchase at 938 Howe Street. Two adjoining Northeast and Southeast facing suites are available immediately, each offering plenty of natural light and flexible layouts.

One suite features polished concrete floors and modern open plan finishes, giving it a clean, contemporary feel, ideal for creative or professional teams. The neighbouring suite is fully built-out with perimeter office and an open work area, providing a more traditional layout with strong functionality.

SALIENT DETAILS

| | | |
|-------------------------|--------------------------|--------------------------|
| Address: | 601-603 938 Howe Street* | 604-607 938 Howe Street* |
| Size: | 776 SF | 1,094 SF |
| Availability: | Immediately | Immediately** |
| Asking Rent: | Contact Listing Agents | Contact Listing Agents |
| Additional Rent: | \$25.25 | \$25.25 |
| Sale Price: | \$970,000 | \$1,367,500 |

*Units can be leased or purchased together or separately.
 **Refer to Floorplan. 30-days's notice for Unit 607.

HIGHLIGHTS

PRIME DOWNTOWN LOCATION

Across from Vancouver Law Courts and near an abundance of retail amenities.

FLEXIBLE OFFERING

Units can be purchased/leased together or separately.

UNIQUE UNIT CONFIGURATIONS

Professional Build-Out Suite Suites 601-603
 Includes perimeter offices, an internal open work area and northeast exposure.

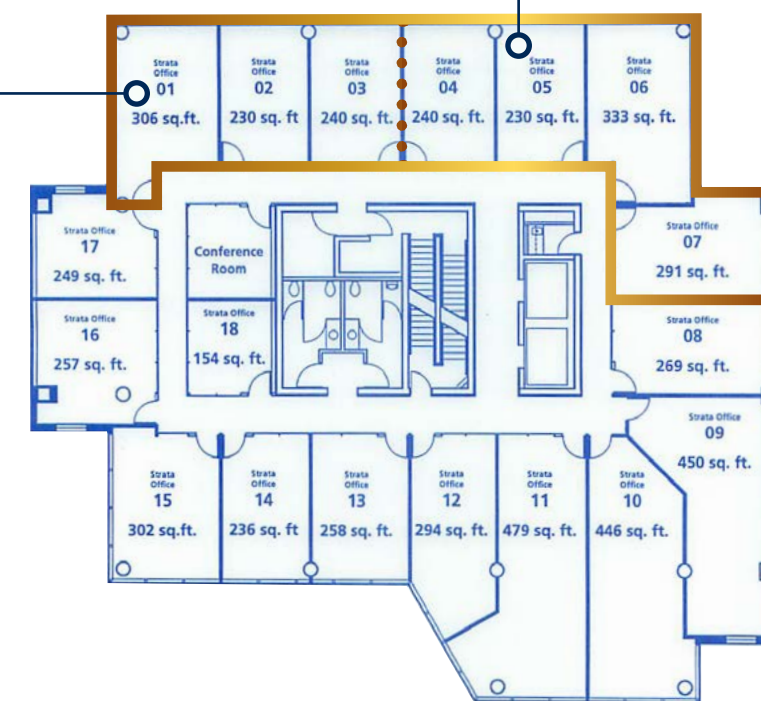
Creative Open-Plan Suite Suites 604-607

Features polished concrete floors modern open workspace and bright southeast exposure.

FULL SERVICE BUILDING

Concierge, secure bike storage, shared boardrooms and a common-area kitchen.

FLOOR PLAN



HOWE STREET

LOCATION OVERVIEW

The location is directly across from the court houses and surrounded by cafes, restaurants and transit. The building offers concierge service, secure bike storage, common boardrooms and a shared kitchen. A versatile downtown workspace that does not come to market often.

5 MINUTE WALK  GRANVILLE SKYTRAIN STATION

3 MINUTE WALK  PACIFIC CENTRE

4 MINUTE WALK  ROBSON SQUARE



EXCLUSIVELY LISTED BY

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