

FOR LEASE | LIBRARY SQUARE 345 ROBSON ST



GET IN TOUCH

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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.



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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 103	Exterior Level 1
Unit 104	Exterior Level 1
Unit 201	Exterior Level 2
Unit 204	Exterior Level 2
Unit 205	Interior Atrium Level 2

ZONING

CD 1 (289)



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BUILDING FEATURES

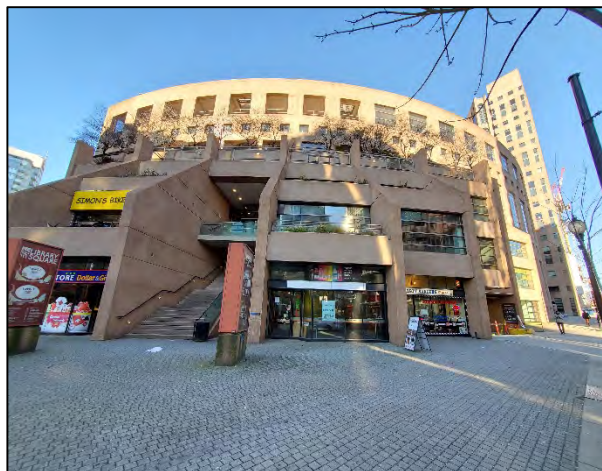
- Vancouver Main Library
- Ample natural light, atrium, outdoor plaza
- Underground parkade parking for visitors,
- Loading bay

UNIT SIZES

UNIT	SIZE	ASKING TOTAL RENT
Unit 103	1,261 SF	inquire
Unit 104	900 SF	inquire
Unit 201	857 SF	inquire
Unit 204	1,839 SF	inquire
Unit 205	1,533 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 \$20 psf.



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RETAIL UNIT #103

1,261 sf Rentable Area

High visibility location on the corner of Robson and Hamilton

Two washrooms and janitor's closet

Previously ABC Store



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LIBRARY SQUARE
345 ROBSON ST.,
VANCOUVER, B.C.
#103 - GROUND FLOOR
*RENTABLE 1261 SQ.FT.

#103

*Area calculations according to
Section 1.52 "Rentable Area of the Premises"



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RETAIL UNIT #104

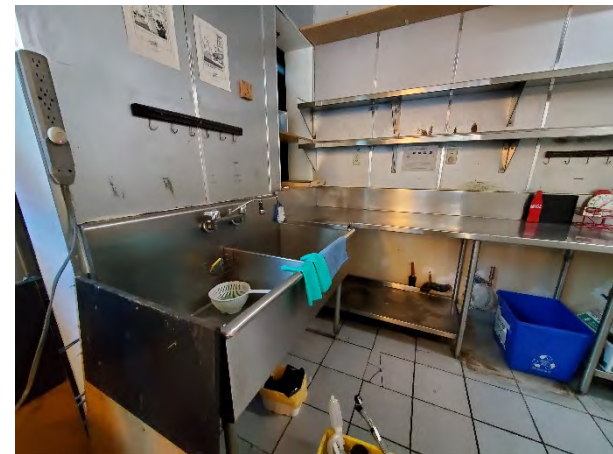
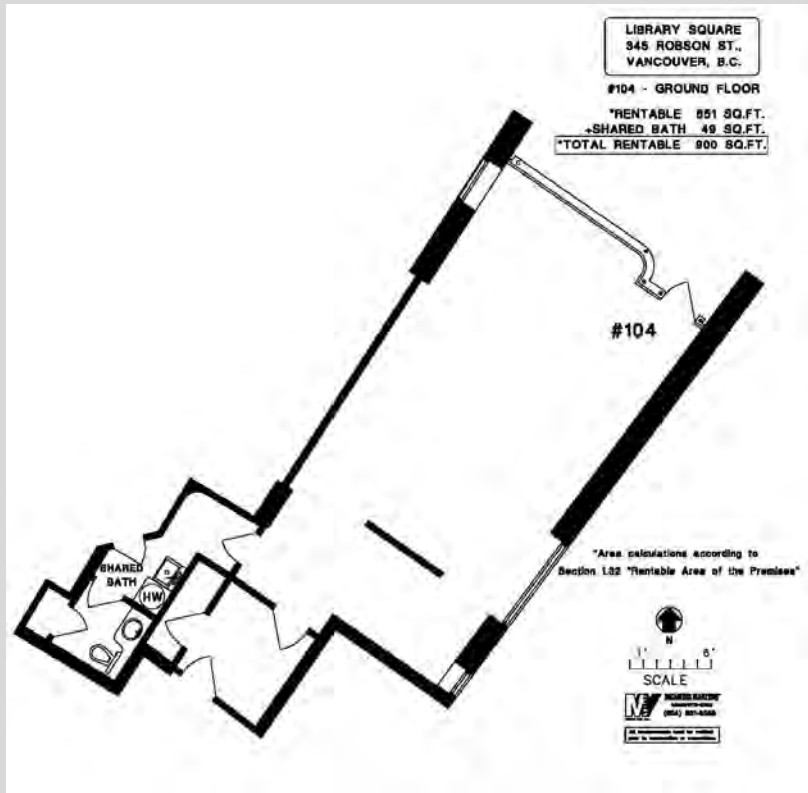
900 sq ft Rentable Area

High visibility location near corner of

Hamilton and Robson

Shared washroom

Available January 1, 2021



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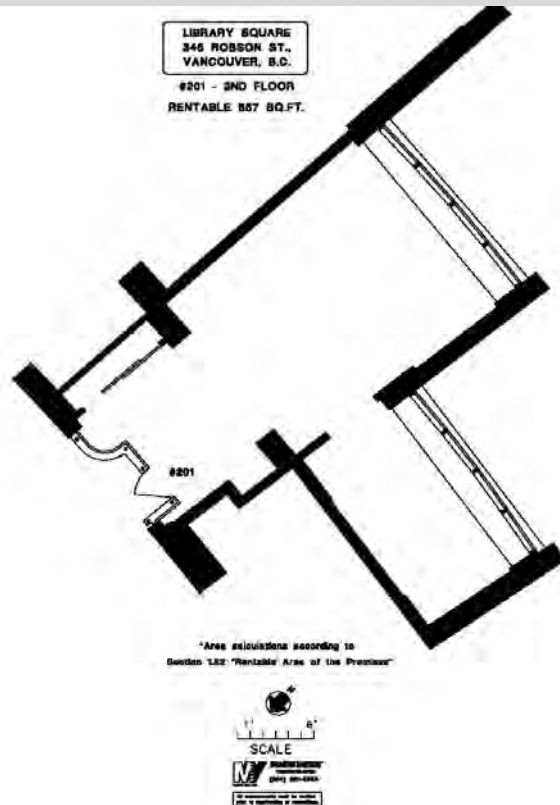
RETAIL UNIT #201

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 #204

1,839 sq ft Rentable Area

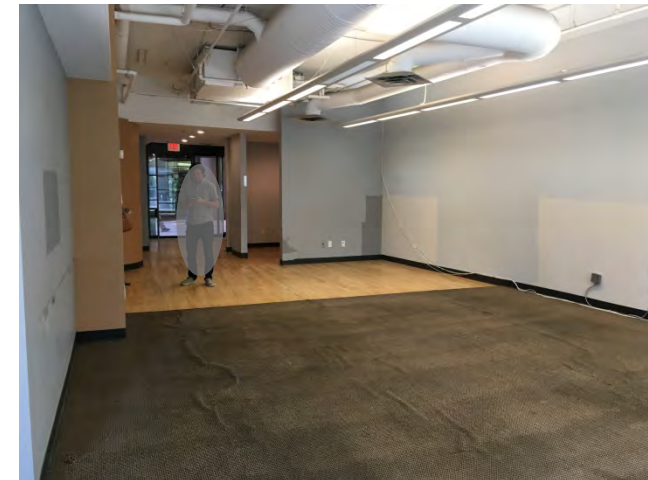
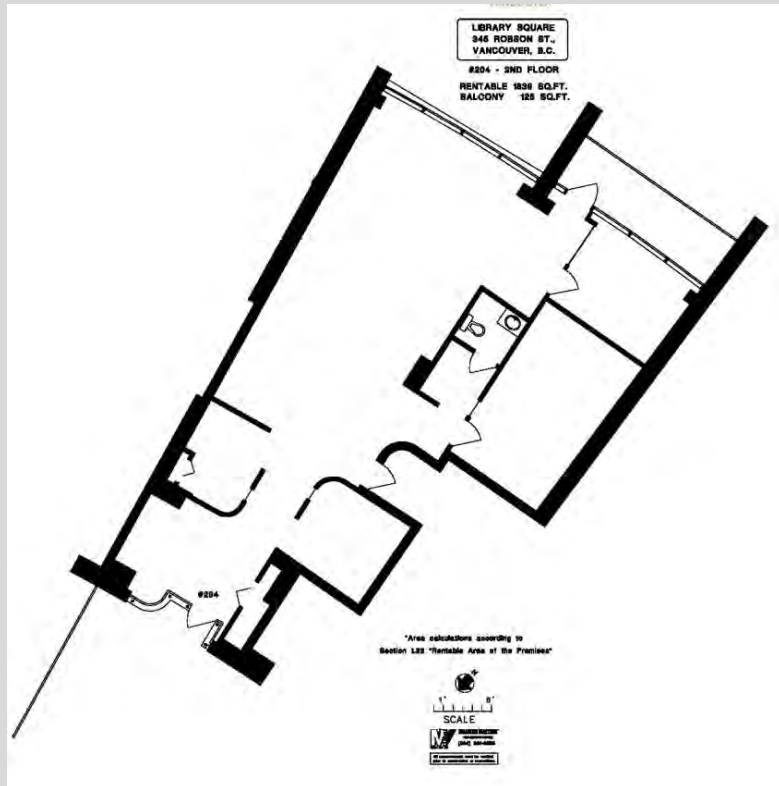
Near entrance to Library

Spacious unit with separate offices

One bathroom

Exterior patio area

Could be combined with Unit #205



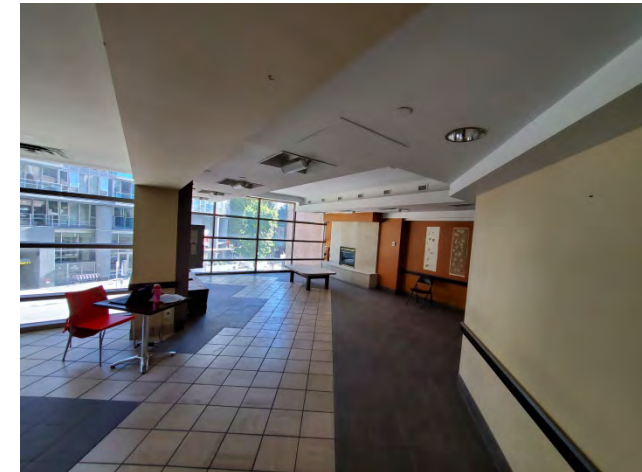
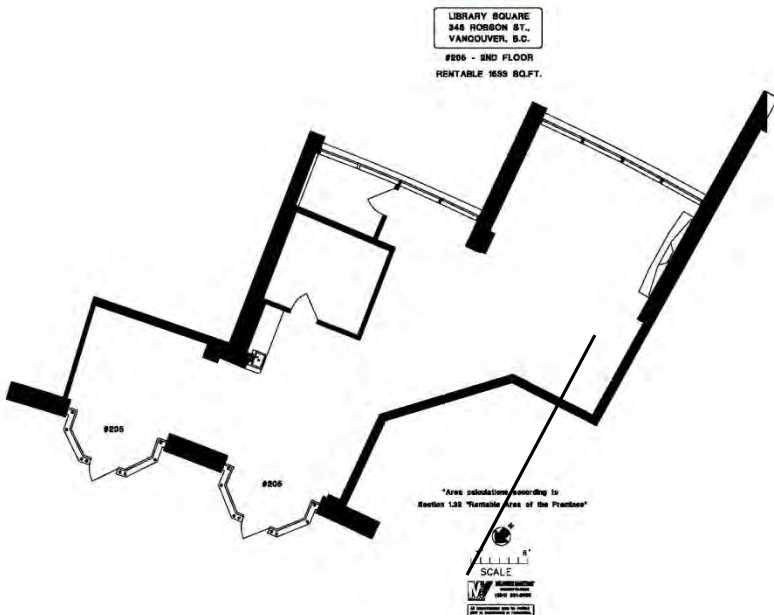
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RETAIL UNIT #205

1,533 sq ft Rentable Area
Available Immediately
Located on Library Atrium
Previously Blenz Coffee
Public Washrooms available
Could be combined with Unit #204

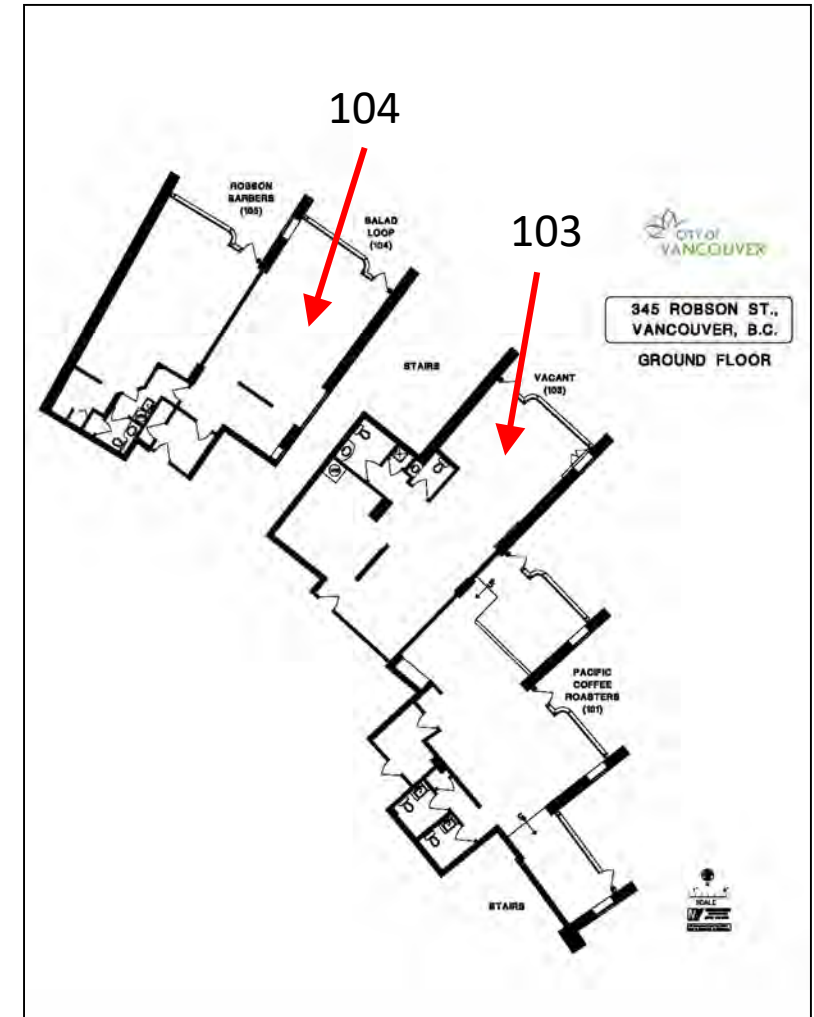
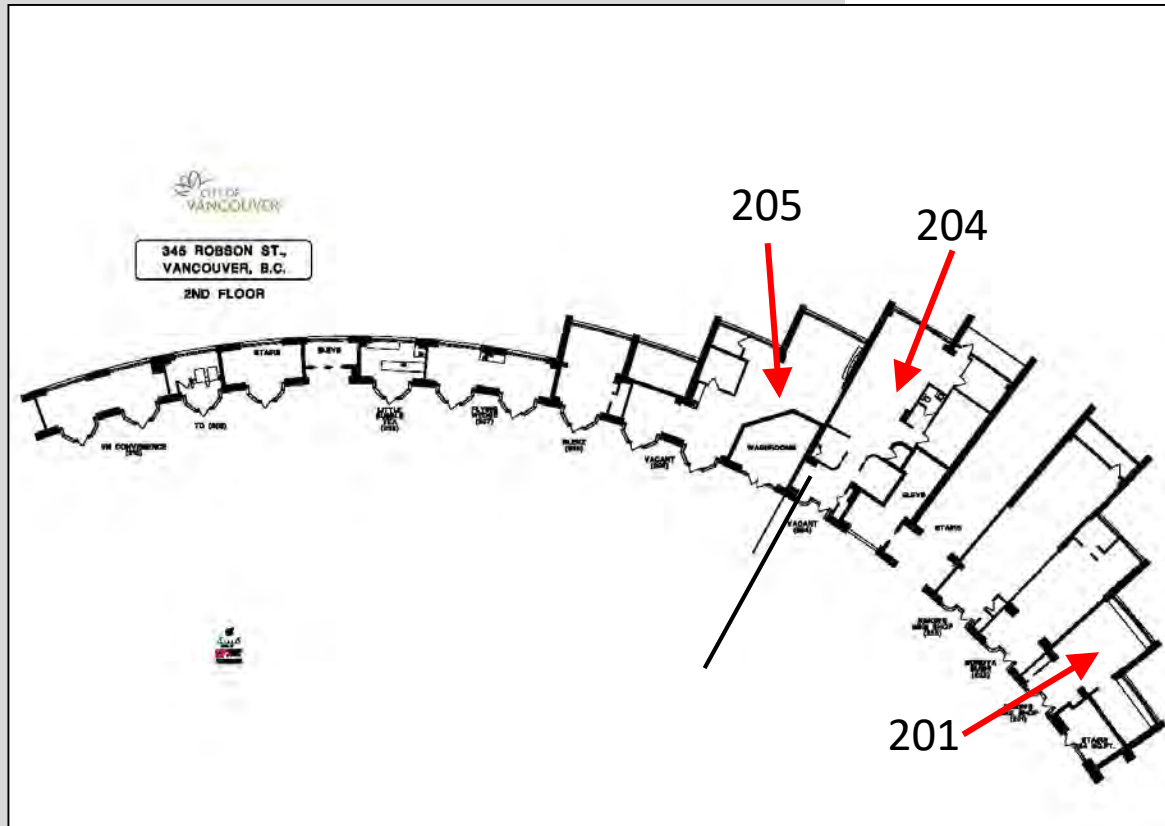


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RETAIL SPACE FLOOR PLANS



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