



FOR LEASE

High Exposure Downtown Vancouver Large Format Retail Space

901 Seymour Street, Vancouver, BC

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Opportunity Overview

Opportunity to lease high profile retail space located on the prominent corner of Seymour and Smithe Streets in the heart of downtown Vancouver. 901 Seymour Street (the "Property") is prime retail space totaling approximately 20,598 SF of leasable area with exceptional exposure onto two busy thoroughfares. The Property benefits from high pedestrian traffic year round and is in close proximity to the Granville Entertainment District, the Robson Street shopping district, CF Pacific Centre, UBC Robson Square, the Vancouver Law Courts, and the bustling neighbourhood of Yaletown.

Salient Details

Leasable Area:	20,598 SF
Loading:	Rear loading dock accessible via lane
Asking Rent:	Contact listing agent
Additional Rent:	\$20.31 PSF (2024 estimate)*
Zoning:	CD-1 (369)
Parking:	14 covered surface parking stalls available for exclusive use
Available:	Immediately



Property Highlights



Prominent central location in Downtown Vancouver surrounded by an abundance of retailers, restaurants, hotels, office towers, and residential towers. The surrounding area is also home to several Vancouver landmarks in entertainment, including the Orpheum Theatre, the Vogue Theatre, and the Vancouver Art Gallery.



Located steps to Downtown Vancouver's top shopping destinations – Robson Street and CF Pacific Centre. CF Pacific Centre is a 720,000 SF mall comprised of 100 stores connected to seven office towers and a future 5-star hotel.



Situated in close proximity to the Vancouver City Centre Station (450m) and Granville Station (600m) on the Canada and Expo SkyTrain lines respectively, providing convenient rapid transit connectivity throughout Downtown and Metro Vancouver.

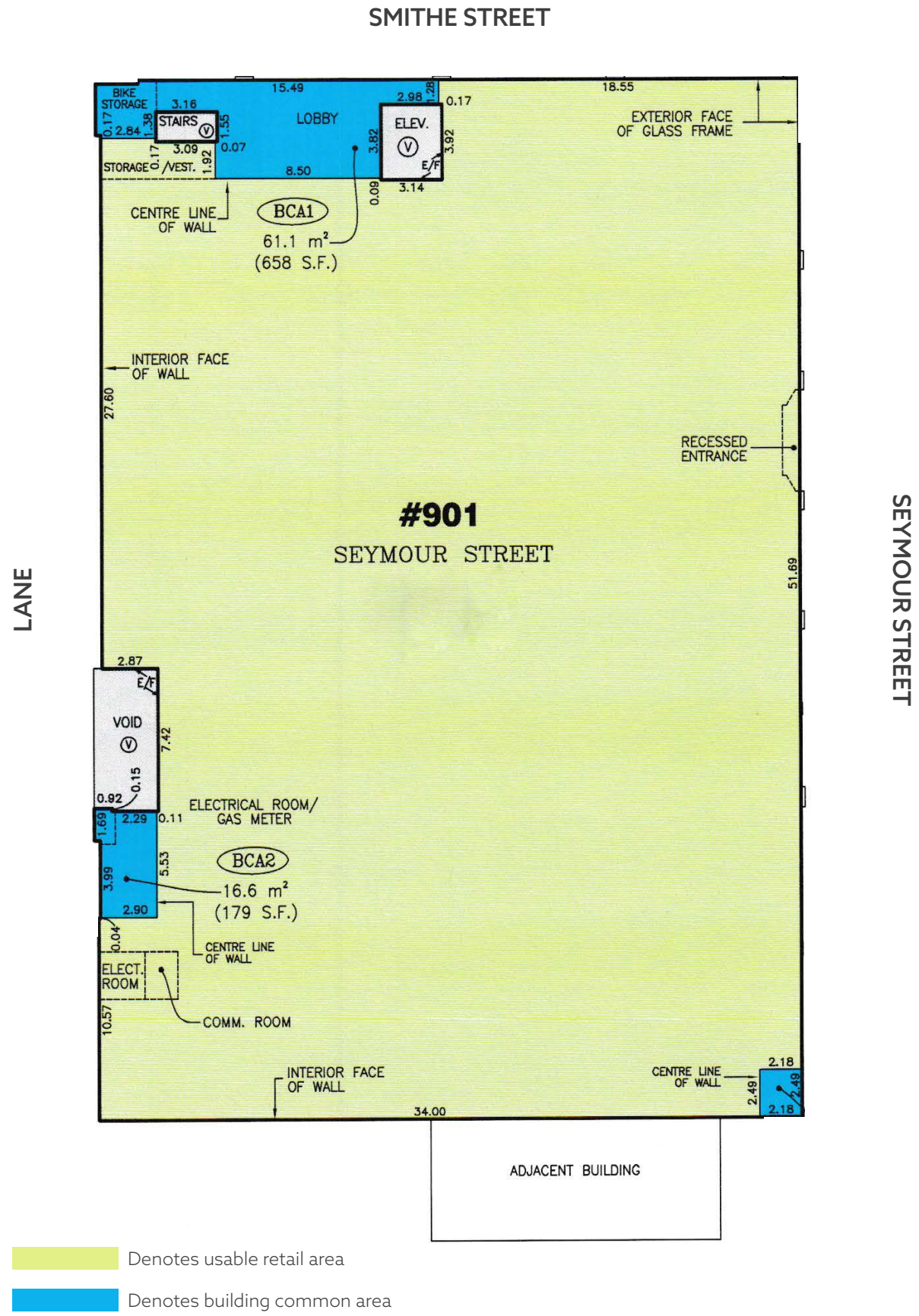


Exceptional signage opportunities for the retail tenant, including a strategically placed, highly visible blade sign on the corner of the building. This prime location offers excellent exposure onto both Seymour and Smithe Streets, enhancing the overall appeal of the retail space.

*Approximate and subject to change from time to time.

BOMA Survey Plan

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Building Services Overview

Electrical

- + The ground floor currently has two electrical rooms.
- + Existing ground floor 400A, 347/600V service is supplemented by a second electrical room housing newer (2013) 400A, 347/600V distribution equipment.
- + There is also a 75kW generator in the building with two transfers switches. One transfer switch services the life safety loads in the building and the other one services various mechanical equipment.

Mechanical

- + Currently served by five roof top units located on the lower roof with a total cooling capacity of 47.5 tons (approximately one ton per 450 sq. ft. including the full ground floor area with the storage area).

Plumbing

- + Domestic water: the ground floor is currently served by a 2" line.
- + The building is served by a 6" water main that also supplies the sprinklers system.
- + Sanitary: the building is currently served by a 6" sanitary main.

The Landlord is willing to review and potentially upgrade building services to secure the right tenancy.

Property Photos



Seymour Street view



Smith Street view



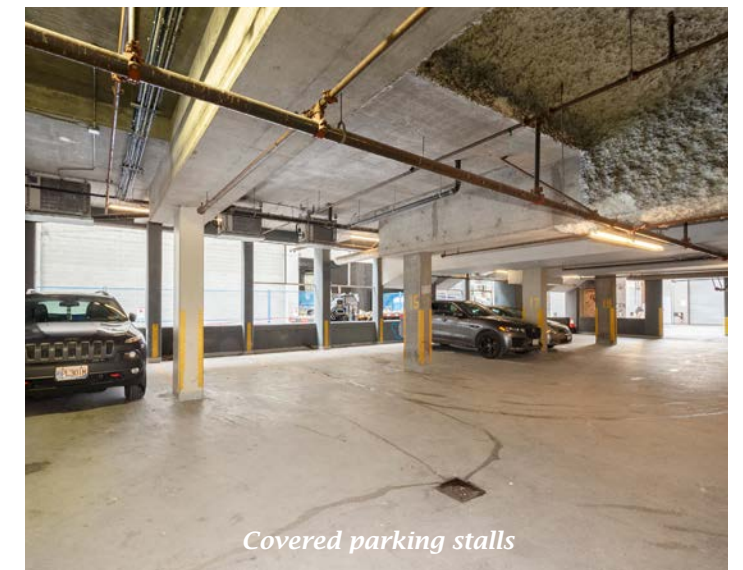
Smith Street view



Loading bay and parking entrance (via lane)



Loading bay



Covered parking stalls



Prominent Blade Sign Opportunity

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