

# 564 Beatty St.



RELIANCE  
PROPERTIES



## LEASING INQUIRIES

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## 564 BEATTY STREET



**LEED Gold-certified**, designed with sustainability in mind. Advanced building systems provide exceptional comfort and lower operating costs



Rooftop deck with panoramic views of Downtown Vancouver, outdoor seating, and tenant BBQs



Modern end-of-trip facilities with showers, change rooms and day-use lockers

### *Exceptional transit accessibility*



**25 meters** to Stadium-Chinatown Station (Expo Line)



**750 meters** to Waterfront Station (Skytrain, Expo Line & Seabus)

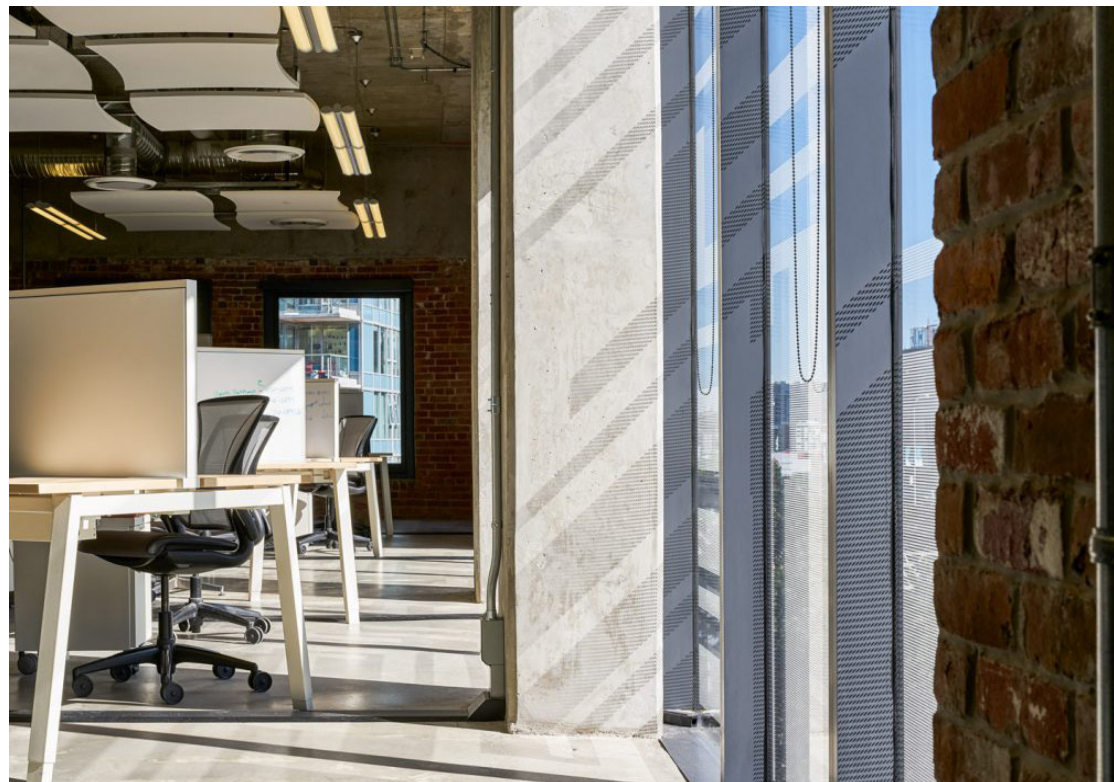


Multiple bus routes & bike paths



Gated underground parking available (at market rates)

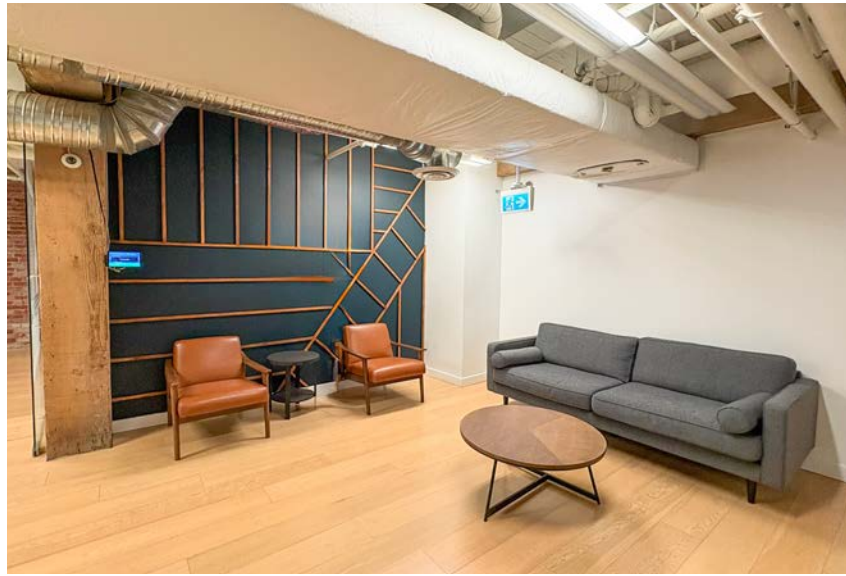
Secured bike storage



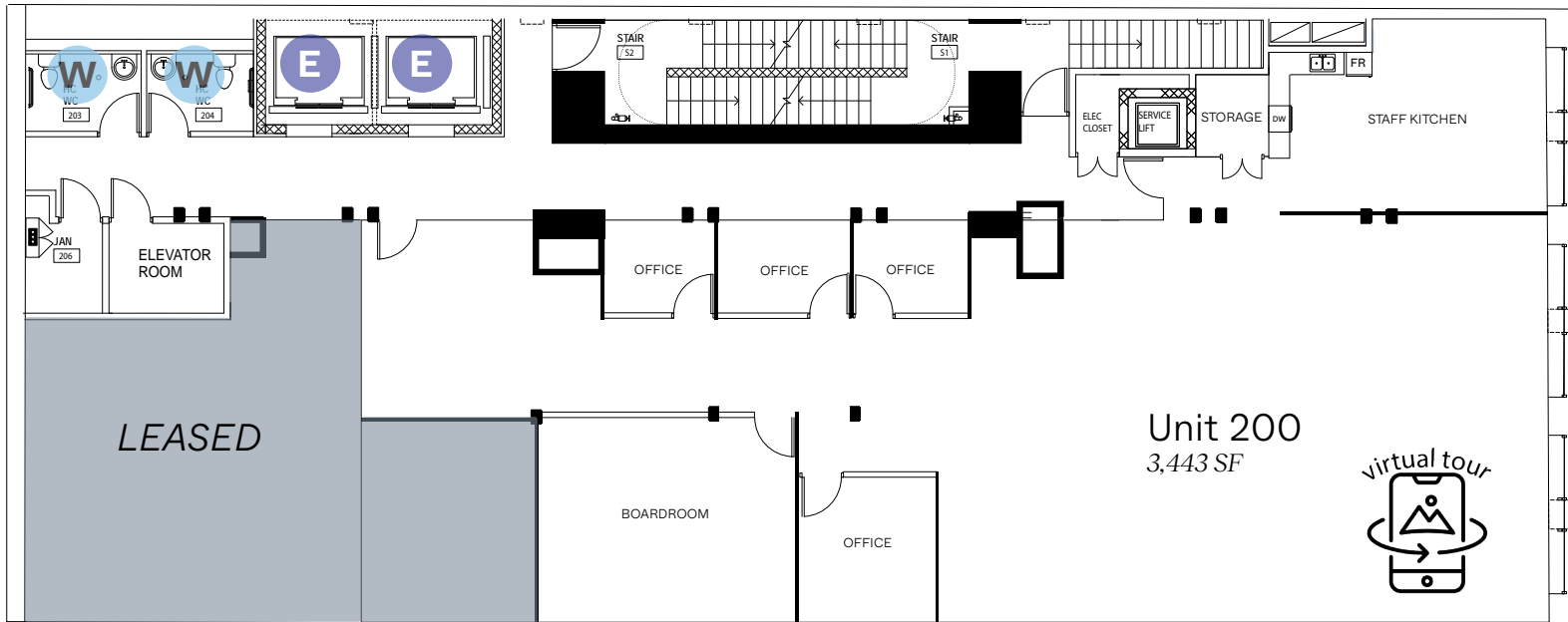
# #200 - 564 BEATTY STREET

## SALIENT DETAILS

RENTABLE AREA	3,443 sf
AVAILABLE	Immediately
BASIC RENT	\$24.00 PSF per annum
ADDITIONAL RENT	\$14.41 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$11,434 + GST

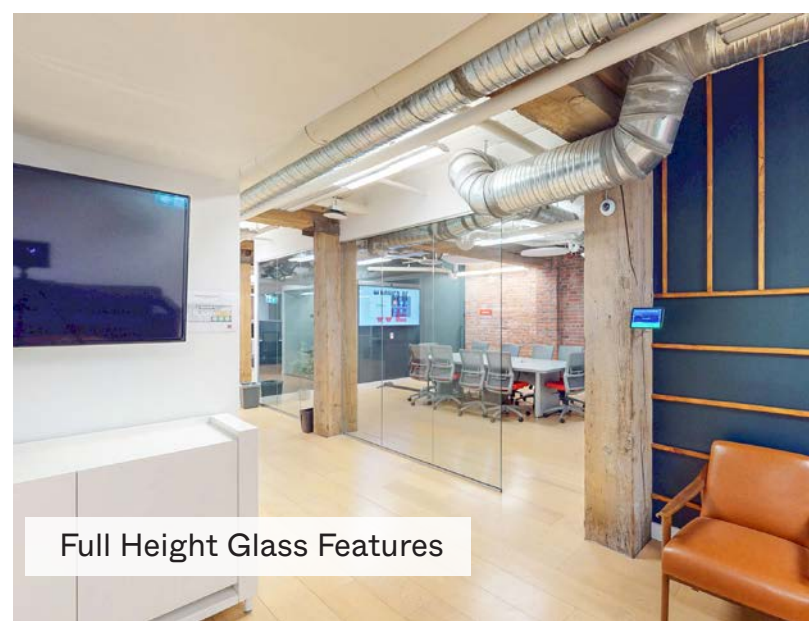


*Opportunity to lease with levels 6 & 7  
for a total of 13,166 SF*

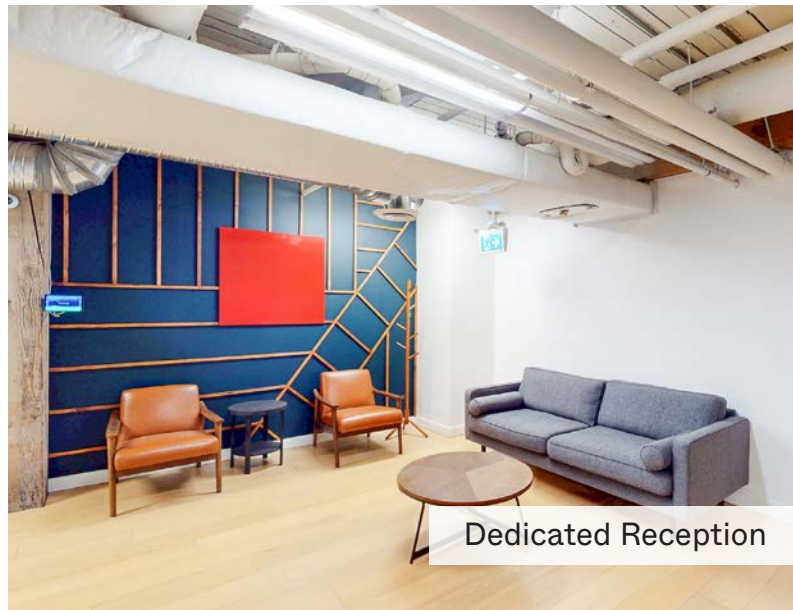


- Exposed brick and timber beam design
- Modern floor to ceiling glass offices & boardroom
- LED lighting throughout
- Hardwood flooring & glass accents
- 250amps / 3phase power
- HVAC for year-round comfort
- 24/7 secured entry and monitored CCTV

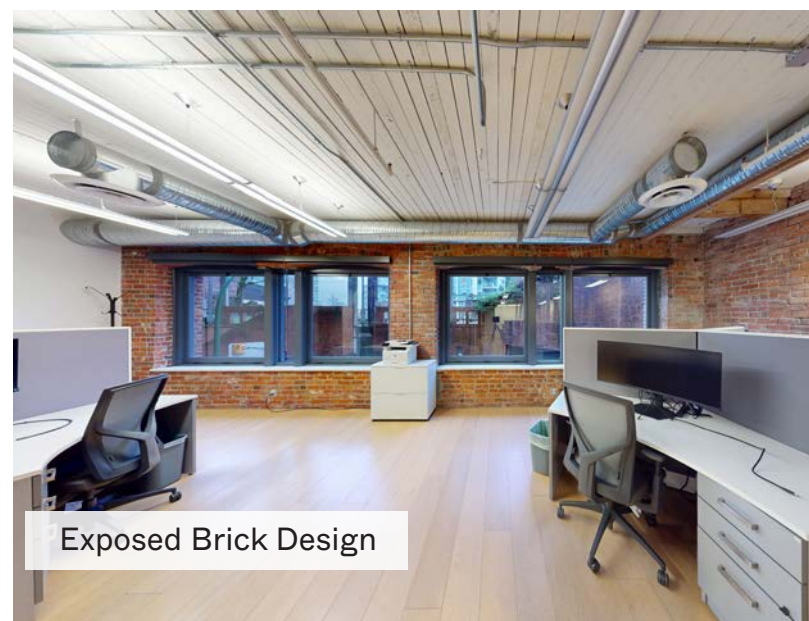
# #200 - 564 BEATTY STREET - PHOTOS



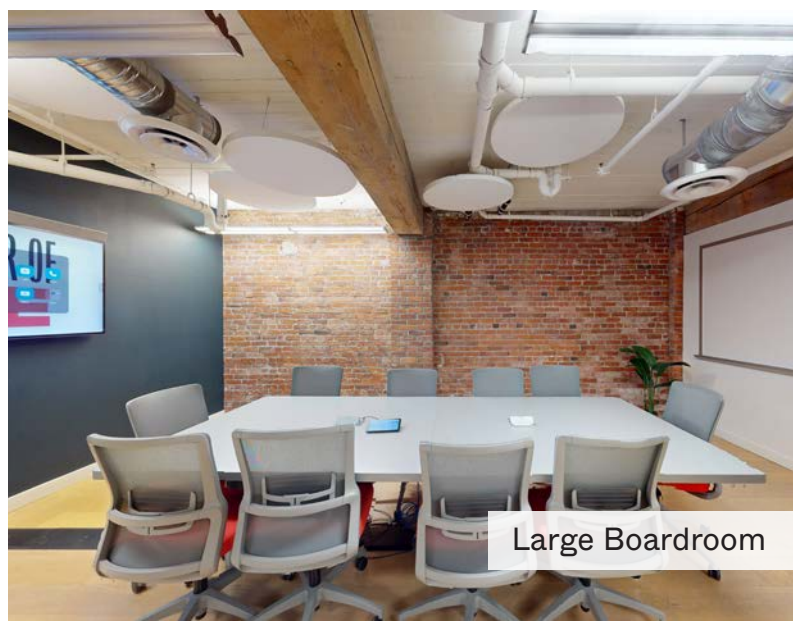
Full Height Glass Features



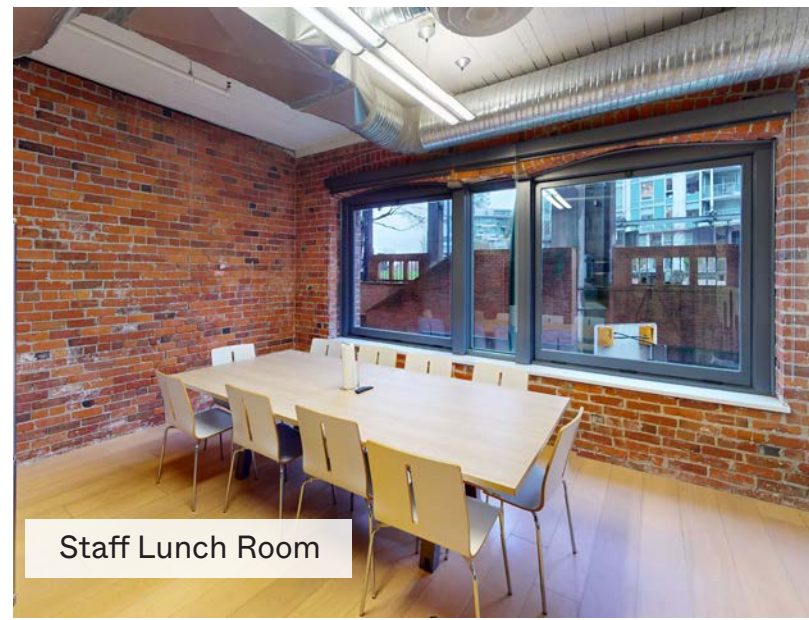
Dedicated Reception



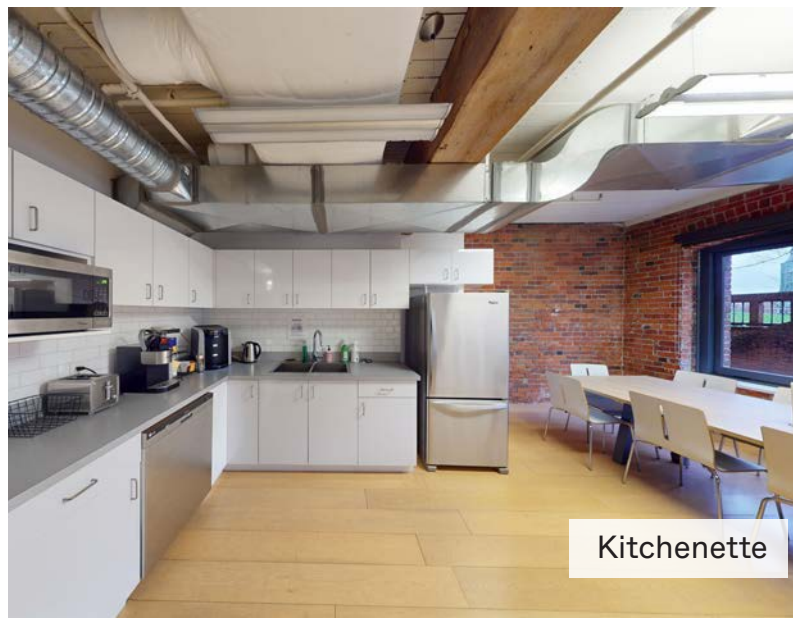
Exposed Brick Design



Large Boardroom



Staff Lunch Room



Kitchenette

# LEVEL 6 & 7 - 564 BEATTY STREET

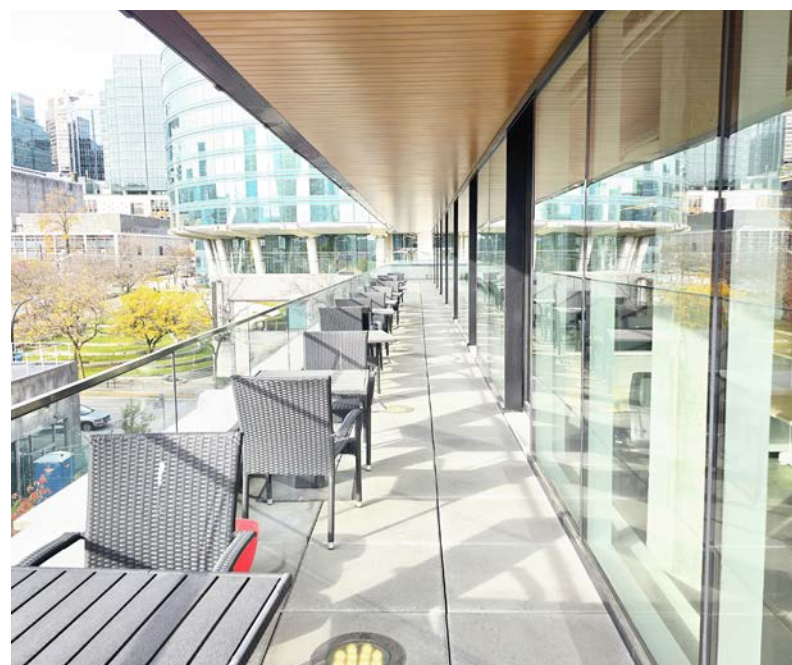
MULTI-FLOOR OPPORTUNITY

*Where Modern Design Meets Heritage Architecture*

Opportunity to Lease two full interconnected floors in a restored brick-and-beam landmark, complete with a custom spiral staircase, private wrap-around outdoor terrace, expansive glazing, and polished interiors. A rare workspace blending historic character, natural light, and contemporary amenities. Centrally located just steps from Stadium-Chinatown Station.



PRIVATE WRAP-AROUND  
TERRACE WITH UNBEATABLE  
VIEWS OF DOWNTOWN  
VANCOUVER

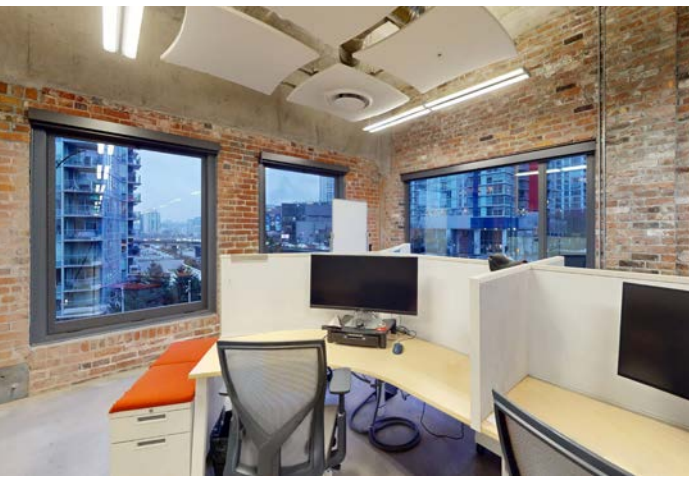


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 **RELIANCE  
PROPERTIES**



**Dedicated Reception & Direct Elevator Access**  
Floor-to-ceiling stone and millwork create a striking elevator lobby that flows directly into your customized reception area.

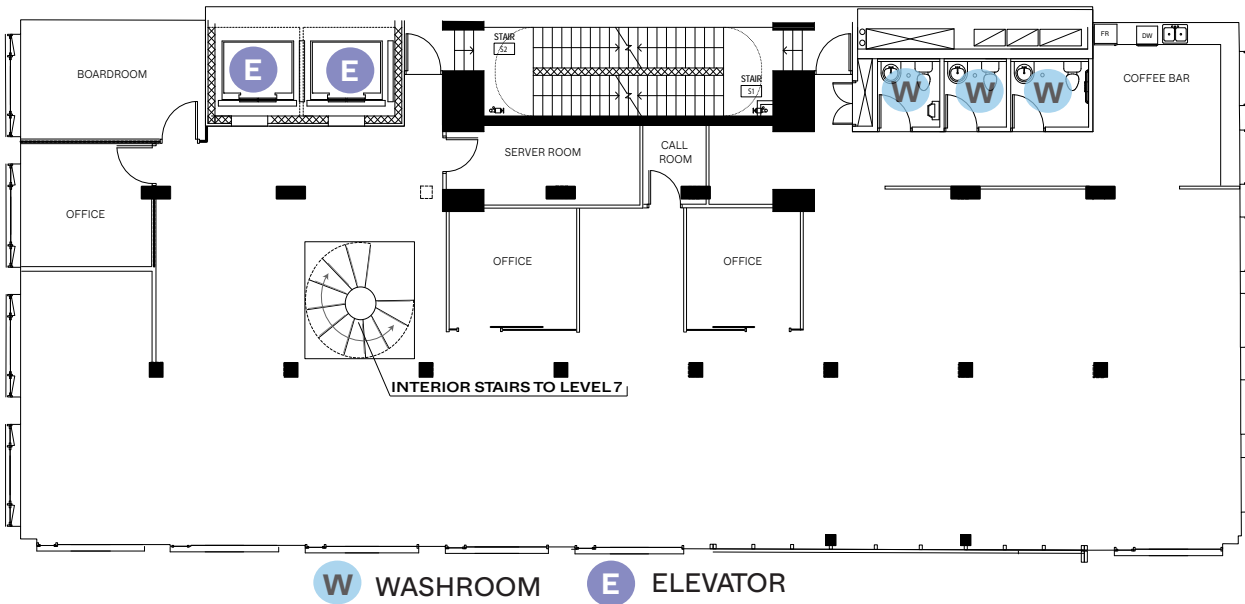


**Exposed Brick & Polished Concrete Flooring**



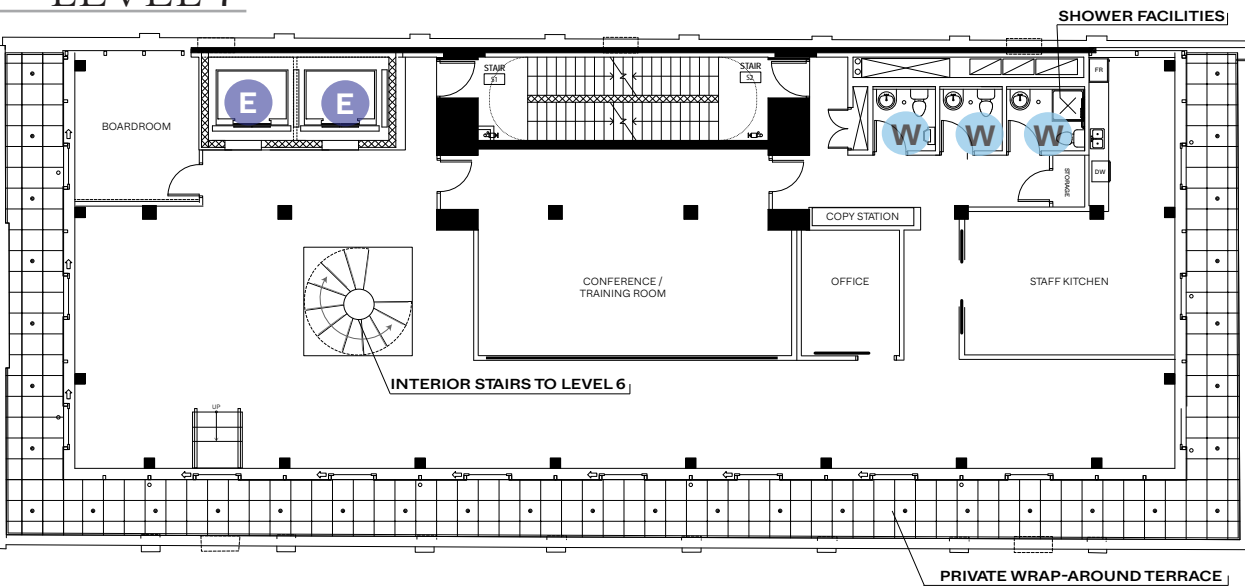
**Gender-Neutral, Private Washrooms with End-of-Trip Shower facilities**

## LEVEL 6



- Large Boardroom
- Three Private Offices
- Kitchenette / Coffee Bar
- Call Room
- 250 amps / 3 Phase Power
- HVAC
- Direct Elevator Access
- Gender-Neutral Washrooms

## LEVEL 7



- Conference / Training Room
- Boardroom
- Executive Office
- Kitchen & Lunch Room
- Private Wrap-Around Terrace
- 250amps / 3 Phase Power
- HVAC
- Gender-Neutral Washrooms

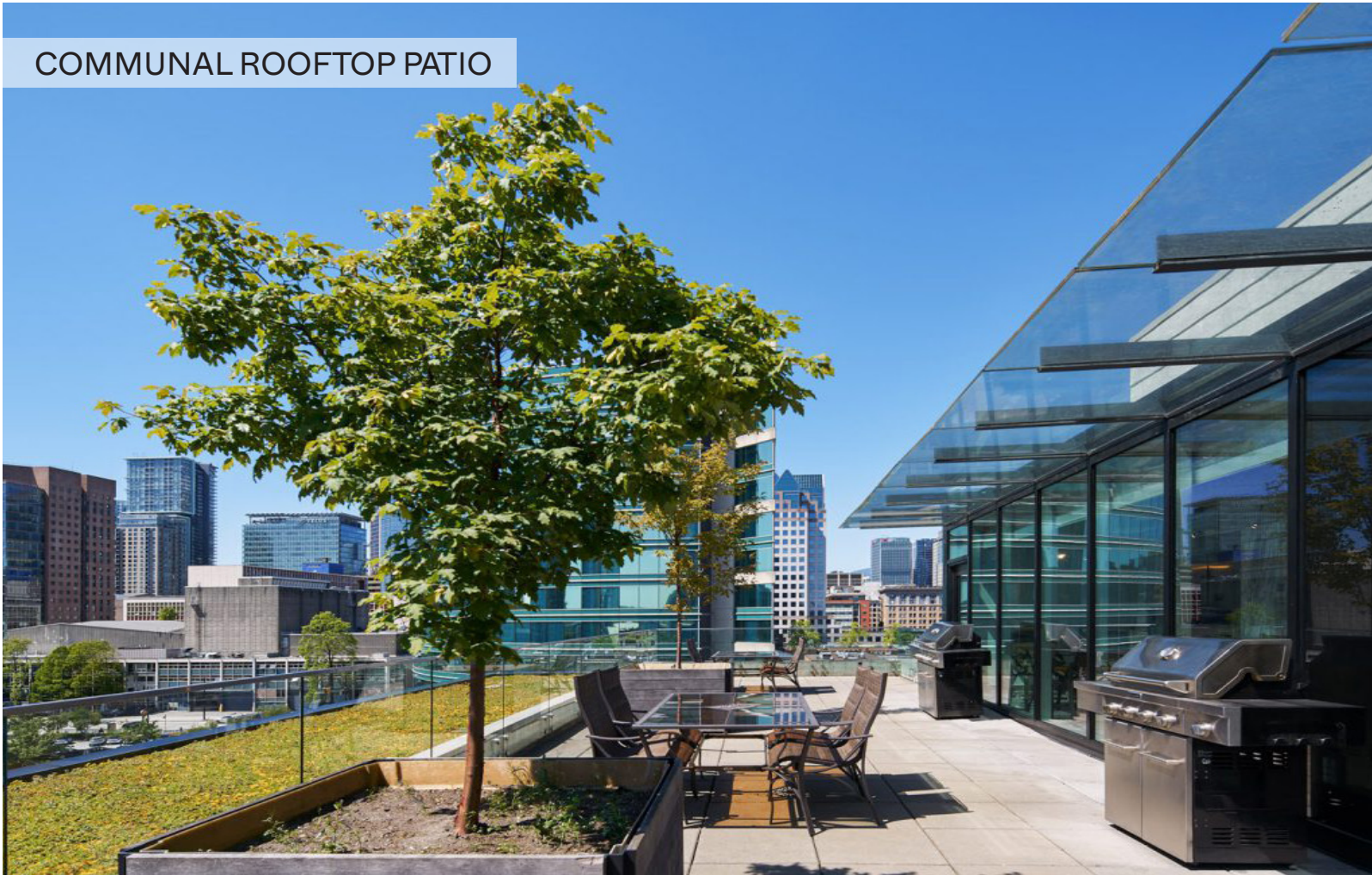
### SALIENT DETAILS

RENTABLE AREA	9,723 sf
AVAILABLE	Immediately
BASIC RENT	\$38.00 PSF per annum
ADDITIONAL RENT	\$14.41 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$44,313 + GST



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## COMMUNAL ROOFTOP PATIO



### Recreational Spaces

- » Andy Livingston Park
- » BC Place
- » Concord Community Park
- » Queen Elizabeth Theatre
- » Rogers Arena
- » Vancouver Seawall
- » Dr. Sun Yat-Sen Garden
- » Victory Square
- » Science World

### Restaurants & Cafes

- » Chambar
- » Jam Cafe
- » The Dirty Apron
- » Devil's Elbow
- » Marugame Udon
- » Shark Club
- » Brown's Socialhouse
- » Oakberry
- » Acquafarina