



FOR LEASE

788 BEATTY STREET

OFFICE SPACE FOR LEASE IN THE STADIUM DISTRICT

LEASING INQUIRIES

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RELIANCE
PROPERTIES



788 BEATTY STREET

BUILDING FEATURES



HVAC for year-round comfort



24/7 secured access and monitored CCTV



Recently modernized washrooms



Direct elevator access to each floor



Parking available in the immediate area (subject to availability)

LOCATION



Excellent Transit: Nearby bike paths, pedestrian routes, multiple bus routes, and the Skytrain & Expo Line Stations



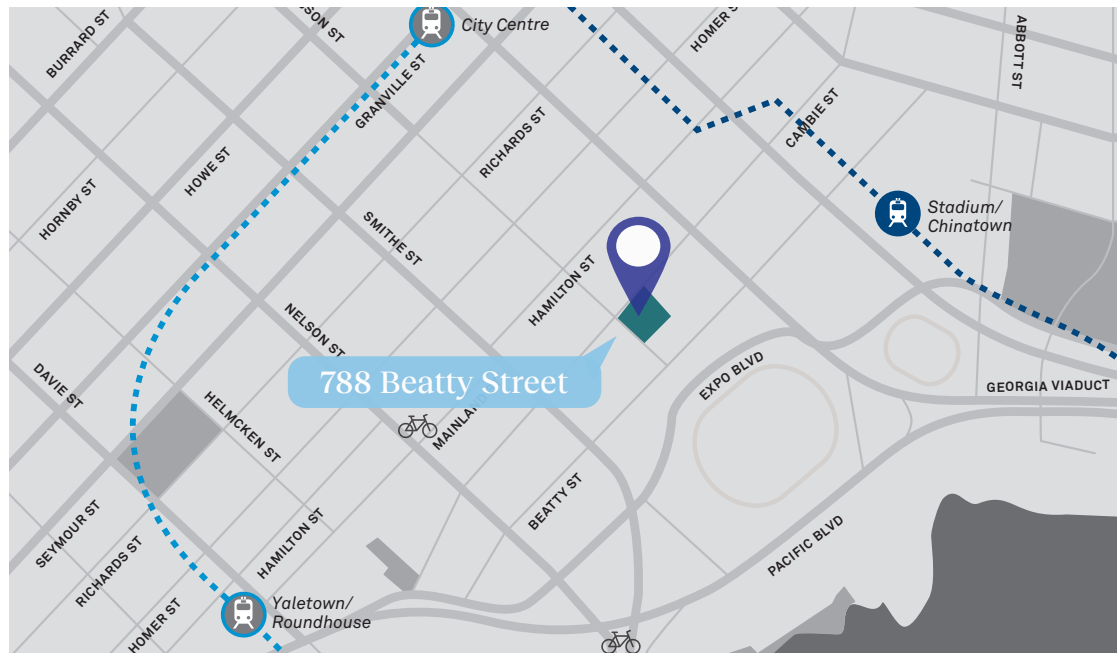
Recreational Spaces: BC Place, Rogers Arena, Plaza of Nations, Andy Livingstone Park, Creekside Park, Seawall



Restaurants & Cafes: Chambar, Frankie's Italian, Waves Coffee House, Lupo, Moxies Bar and Grill, Sharkclub



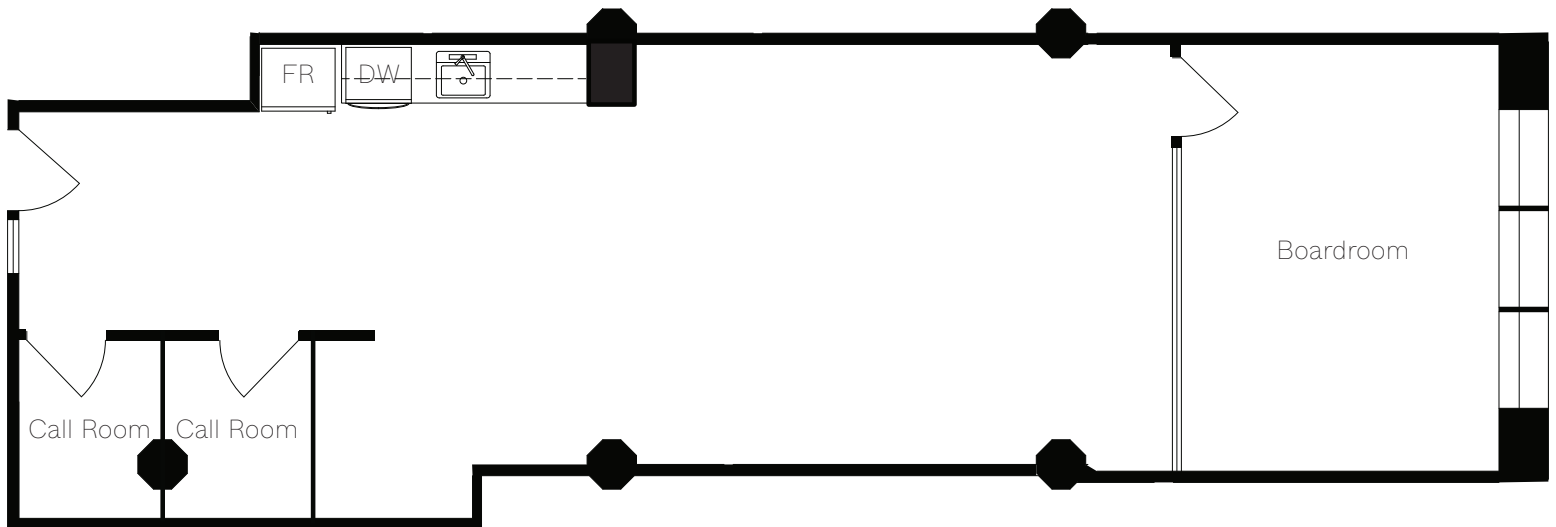
Business Services: BMO, CWB Trust, Scotiabank, Royal Bank of Canada, TD Bank



#304 - 788 BEATTY STREET

RENTABLE AREA	1,123 sf
AVAILABLE	January 1, 2027
BASIC RENT	\$25.00 PSF per annum
ADDITIONAL RENT	\$13.12 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$3,708 + GST

- » One large boardroom
- » Two (2) call rooms
- » Efficient kitchenette equipped with a full sized fridge & dishwasher
- » Dedicated reception
- » Open concept collaborative area
- » HVAC & modern LED lighting



Unit #304 1,123 sf

