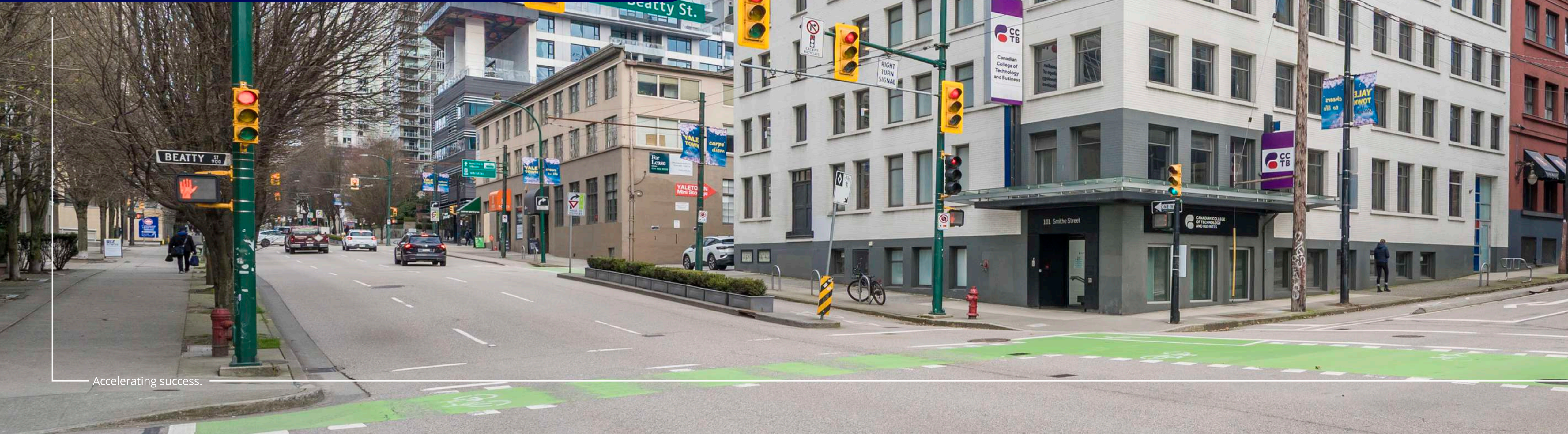


FOR LEASE

Corner Exposure Full Office/ Education Building Available in the Heart of **Yaletown**

101 Smithe Street, Vancouver, BC



The Opportunity

High exposure, 30,000 SF full building available for Lease located in the heart of Yaletown.

101 Smithe Street is a five-storey building, currently built out with education improvements. Each floor is comprised of approximately 6,000 SF, totalling to 30,000 SF of prime commercial space in Yaletown.

Location

101 Smithe Street is centrally located in the heart of Yaletown, at the corner of Smithe and Beatty Streets. The buildings prime location offers convenient access to a variety of amenities, including renowned restaurants, cafes, retailers and the well-known Vancouver seawall.

The building is located within walking distance to the Yaletown-Roundhouse SkyTrain Station. Providing easy access to the rest of Vancouver.



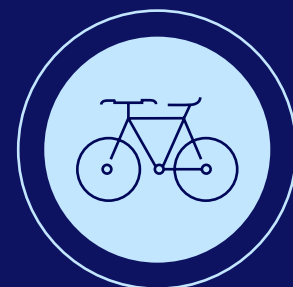
98

Walk Score



100

Transit Score



81

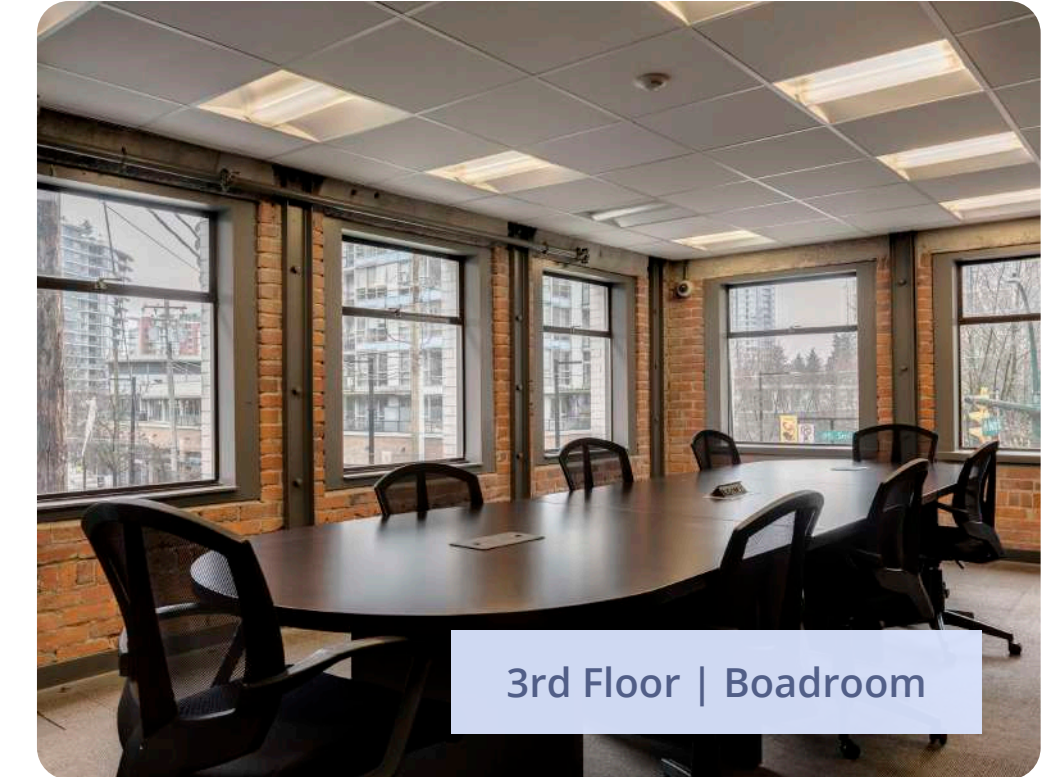
Bike Score



1st Floor | Open Area



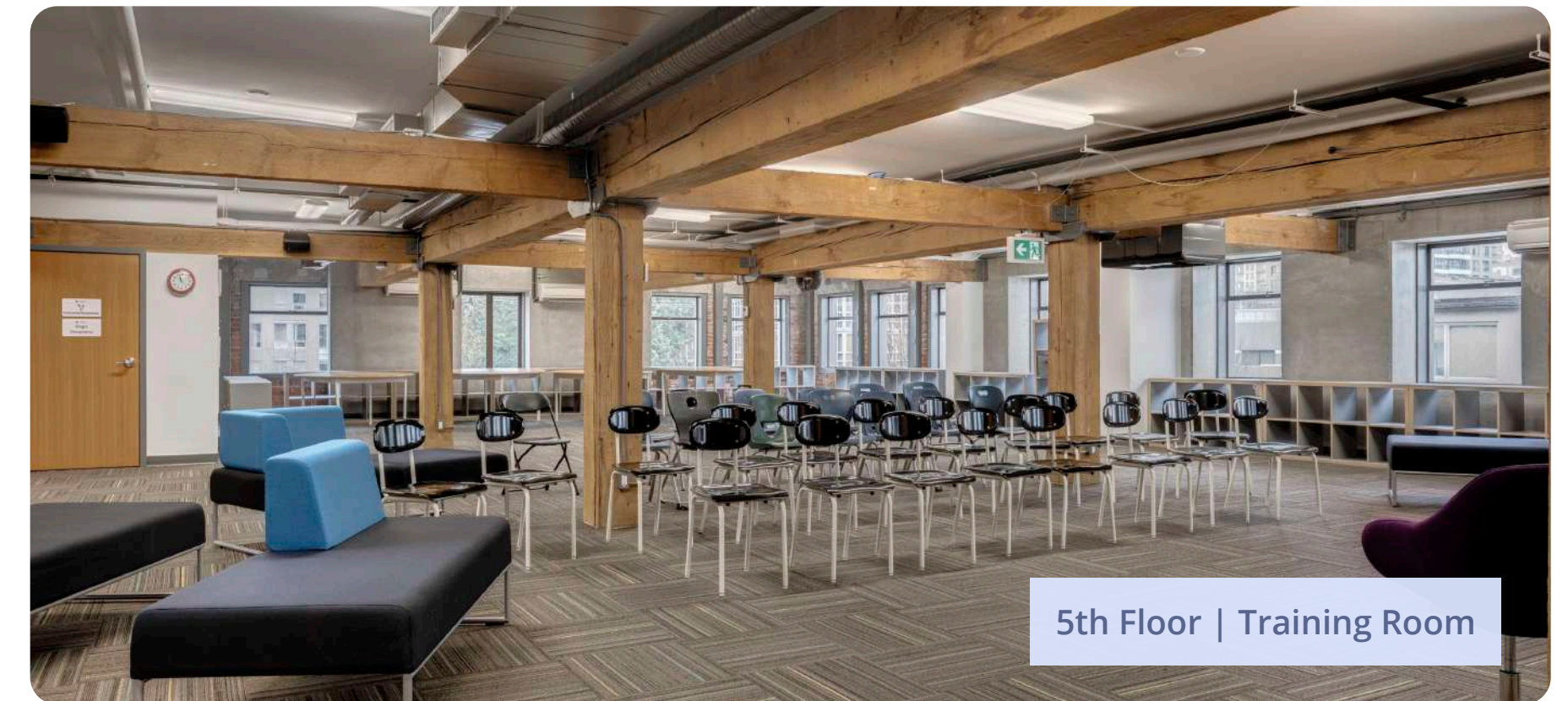
2nd Floor | Classroom



3rd Floor | Boardroom



4th Floor | Classrooms



5th Floor | Training Room

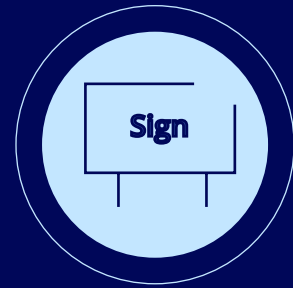
Salient Facts

Civic Address	101 Smithe Street, Vancouver, BC
Total Rentable Area	30,000 SF
Availability	Immediately
Net Rent	Contact listing agents
Additional Rent (est. 2025)	Contact listing agents
Signage	Prominent building signage at the corner of Beatty and Smithe Streets
Parking	2 stalls available at market rates

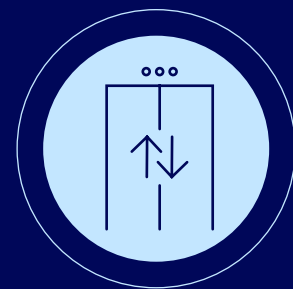
Key Features



Full building opportunity



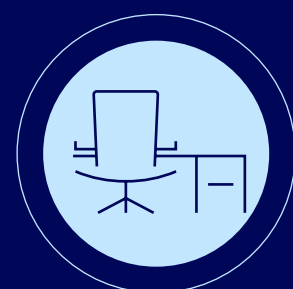
Corner exposure with excellent signage opportunities



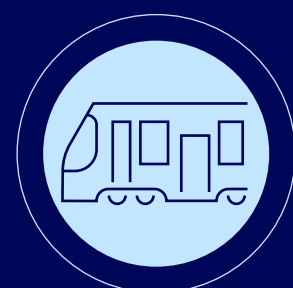
Interior elevator



Beautifully renovated character office building



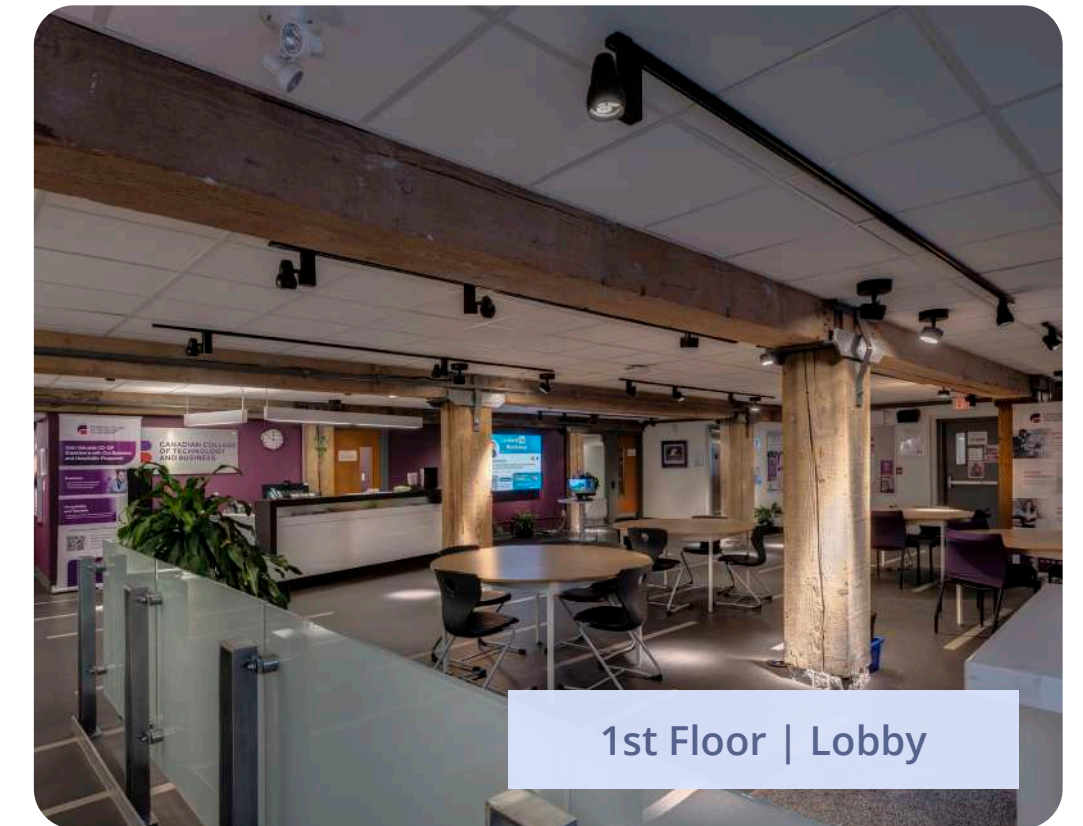
Opportunity to convert to traditional office



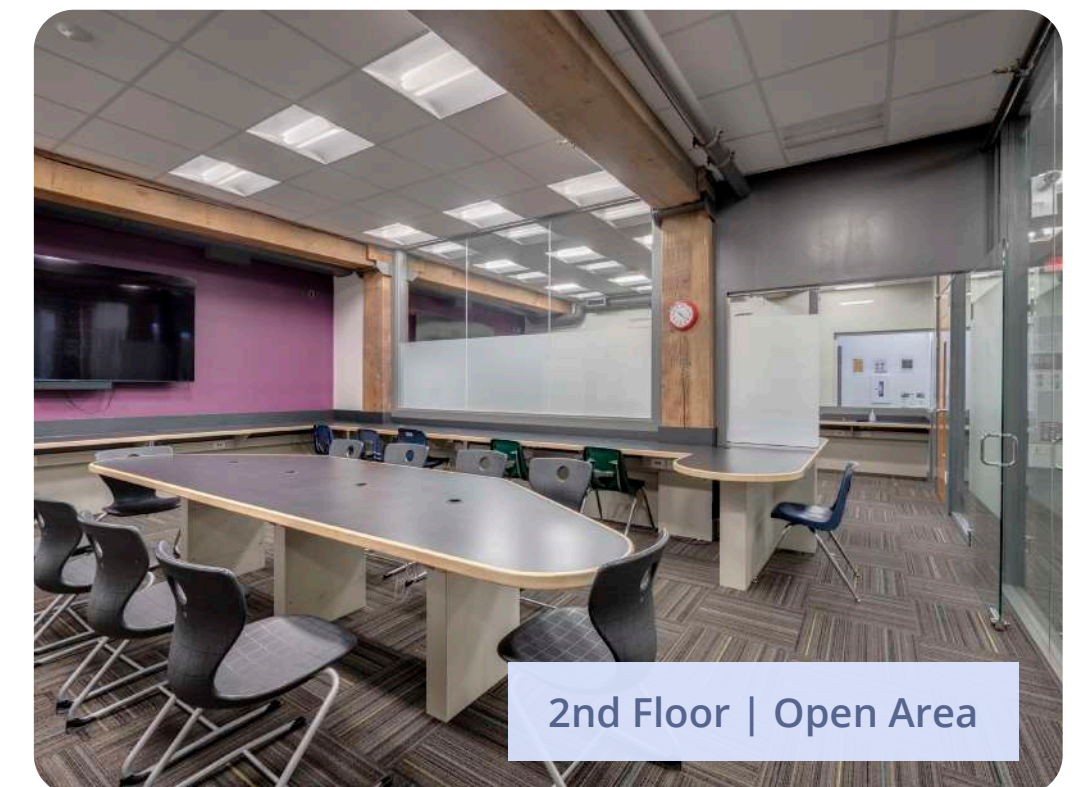
Located in Yaletown walking distance from SkyTrain and other amenities



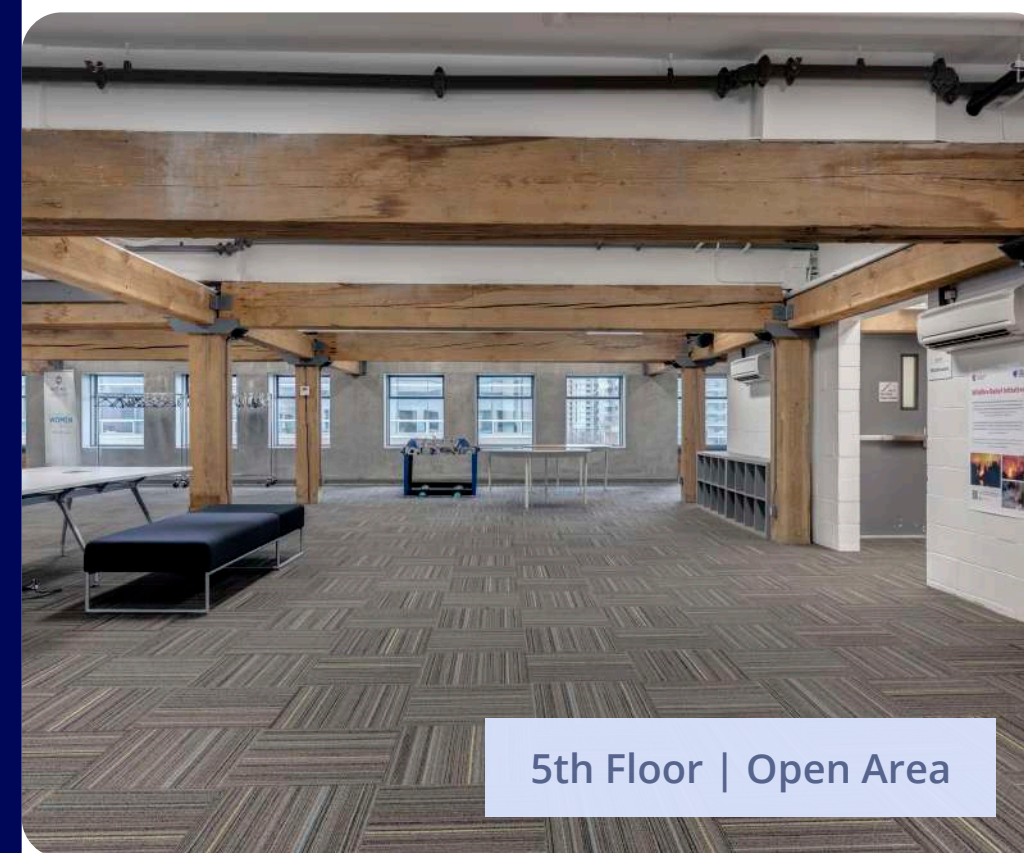
Building Exterior



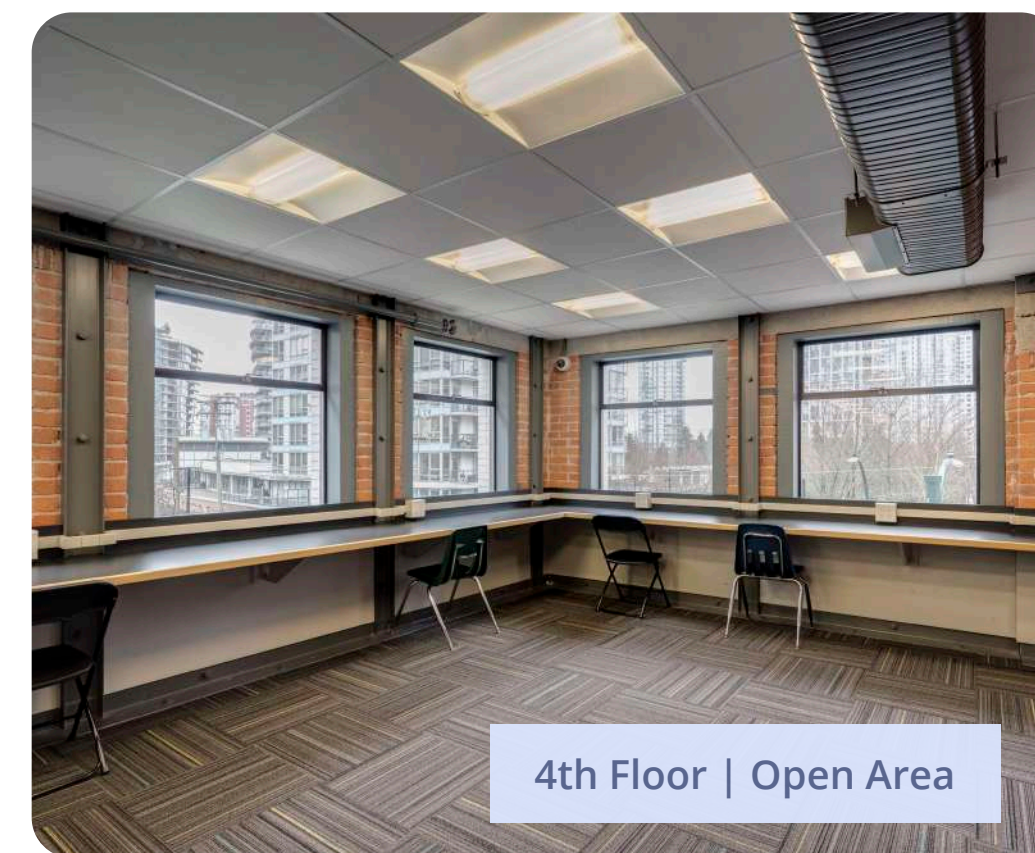
1st Floor | Lobby



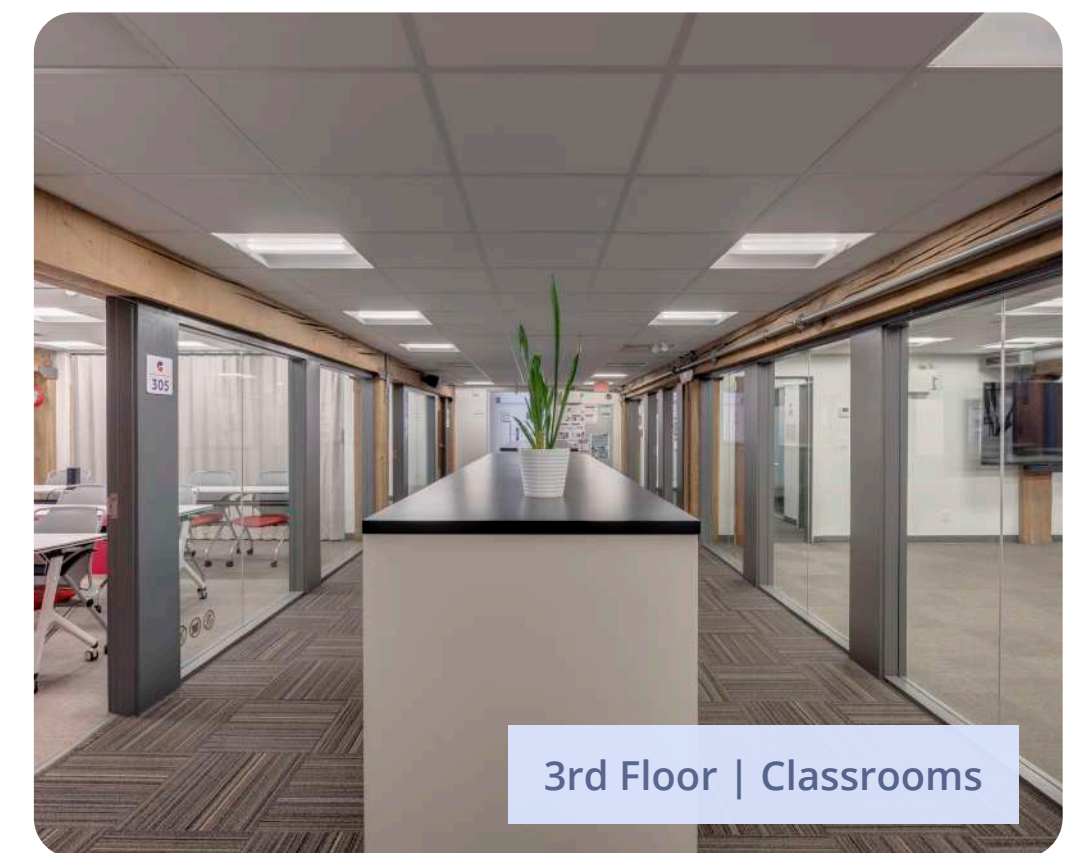
2nd Floor | Open Area



5th Floor | Open Area



4th Floor | Open Area



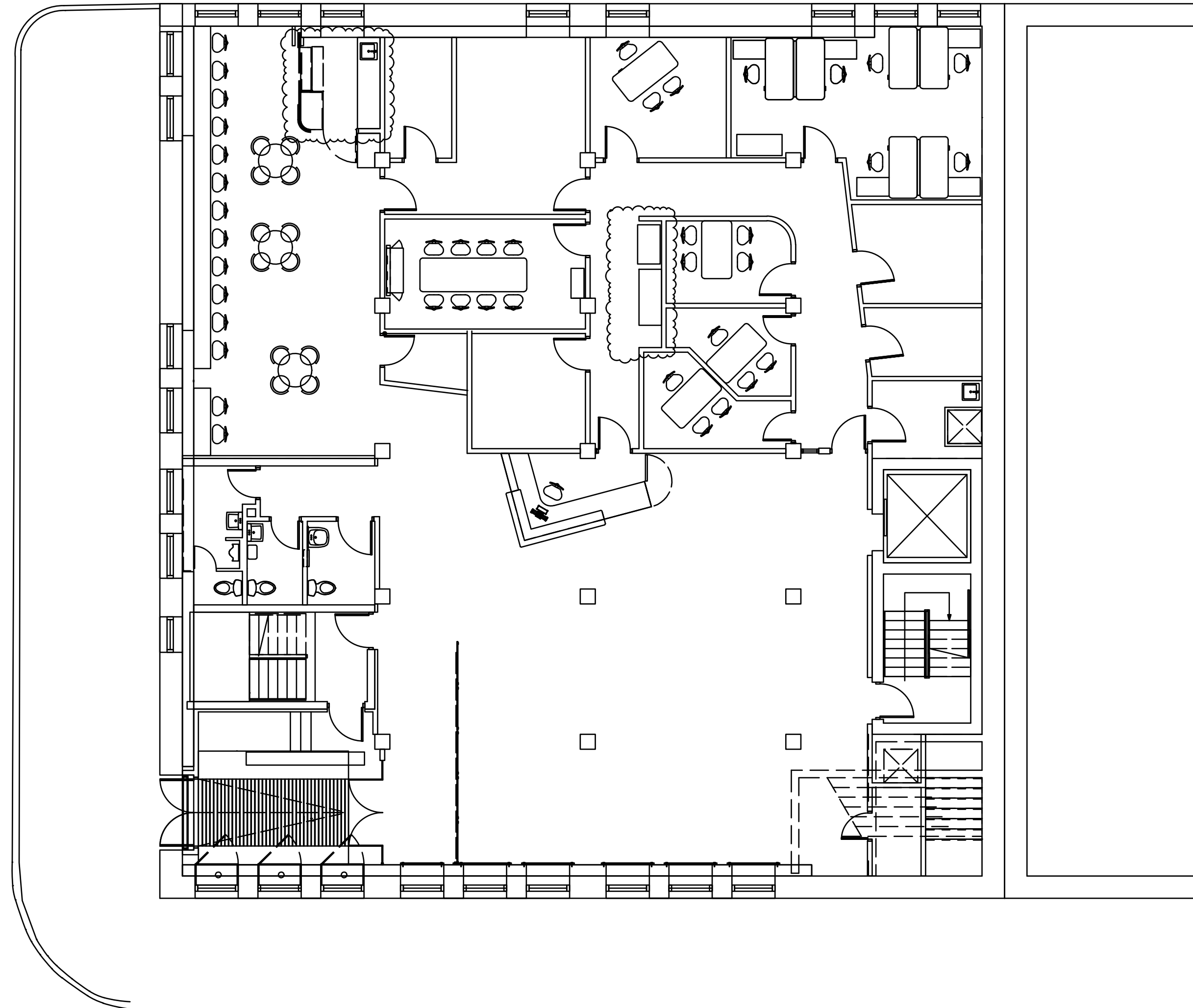
3rd Floor | Classrooms

Suite Features

Main Floor: 6,000 SF

- Reception area
- Lobby/waiting area
- Lunchroom/kitchen
- Boardroom
- 6 collaboration rooms/offices
- Washrooms
- Storage
- Security/IT room

Smithe Street



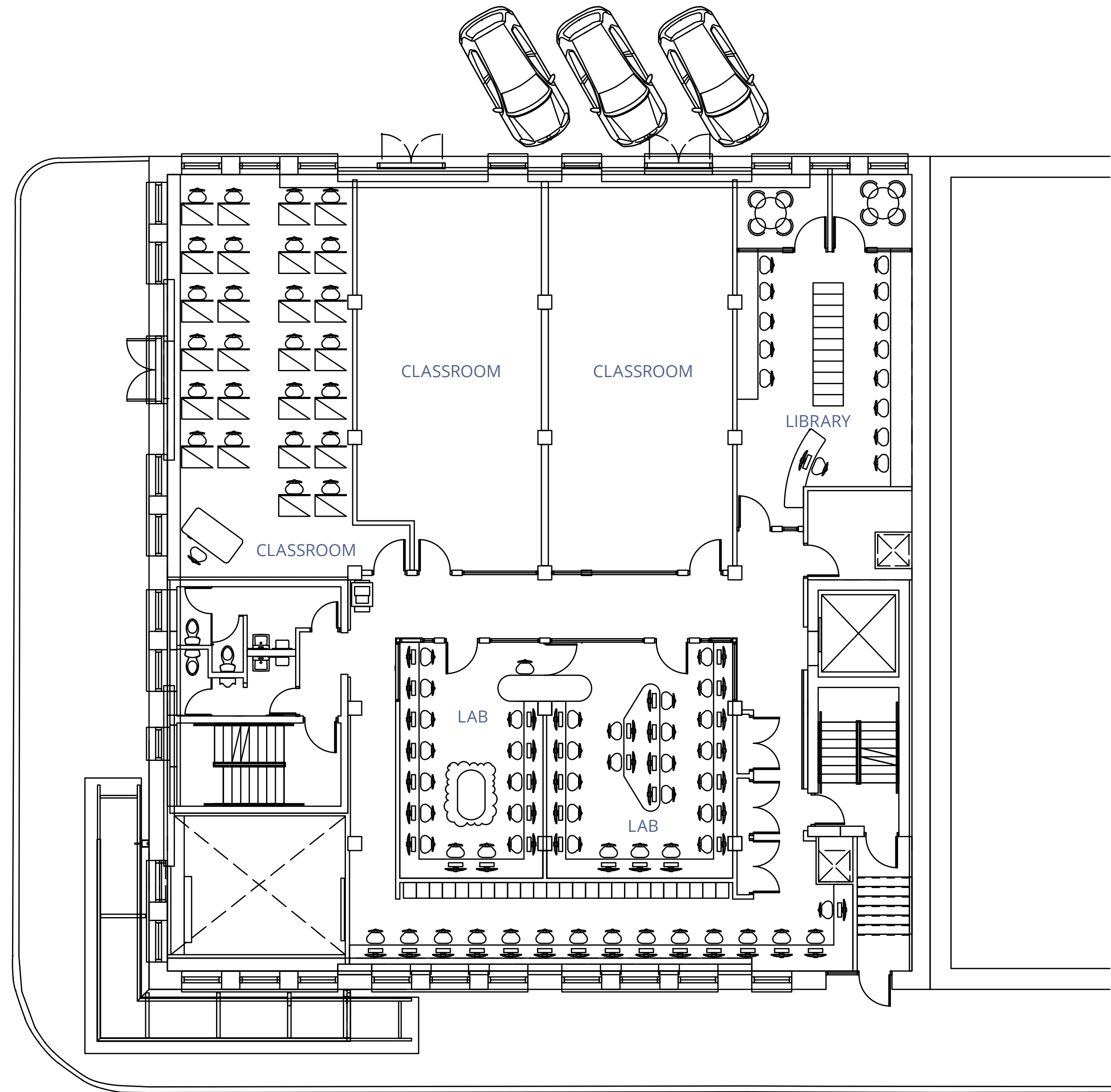
Beatty Street

Suite Features

Floor 2: 6,000 SF

- Seminar room
- 3 classrooms
- Administrative/study space
- Lockers
- Open area
- Washrooms

Smithe Street

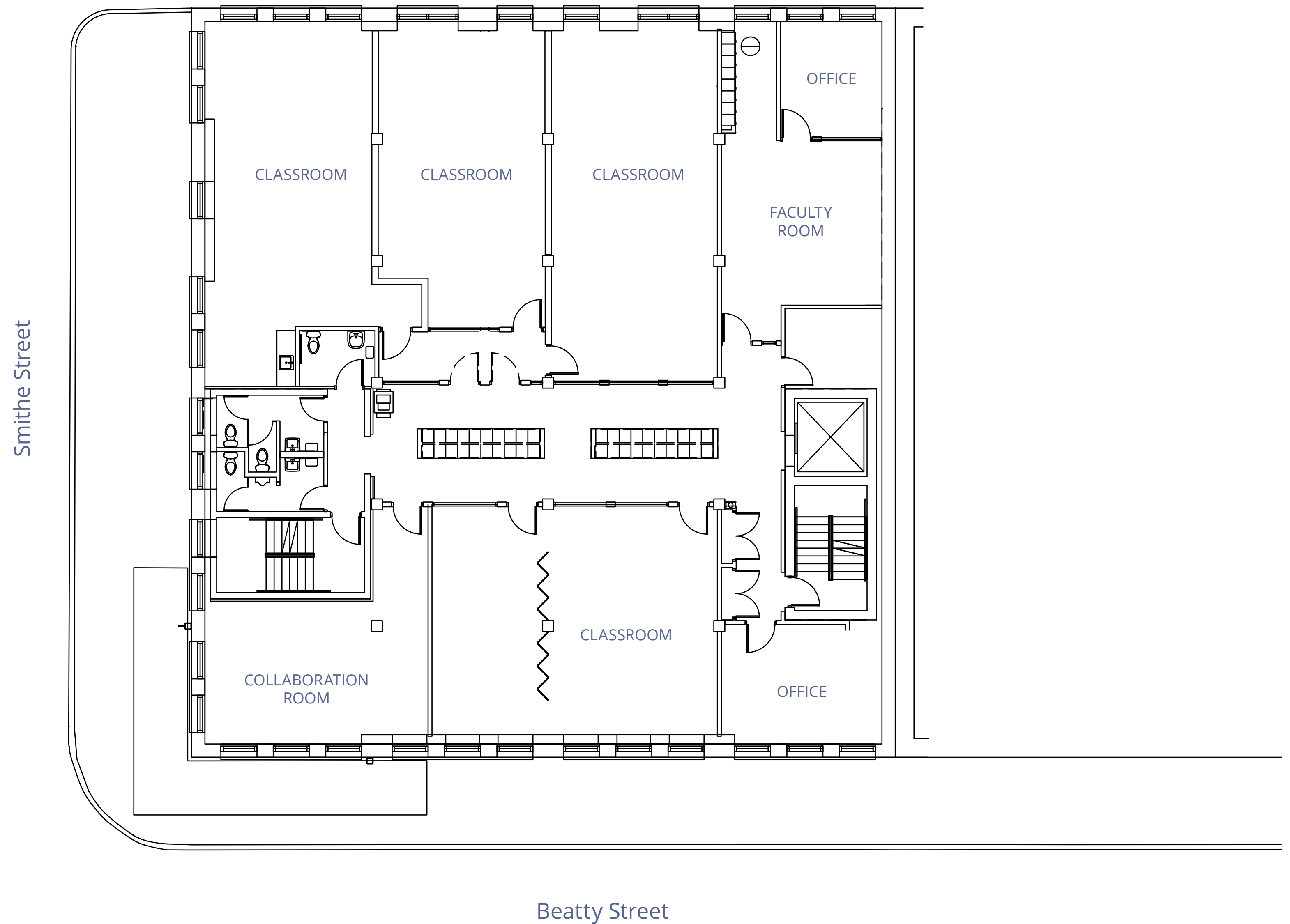


Beatty Street

Suite Features

Floor 3: 6,000 SF

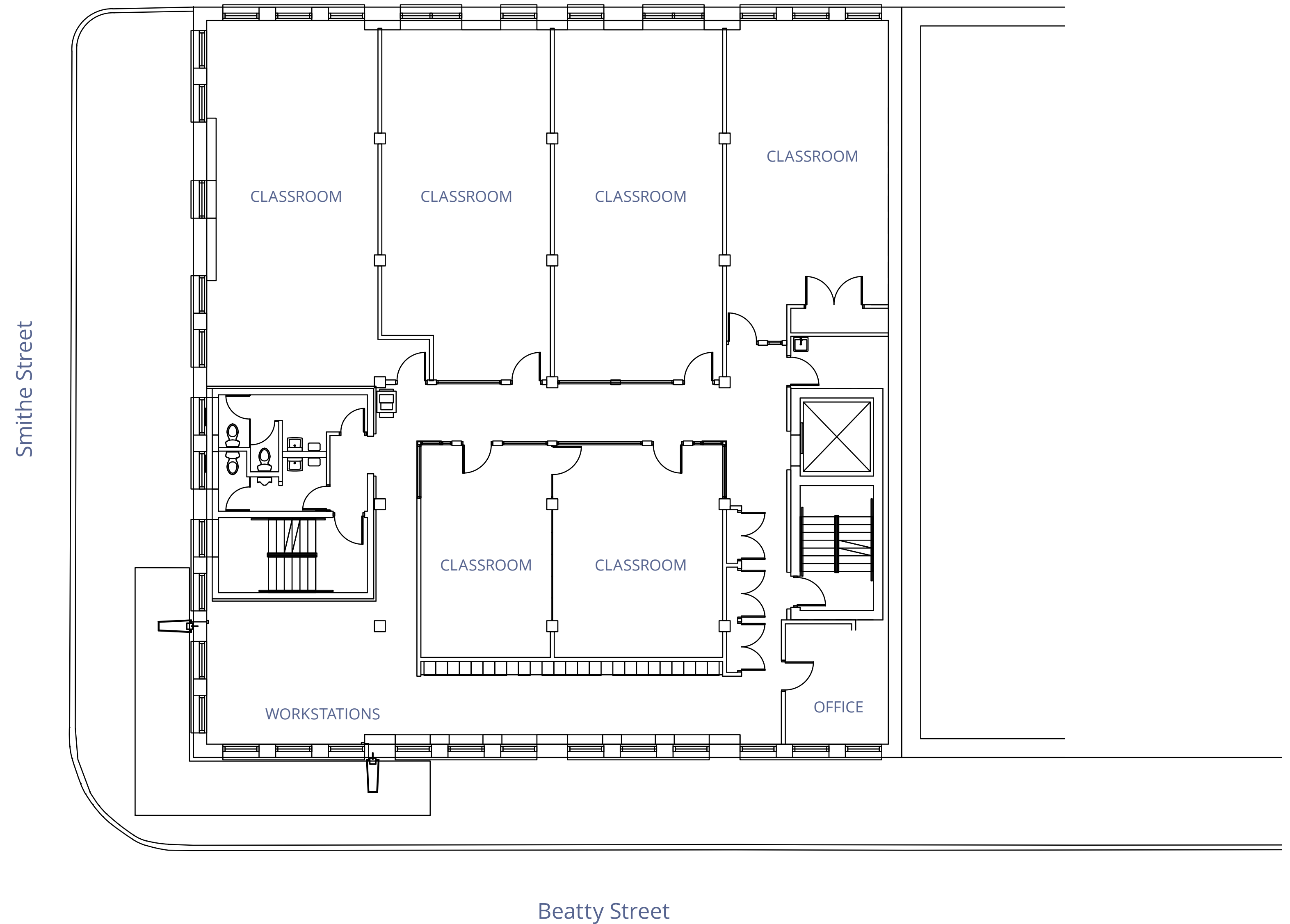
- Faculty room
- 2 private offices
- 3 classrooms
- Lockers
- Collaboration room
- Kitchen area
- Washrooms



Suite Features

Floor 4: 6,000 SF

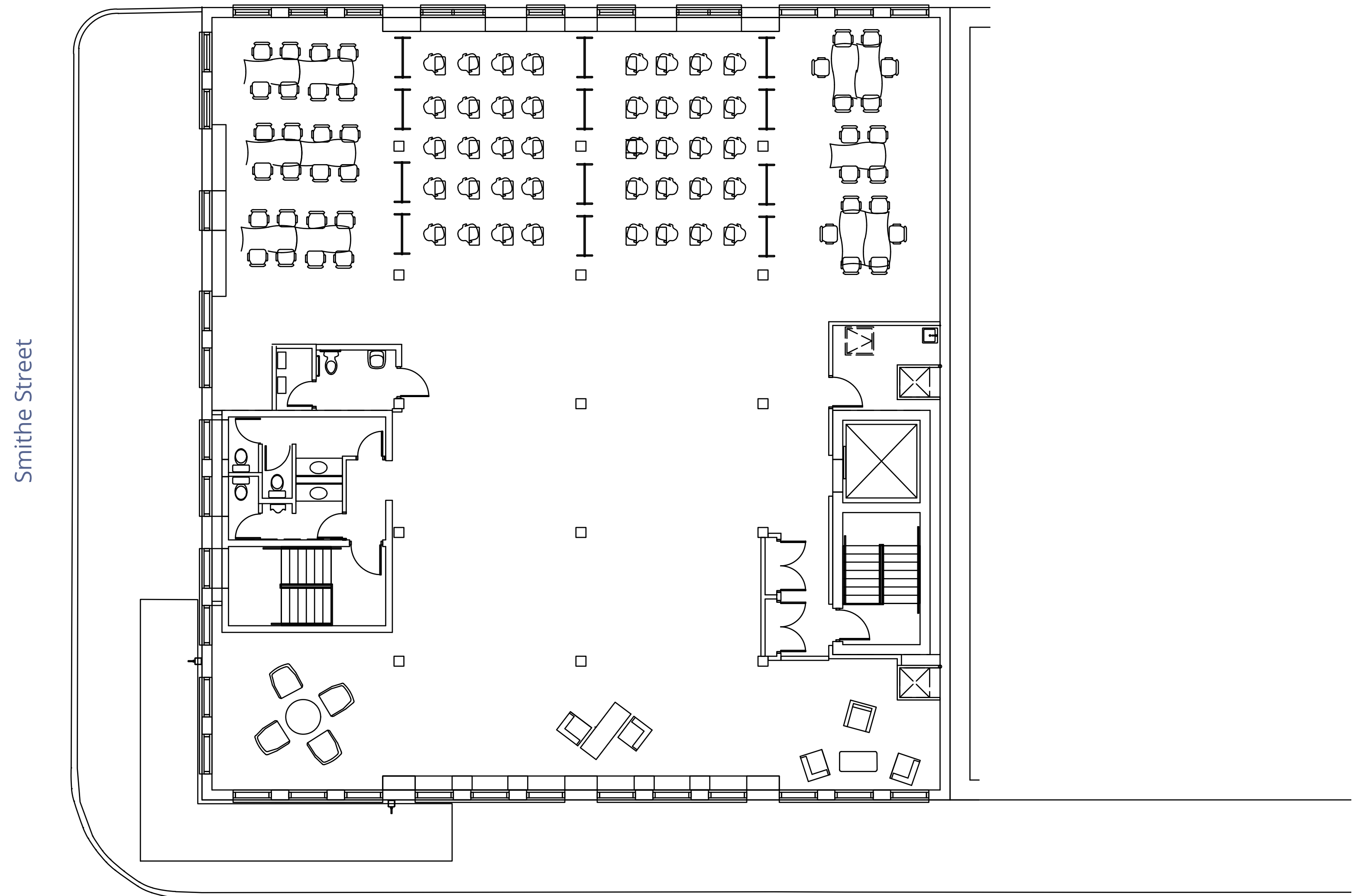
- 6 classrooms
- Open area
- Office
- Washrooms



Suite Features

Floor 5: 6,000 SF

- Large open collaboration area
- Washrooms



Beatty Street



101 Smithe Street, Vancouver, BC

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