

FOR LEASE | LIBRARY SQUARE 345 ROBSON ST



GET IN TOUCH

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FOR LEASE | LIBRARY SQUARE 345 ROBSON ST

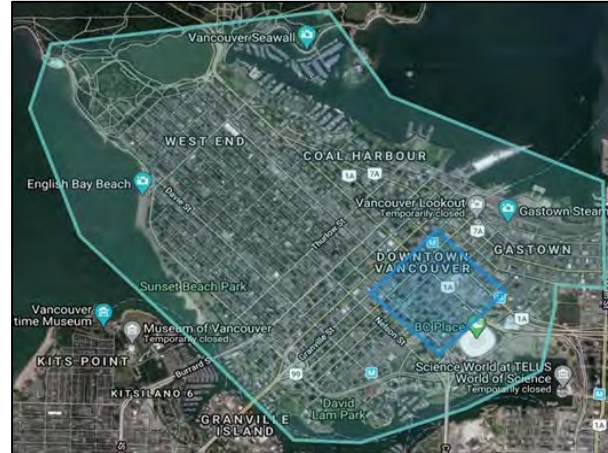


LOCATION

The Library Square Retail Spaces are centrally located in downtown Vancouver's renowned Library Square building. Vancouver's "Crosstown" neighbourhood is poised for significant growth due to major mixed-use developments anticipated to be completed within the next 5 years.

Library Square is conveniently located with nearby theatres, arenas, shopping and office buildings. The building's public amenity features include a large atrium space with glass roof and windows, two outdoor public plazas and a rooftop patio.

Nearby major transit routes includes buses, skytrain, Robson Street and Georgia Street and bike routes along Dunsmuir Street.



E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

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RETAIL SPACES

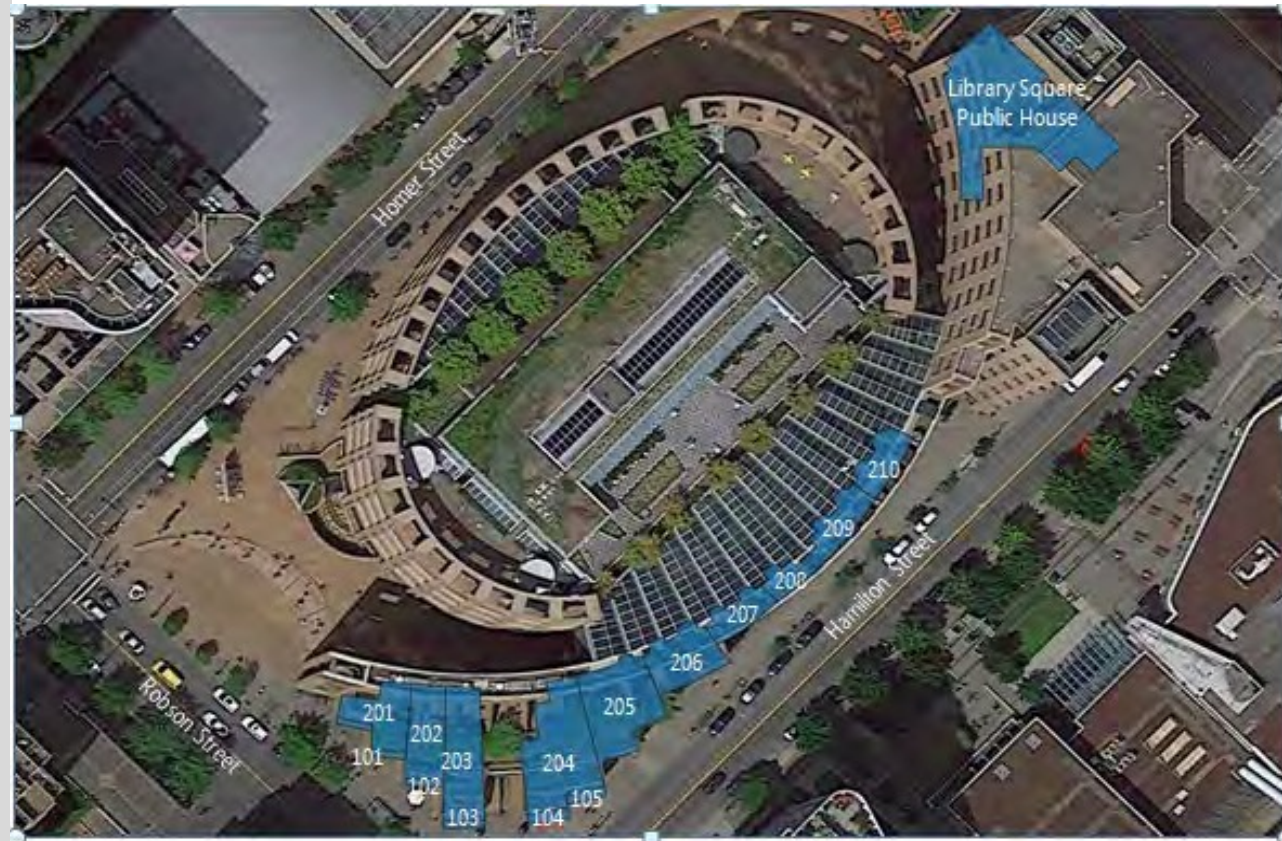
The Library Square Retail Spaces are located at Library Square on Level 1 (Street Level) on Hamilton Street and Robson Street, and on Level 2 (Library level), both inside the atrium lobby and on the exterior.

AVAILABLE UNITS

Unit 104	Exterior Level 1
Unit 201	Exterior Level 2
Unit 205	Interior Atrium Level 2
Unit 207	

ZONING

CD 1 (289)



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BUILDING FEATURES

- Vancouver Main Library
- Ample natural light, atrium, outdoor plaza
- Underground parkade parking for visitors,
- Loading bay

UNIT SIZES

UNIT	SIZE	ASKING TOTAL RENT
Unit 104	900 SF	inquire
Unit 201	857 SF	inquire
Unit 205	1,533 SF	inquire
Unit 207	538 SF	inquire

LEASE RATES

Rent inclusive of property taxes and common area operating costs. Tenant responsible for own outgoings, unit repairs and utilities. Op costs/taxes approximately \$22 psf.

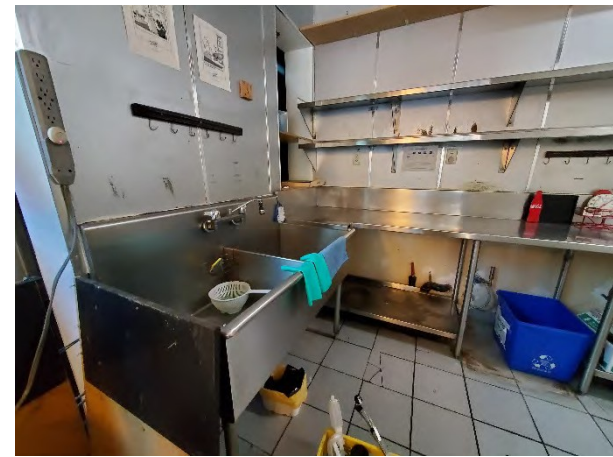
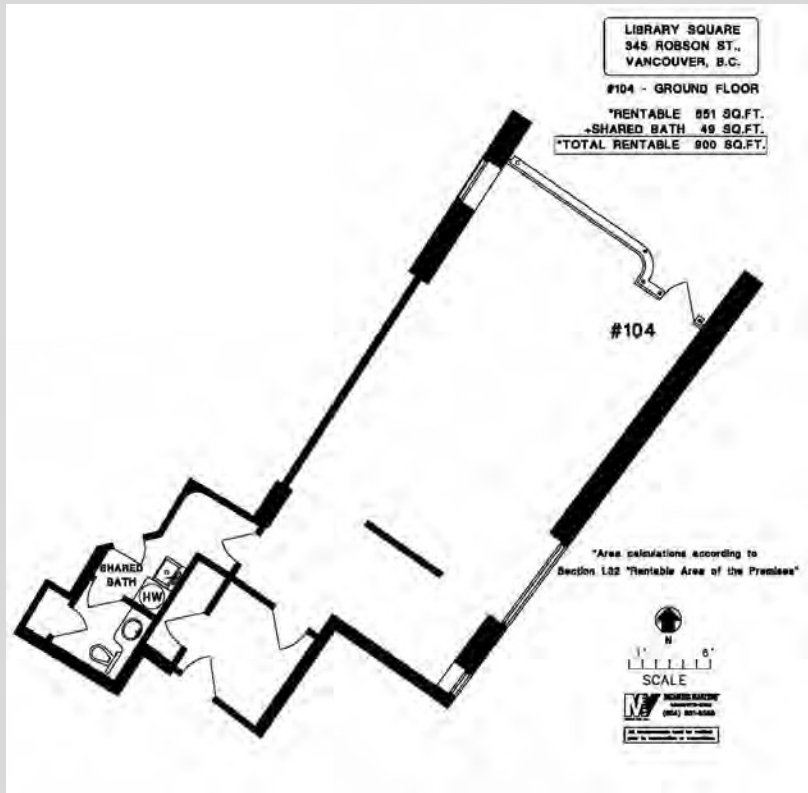


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RETAIL UNIT #104

900 sq ft Rentable Area
High visibility location near corner of
Hamilton and Robson
Shared washroom
Available Immediately



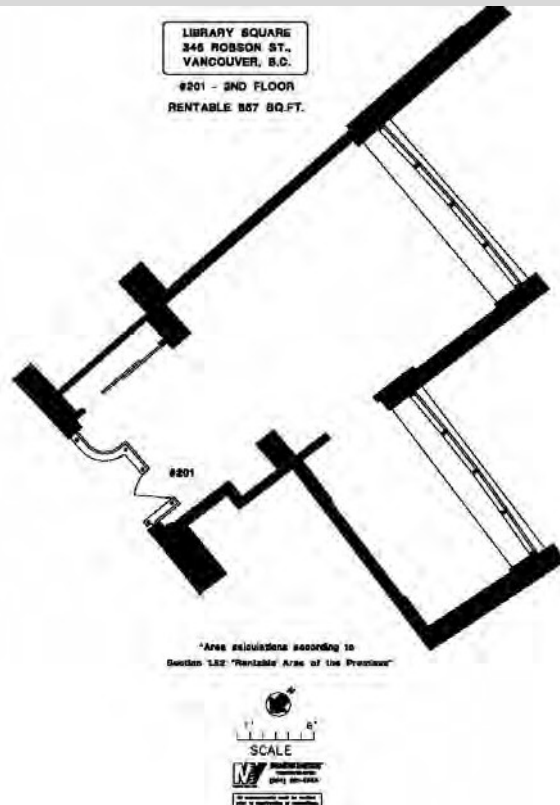
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RETAIL UNIT #201

857 sq ft Rentable Area
Upper floor near entrance to Library
High visibility location
Currently rented month to month



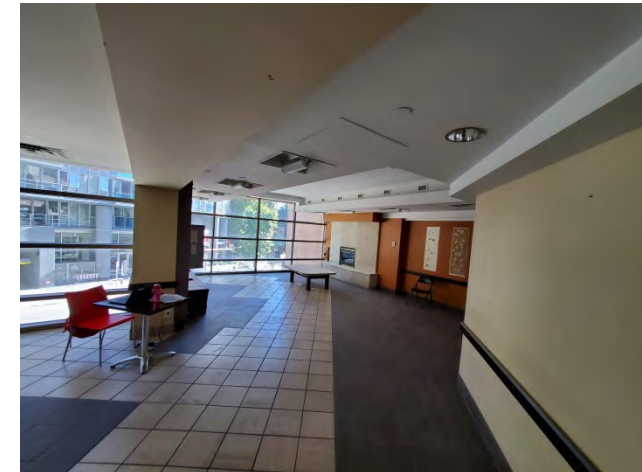
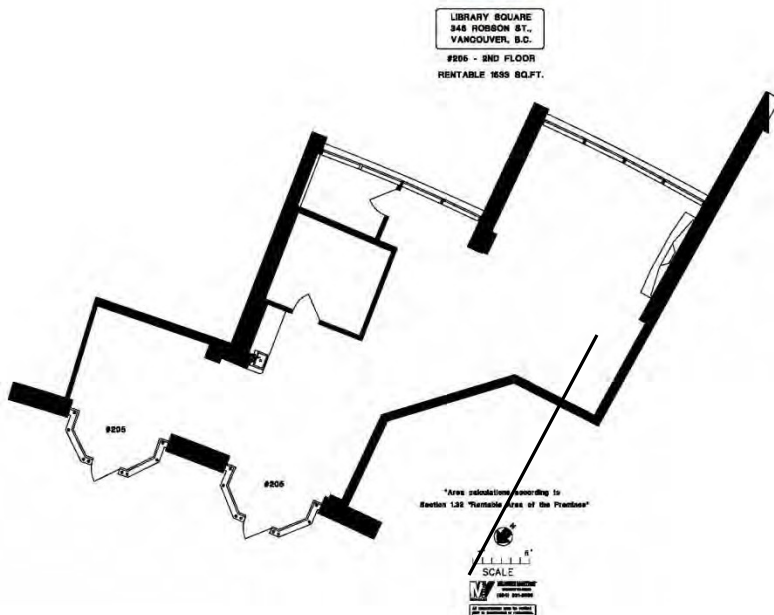
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RETAIL UNIT #205

1,533 sq ft Rentable Area
Available Immediately
Located on Library Atrium
Previously Blenz Coffee
Public Washrooms available



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RETAIL UNIT #207

538 sq ft Rentable Area
Available Immediately
Located on Library Atrium
Previously Flying Wedge Pizza
Public Washrooms available



LIBRARY SQUARE
345 ROBSON ST.,
VANCOUVER, B.C.

#207 - 2ND FLOOR
RENTABLE 538 SQ.FT.

#207

#207

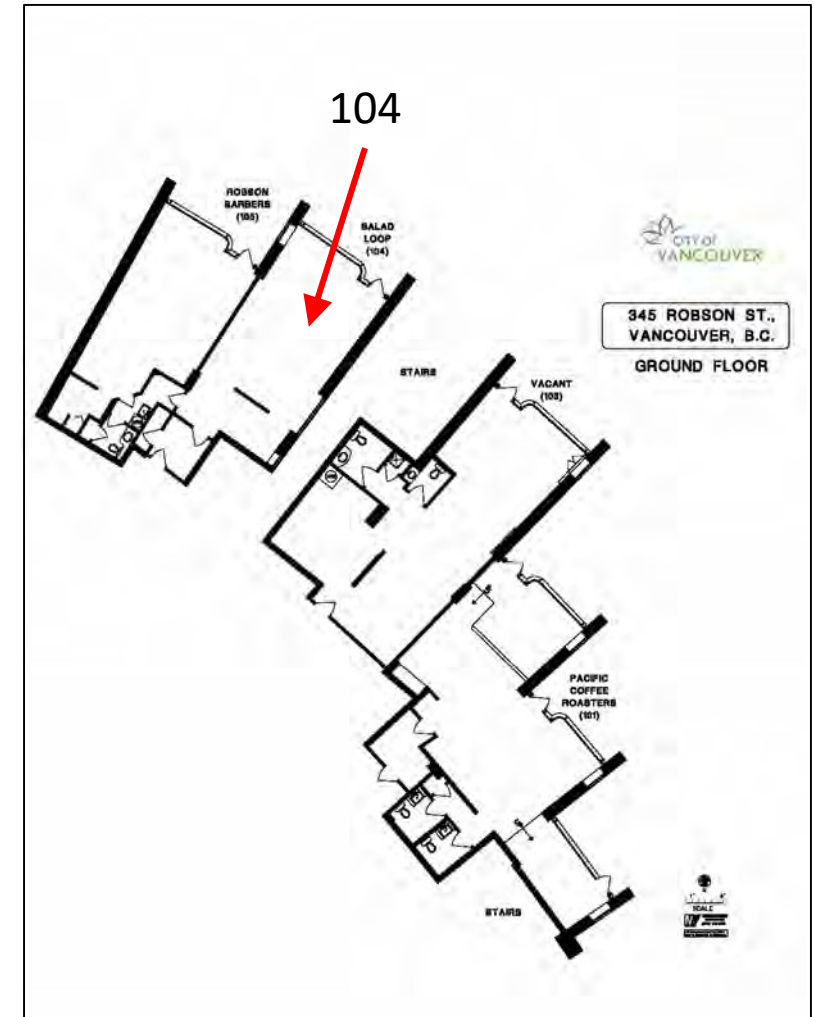
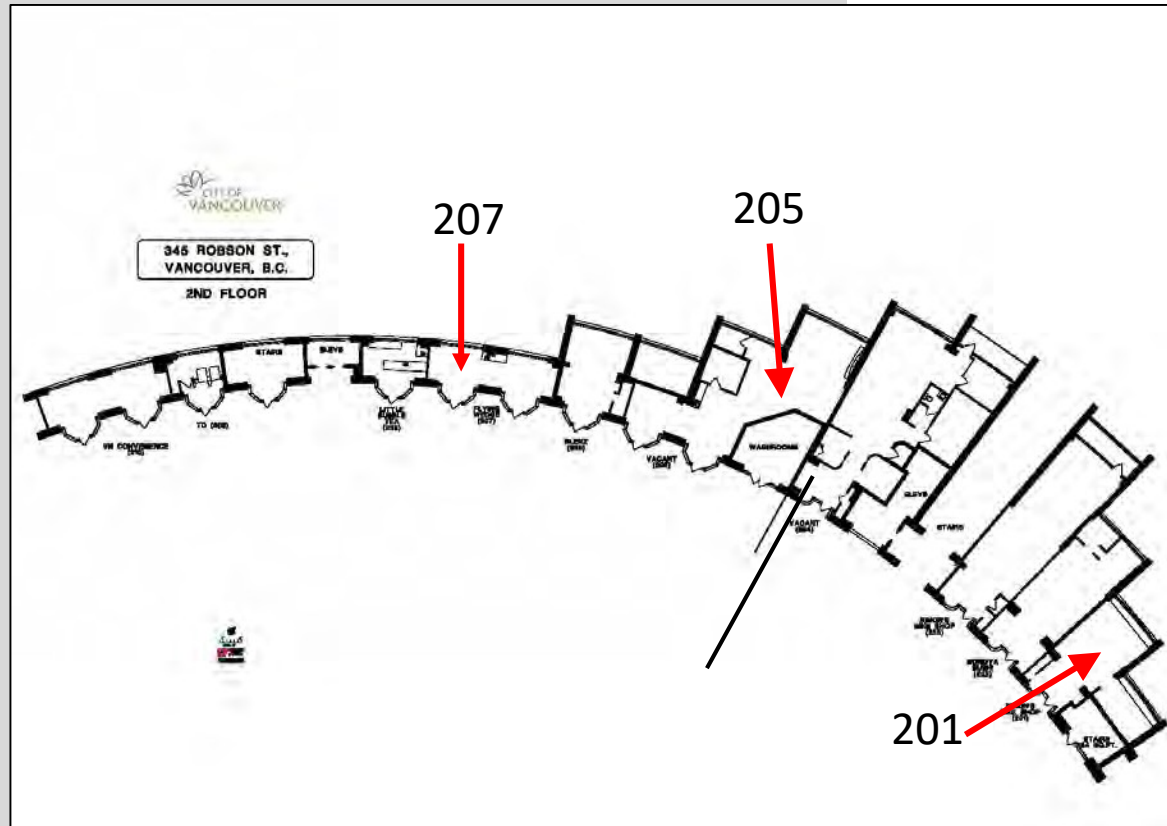
*Area calculations according to
Section 132 "Rentable Area of the Premises"

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RETAIL SPACE FLOOR PLANS



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