



the shops
AT BENTALL CENTRE

**Where culture and
commerce connect.**

Retail For Lease

Street-front & Concourse Opportunities
Towers 1 - 4



Celebrating Vancouver's vibrant hub at Bentall Centre.

Located in Vancouver's dynamic central business district, and offering 1.5 million square feet of offices, shopping and amenities, Bentall Centre is the natural habitat of a long list of leading North American companies and the stomping grounds for their 7,000 employees. Its four iconic towers and bustling retail concourse sit at the heart of the city – and in the hearts of the many locals and visitors who have worked, played and wandered through its storied history.



Opportunity lives, works and shops here

99

WALK SCORE
Walker's Paradise

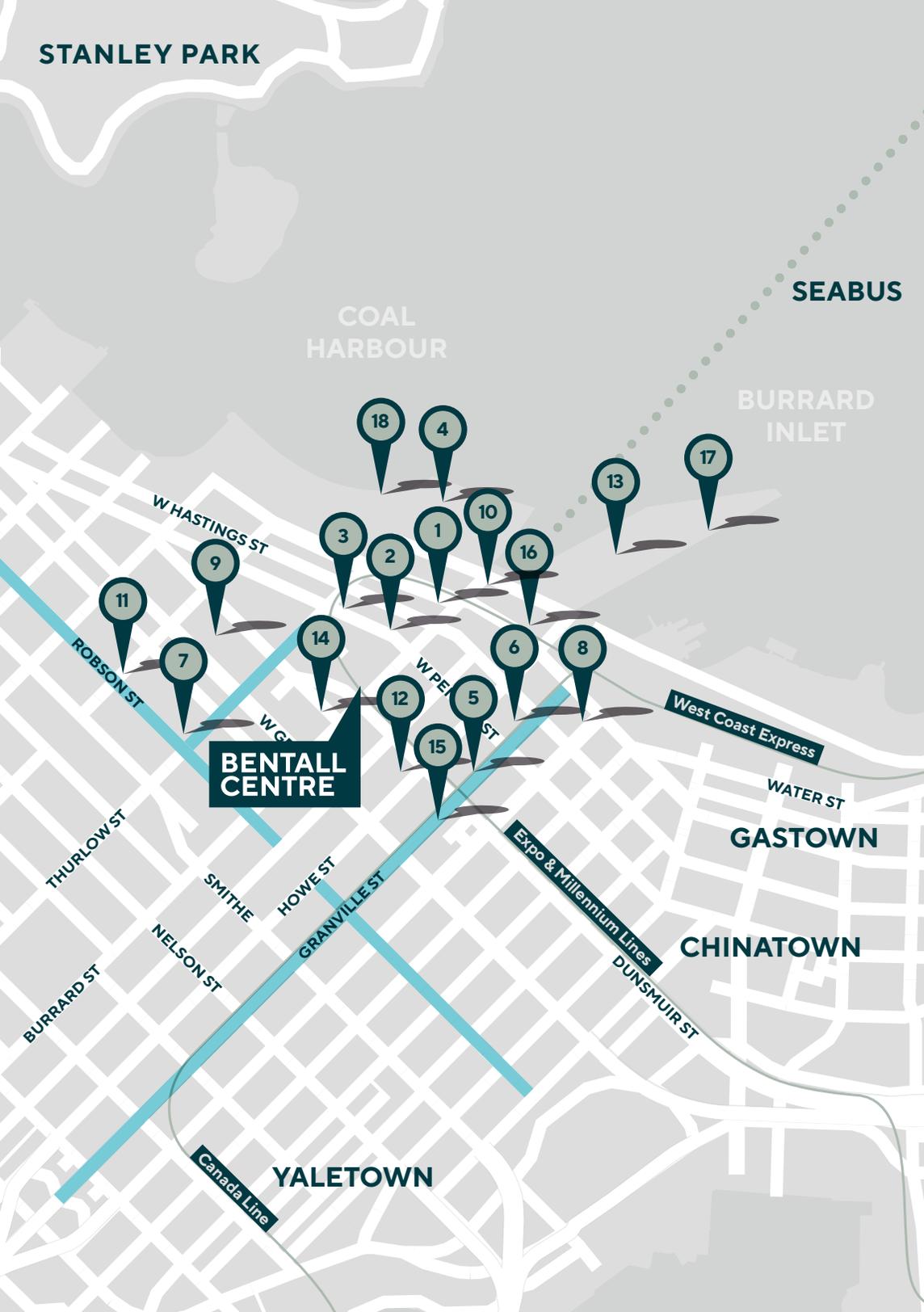
100

TRANSIT SCORE
Rider's Paradise

84

BIKE SCORE
Very Bikeable

	5 MINUTE WALK	10 MINUTE WALK	15 MINUTE WALK
 DAYTIME POPULATION	49,343	107,065	180,337
 HOUSEHOLD INCOME (2024)	\$165,529	\$124,459	\$116,353



Nearby retail and more

- ① Nightingale
- ② Meat & Bread
- ③ Tacofino
- ④ Cactus Club
- ⑤ Aburi Market
- ⑥ Tractor
- ⑦ Joe Fortes
- ⑧ Miku
- ⑨ Hyatt Vancouver Downtown Alberni
- ⑩ The Fairmont Pacific Rim Hotel
- ⑪ Equinox
- ⑫ YWCA
- ⑬ Vancouver Convention Centre
- ⑭ Burrard Station
- ⑮ Granville Station
- ⑯ Waterfront Station (Seabus)
- ⑰ Canada Place Cruise Ship Terminal
- ⑱ Vancouver Harbour Flight Centre Seaplane Terminal

— Major Retail Street

Your neighbors at Bentall Centre

- Starbucks
- Pharmasave
- Bentall Dental Centre
- Prado Cafe
- BMO
- Wesgroup
- Anthem
- Cisco
- Joey Restaurant
- TD Ameritrade
- Axis
- Osler
- Boughton Law
- WeWork
- Lundin Energy
- Tipalti
- SHAPE
- CIBC

Robust programming and events calendar drives foot traffic

Hudson Pacific Properties has re-imagined life at Bentall Centre, including updated outdoor plazas, public art and murals, site wide music, and a host of community events.



SITE PLAN

Concourse Opportunities

- Available
- Leased
- Back of House

Possession: Immediately
Zoning: Downtown District
Asking Rent: Contact Listing Agents

BX1 - Tower One
Retail: \$28.50 PSF*
Food Court: \$80.14 PSF*

BX2 - Tower Two
\$30.80 PSF*

BX3 - Tower Three
\$28.01 PSF*

BX4 - Tower Four
\$27.40 PSF*

BX1 - Tower One

Availabilities: 325 SF - 876 SF
Additional Rent: Retail: \$28.50 PSF*
Food Court: \$80.14 PSF*

BX2 - Tower Two

Availabilities: 286 SF - 1,250 SF
Additional Rent: \$30.80 PSF*

BX3 - Tower Three

Availabilities: 176 SF - 3,907 SF
Additional Rent: \$28.01 PSF*

BX4 - Tower Four

Availabilities: 4,376 SF
Additional Rent: \$27.40 PSF*



*Additional rent is approximate and subject to change.

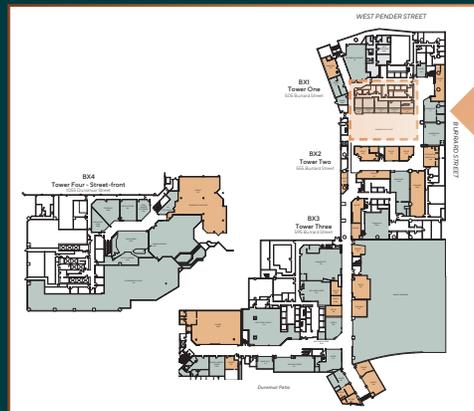
BX1 - Tower One

Burrard Food Court

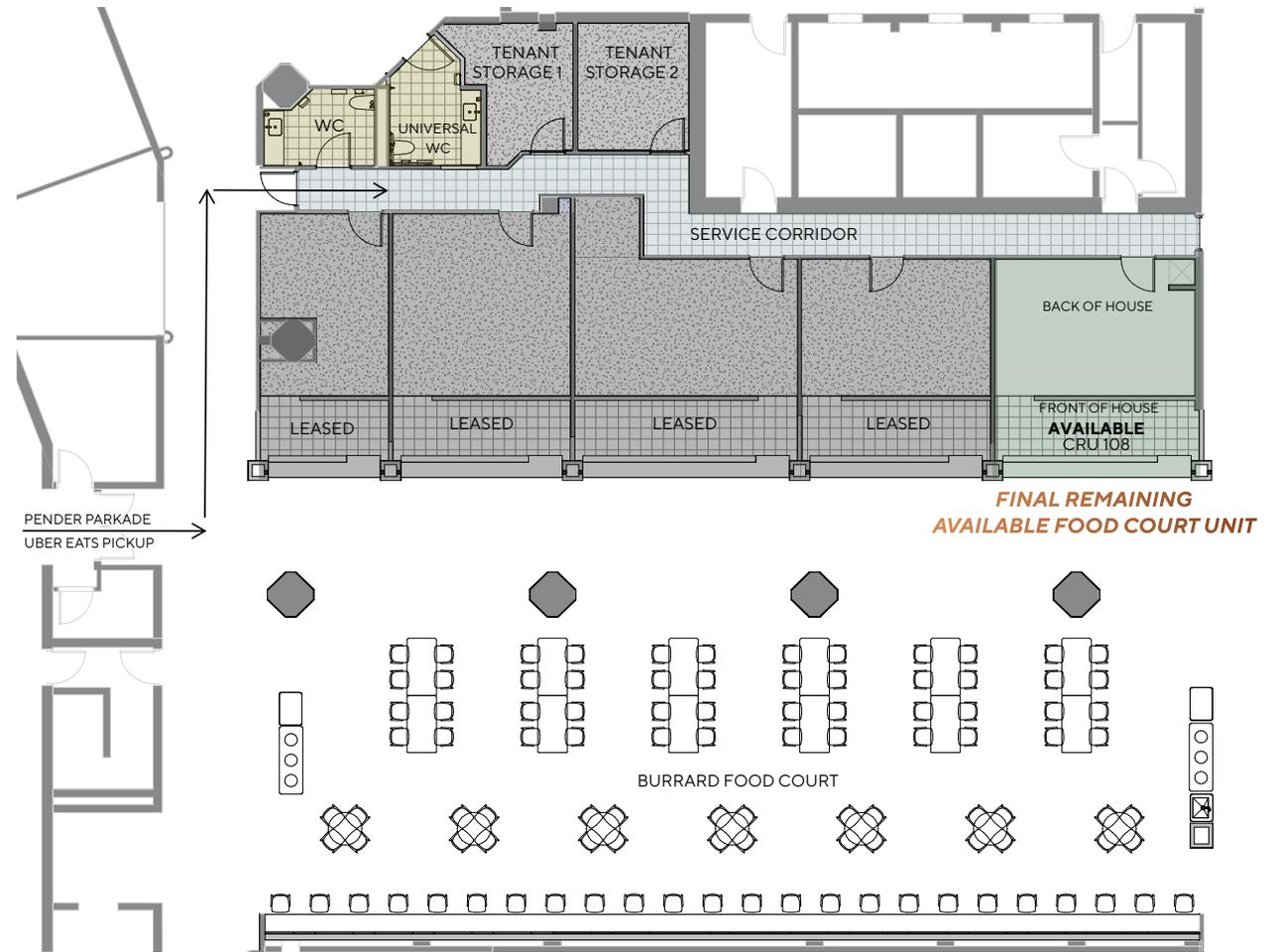
Prime opportunity to lease a white box quick service restaurant space in the newly renovated Burrard Food Court, located in Shops of Bentall Centre concourse below BX1 Tower One.

Salient Details

- Municipal Address: 505 Burrard Street Vancouver, B.C.
- Available Area: 325 SF*
- Net Rent: Contact Listing Agents
- Additional Rent: \$80.14 PSF (2024 est.)**
- Available: Immediately
- Delivery Condition: White Box
- Parking Stalls: 1,000
- Foot Traffic Counts: Approximately 13,000 per day (average)



CONCOURSE FOOD COURT OPPORTUNITY



Renderings are conceptual and subject to change

*Additional rent is approximate and subject to change
 **Approximate and subject to change from time to time

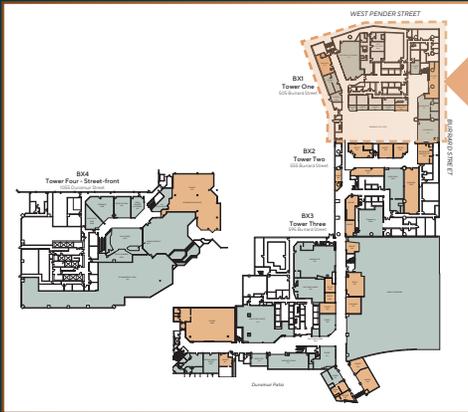
BX1 - Tower One

505 Burrard Street

Unit 100: 519 SF
 Unit 108: 325 SF*
 Unit 110: 876 SF

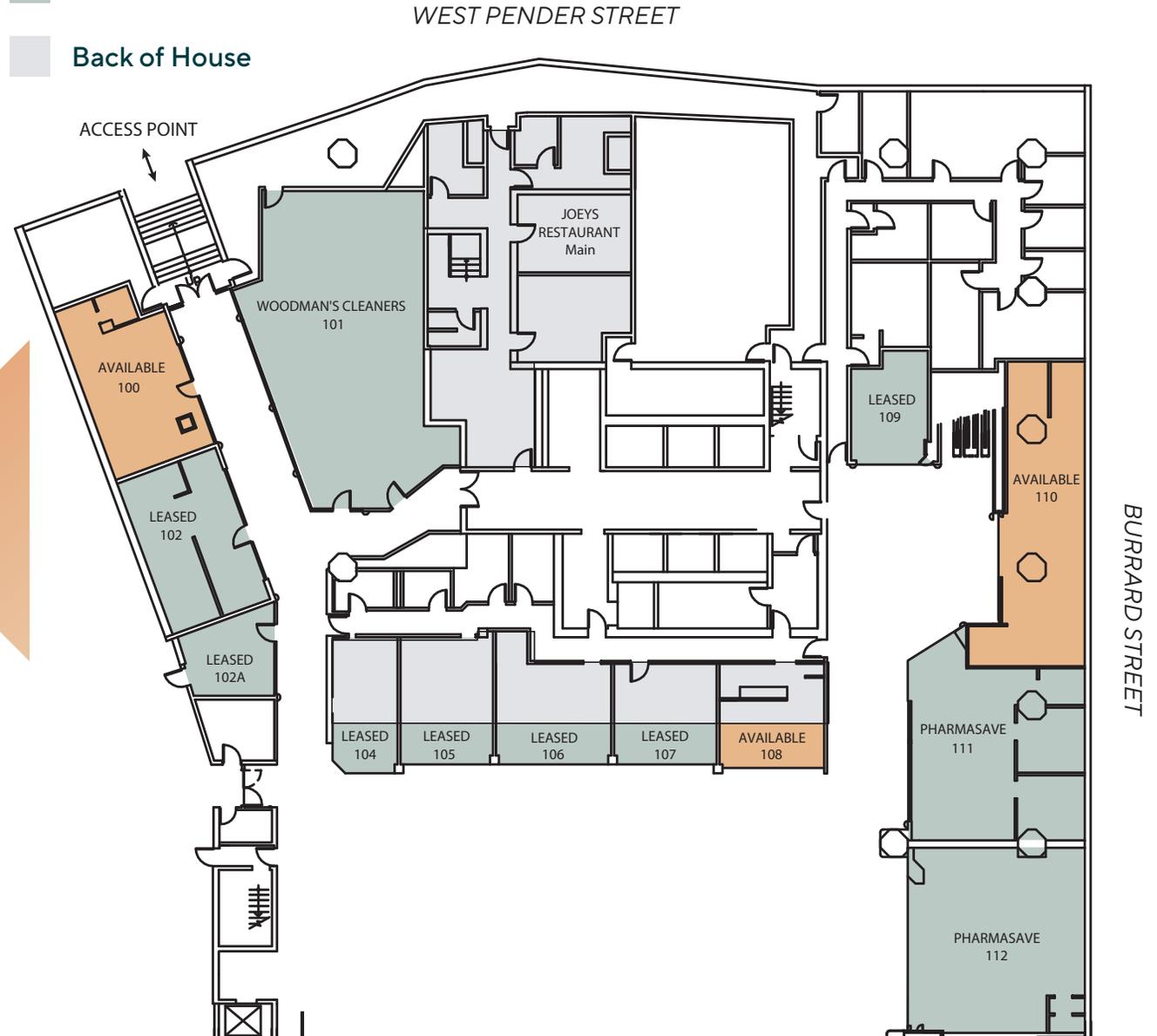
*Restaurant venting available.

Additional Retail: \$28.50 PSF**
 Rent: Food Court: \$80.14 PSF**



Concourse Opportunities

- Available
- Leased
- Back of House



260,000 SF of office above, spread over 22 floors.

Prominent tenants include:

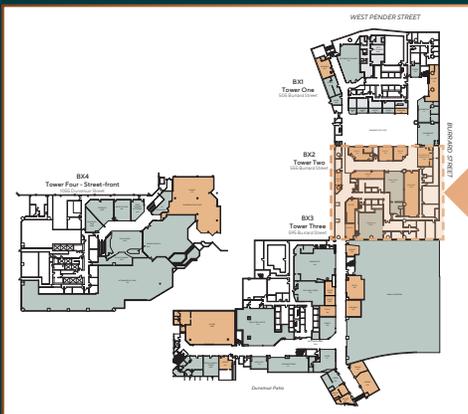


**Additional rent is approximate and subject to change

BX2 - Tower Two

555 Burrard Street

- Unit 200: 338 SF
- Unit 201: 661 SF
- Unit 202: 403 SF
- Unit 203: 372 SF
- Unit 204: 617 SF
- Unit 205R: 1,250 SF
- Unit 207: 571 SF
- Unit 209: 501 SF
- Unit 210R: 286 SF
- Additional Rent: \$30.80 PSF*



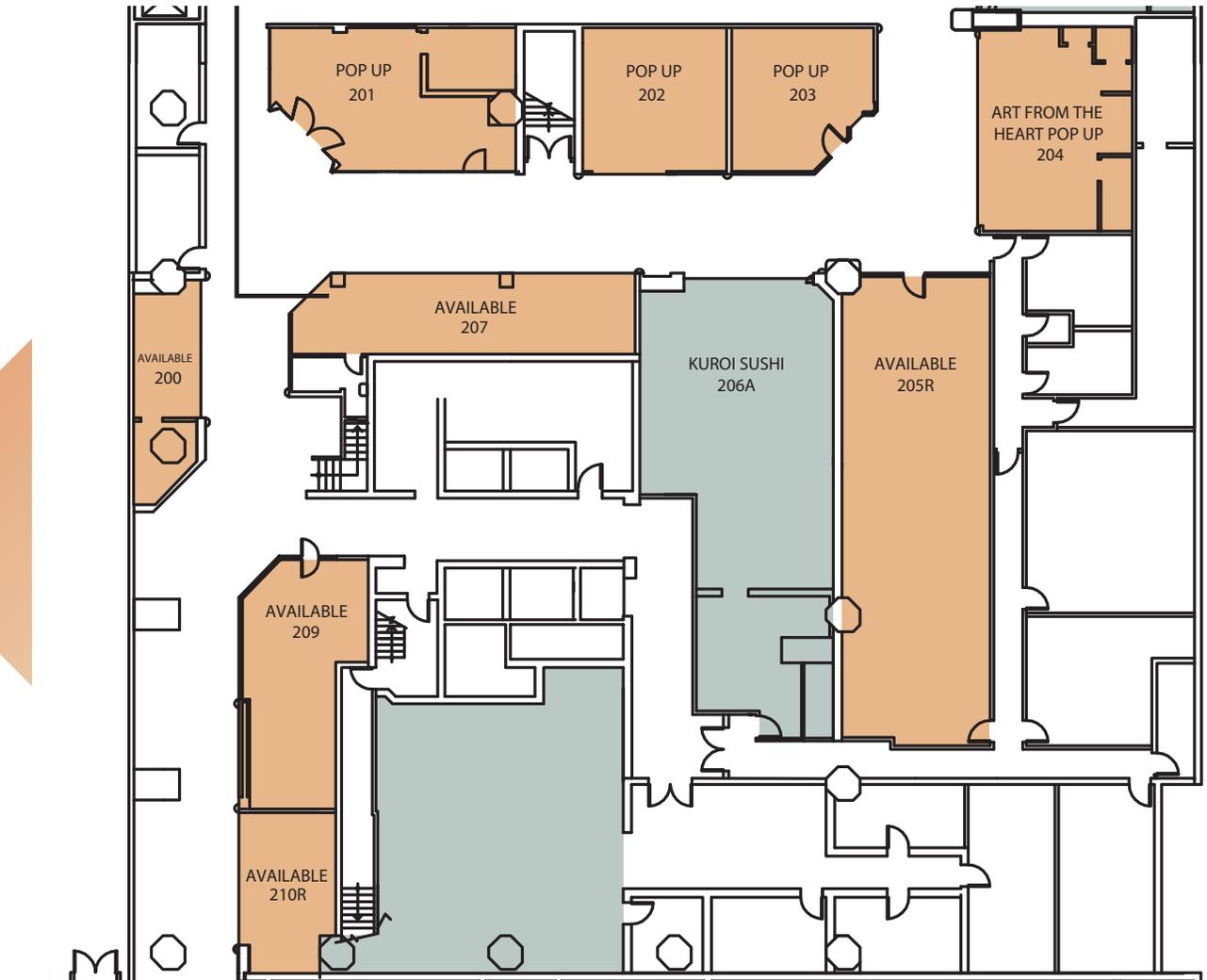
175,000 SF of office above, spread over 18 floors.

Prominent tenants include:



Concourse Opportunities

- Available
- Leased



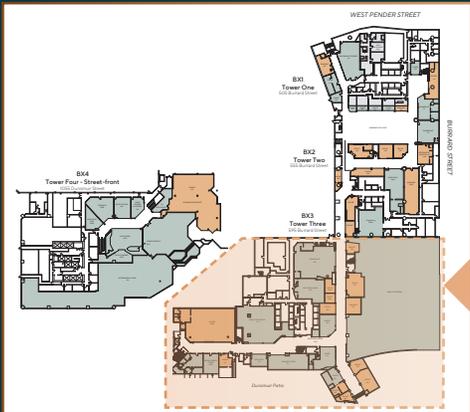
*Additional rent is approximate and subject to change

BX3 - Tower Three

595 Burrard Street

- Unit 302A: 231 SF
- Unit 302B: 176 SF
- Unit 303: 299 SF
- Unit 304: 346 SF
- Unit 305: 909 SF
- Unit 307: 531 SF
- Unit 400R: 3,907 SF
- Unit 401: 663 SF
- Unit 502: 410 SF
- Unit 503: 381 SF
- Unit 504: 730 SF
- Unit 505: 258 SF

Additional Rent: \$28.01 PSF*



475,000 SF of office above, spread over 32 floors.

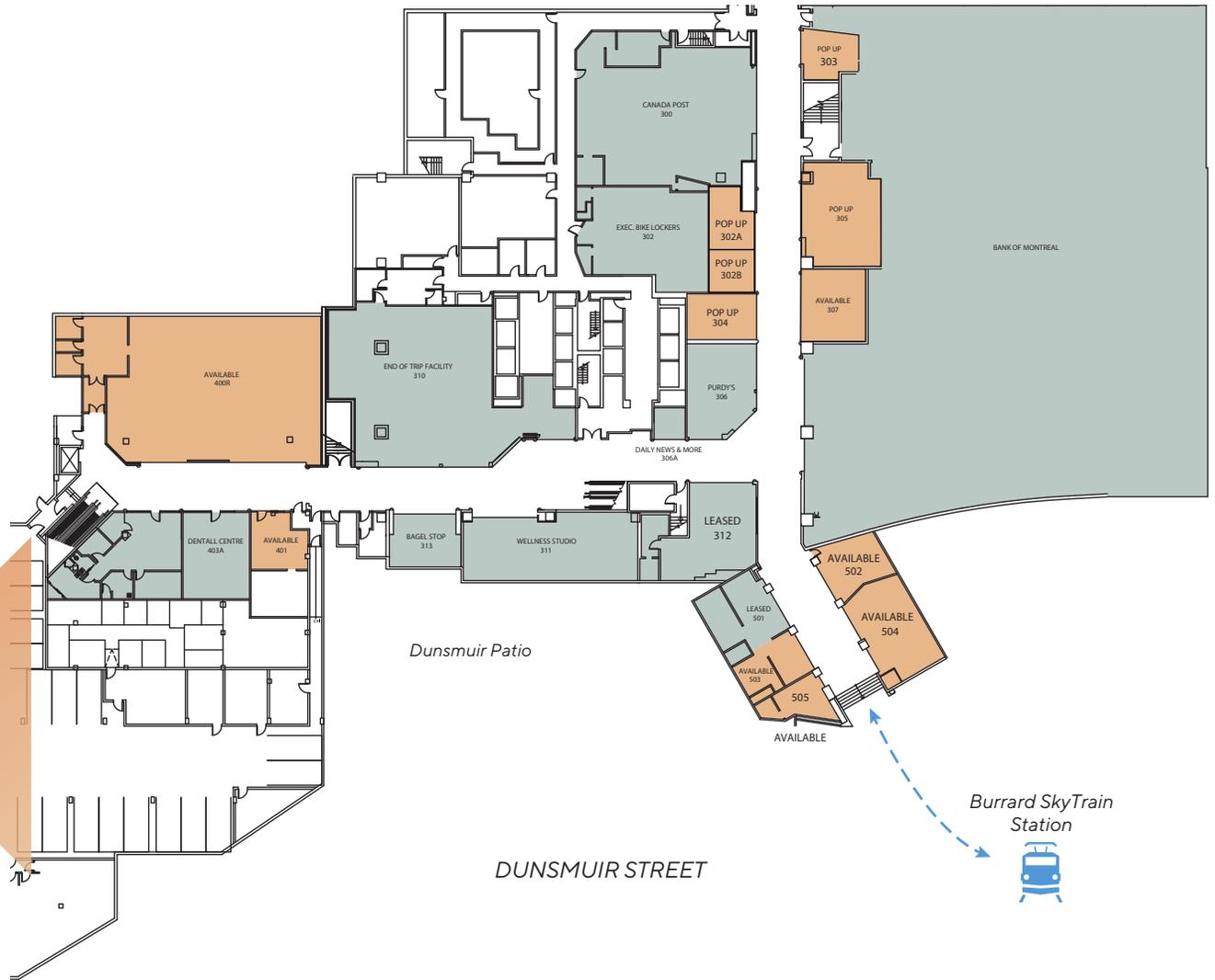
Prominent tenants include:



*Additional rent is approximate and subject to change

Concourse Opportunities

- Available
- Leased



Learn More at BentallCentre.com

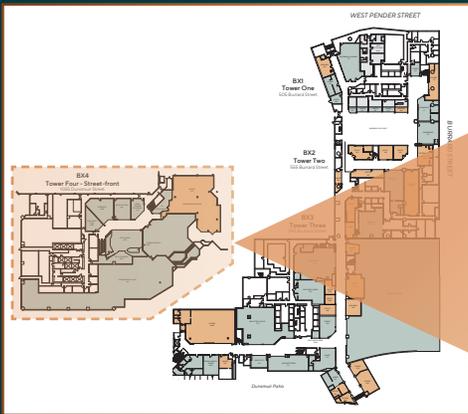
BX4 - Tower Four

Building B

1055 Dunsmuir Street

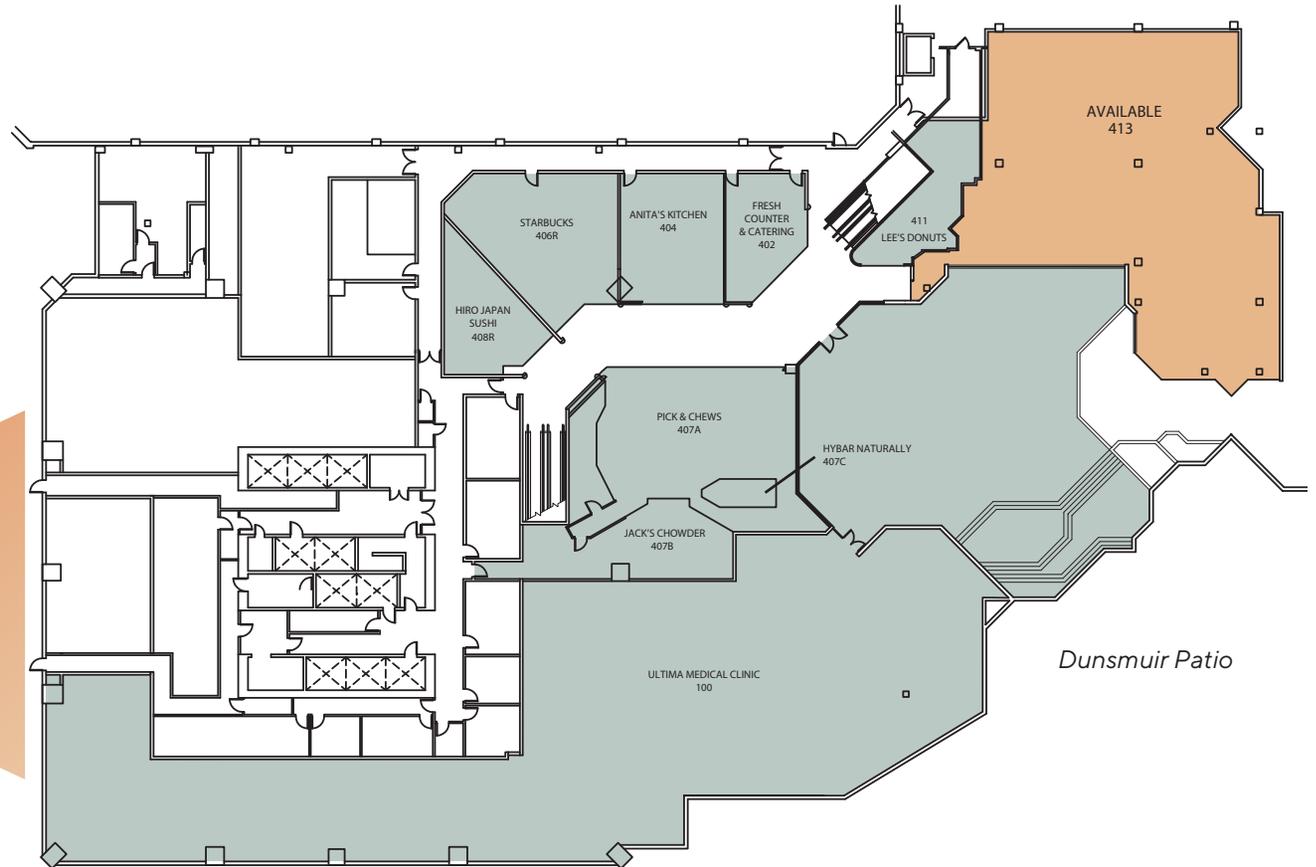
Unit 413: 4,376 SF

Additional Rent: \$27.40 PSF*



Concourse Opportunities

- Available
- Leased



550,000 SF of office above, spread over 35 floors.

Prominent tenants include:



*Additional rent is approximate and subject to change

BX3 - Tower Three

595 Burrard Street

Total Leasable Area Available: 15,918 SF

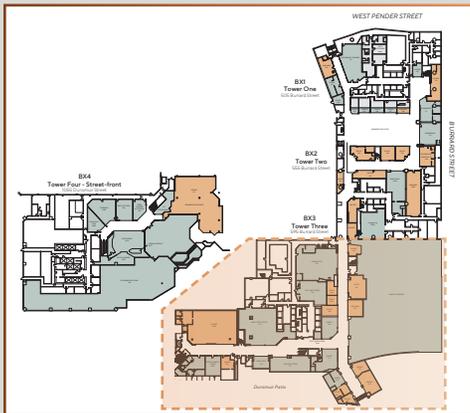
Demising Options:

Leasable Area A: 11,454 SF

- Large Restaurant
- Bar (East)
- Kitchen (Annex)
- Patio (East)

Leasable Area B: 4,464 SF

- Small Restaurant
- Patio (West)

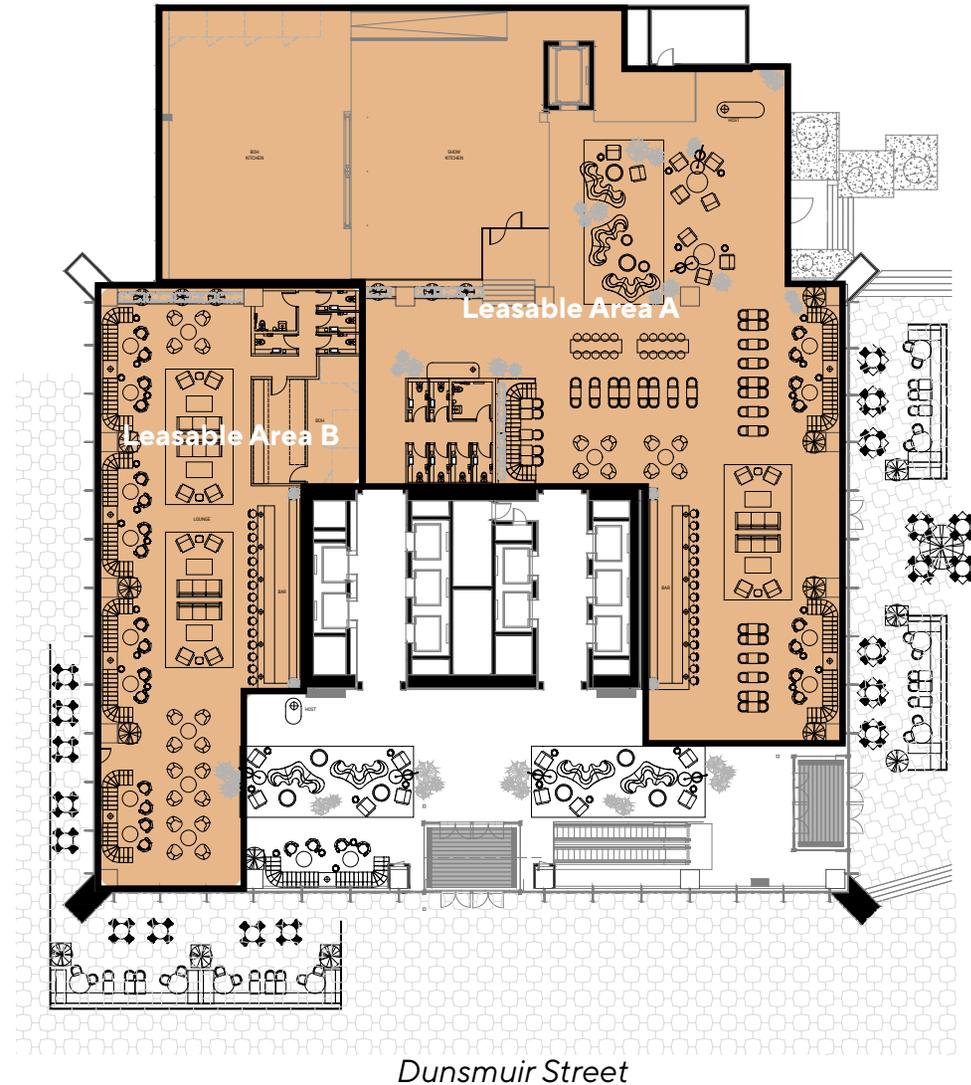


475,000 SF of office above, spread over 32 floors.

Prominent tenants include:



Ground Floor Opportunities



References to square footage and configuration are approximate and subject to change

Learn More at BentallCentre.com



**bentall
centre**

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**PROPERTY MANAGEMENT AND LEASING BY
HUDSON CANADA MANAGEMENT ULC**



Additional rent is approximate and subject to change