



# Office Space For Lease

698 Seymour Street, Vancouver, B.C.

» **BELOW MARKET RATES**

» **MULTIPLE UNITS UNDER 3,000 SF**

Marcus & Millichap

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## Availability

Unit	GLA Available	Timing	Net Rent:
204	2,784 SF	Immediately	\$15.00 PSF
210	1,916 SF	Immediately	\$15.00 PSF
303	1,373 SF	Immediately	\$15.00 PSF
310	1,480 SF	Immediately	\$15.00 PSF
402	1,323 SF	Immediately	\$15.00 PSF

**Additional Rent:** \$16.35 PSF (2025 estimate)

## Property Features

-  All floors serviced by elevator
-  Corner situated building with windows on 3 sides
-  On site property management
-  Rear, common dock loading bay
-  Adjacent to the Pacific Centre shopping mall



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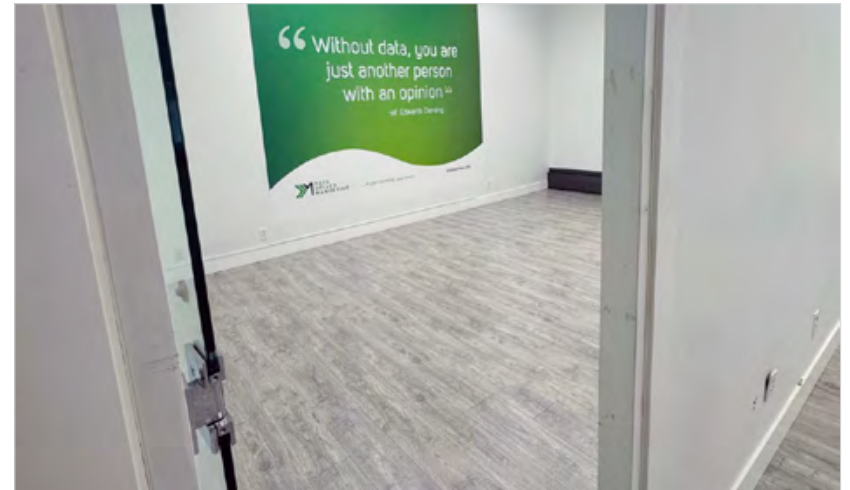
## Unit 204

Built out with 6 large perimeter offices, 2 boardrooms and reception. Access to plumbing to install a kitchenette.



## Unit 210

Mostly open plan with one large boardroom and high ceilings throughout.





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## Unit 303

Open plan with one office and large windows.



## Unit 310

Reception, open area, 4 large offices/meeting rooms, and storage.



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## Unit 402

Internal unit with no windows. Includes open area, one boardroom and one office. Ideal tenants are podcasters, photographers or studio users.





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## Location

Located in the heart of downtown Vancouver, 698 Seymour Street is surrounded by a vibrant urban landscape. The area features a variety of dining options, from upscale restaurants like the Italian Kitchen to casual eateries and trendy cafés. Shopping enthusiasts can explore the nearby Pacific Centre Mall, which houses high-end brands like Holt Renfrew, and the famous Robson Street, known for its mix of international chain stores and local boutiques. Cultural attractions include the Vancouver Art Gallery and The Orpheum, a historic concert hall hosting a variety of performances. For outdoor relaxation, Robson Square and Harbour Green Park offer spaces for activities and scenic views.

Well-served by public transit, with several SkyTrain stations and numerous bus routes nearby, the area is easy to navigate. It is also a central business district with numerous office buildings and corporate headquarters. Additionally, there are many hotels catering to both business and leisure travelers, fitness centers, and educational institutions like the SFU Harbour Centre and the Vancouver Public Library Central Branch.



**87**

**Very Walkable**

Most errands can be accomplished on foot.



**69**

**Good Transit**

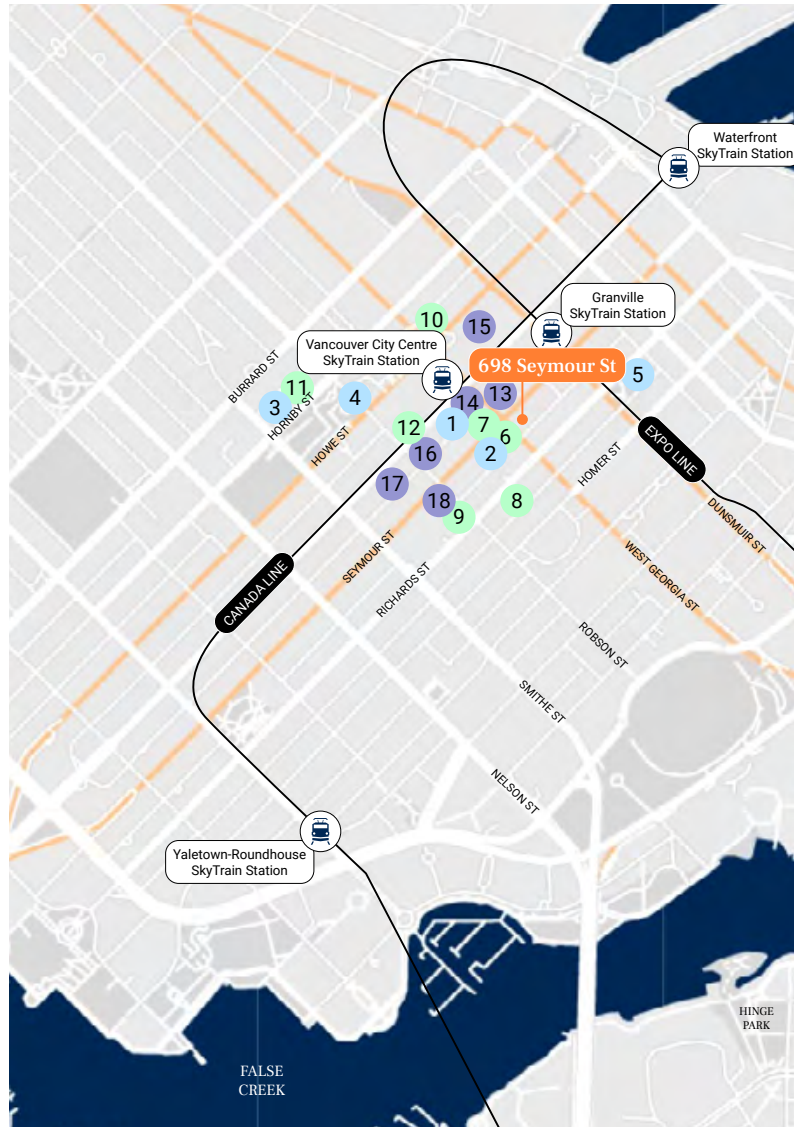
Many nearby public transportation options.



**52**

**Bikeable**

Some bike infrastructure.



## Health & Wellness

1. Alpha Limitless Fitness
- Groundwork Athletics Inc
2. Innovative Fitness
3. Studeo Gyms Vancouver
4. Robson Square
5. Cathedral Square Park

## Restaurants

6. Glowbal
7. Tim Hortons
8. Cafe Medina
9. Viet Sub Vietnamese Cuisine
10. Hawksworth Restaurant
11. Bacchus Restaurant & Lounge
12. O Sushi

## Retail

13. Hudson's Bay
14. London Drugs
15. Pacific Centre Shopping Mall
16. Winners
17. Urban Outfitters
18. H-Mart



# Marcus & Millichap

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