

FOR LEASE

HIGH-EXPOSURE MEDICAL/RETAIL OPPORTUNITY
AT THE GATEWAY TO YALETOWN



1018 SEYMOUR STREET, VANCOUVER

CBRE



TUNRKEY MEDICAL/RETAIL OPPORTUNITY AT THE GATEWAY TO YALETOWN

Prime opportunity to secure a 2,593 SF turnkey medical space near the highly trafficked corner of Seymour Street and Nelson Street, positioned at the gateway to Yaletown.

Formerly occupied by a acupuncture clinic, the premises offer a highly efficient, plug-and-play layout ideally suited for medical and wellness users. The space is built out with a welcoming reception and waiting area, seven private exam rooms with sinks, two enclosed offices, dedicated consult rooms, a lab area, and a staff room with kitchenette.

Expansive floor-to-ceiling glazing along Seymour Street delivers exceptional natural light and strong street presence, creating a bright, professional environment with excellent exposure to vehicular traffic.

OVERVIEW

AREA

2,593 SF

ADDITIONAL RENT

\$23.80 PSF + 7% base rent management fee

ZONING

DD Downtown District

NET RENT

Contact agents

AVAILABILITY

September 1, 2026

FEATURES



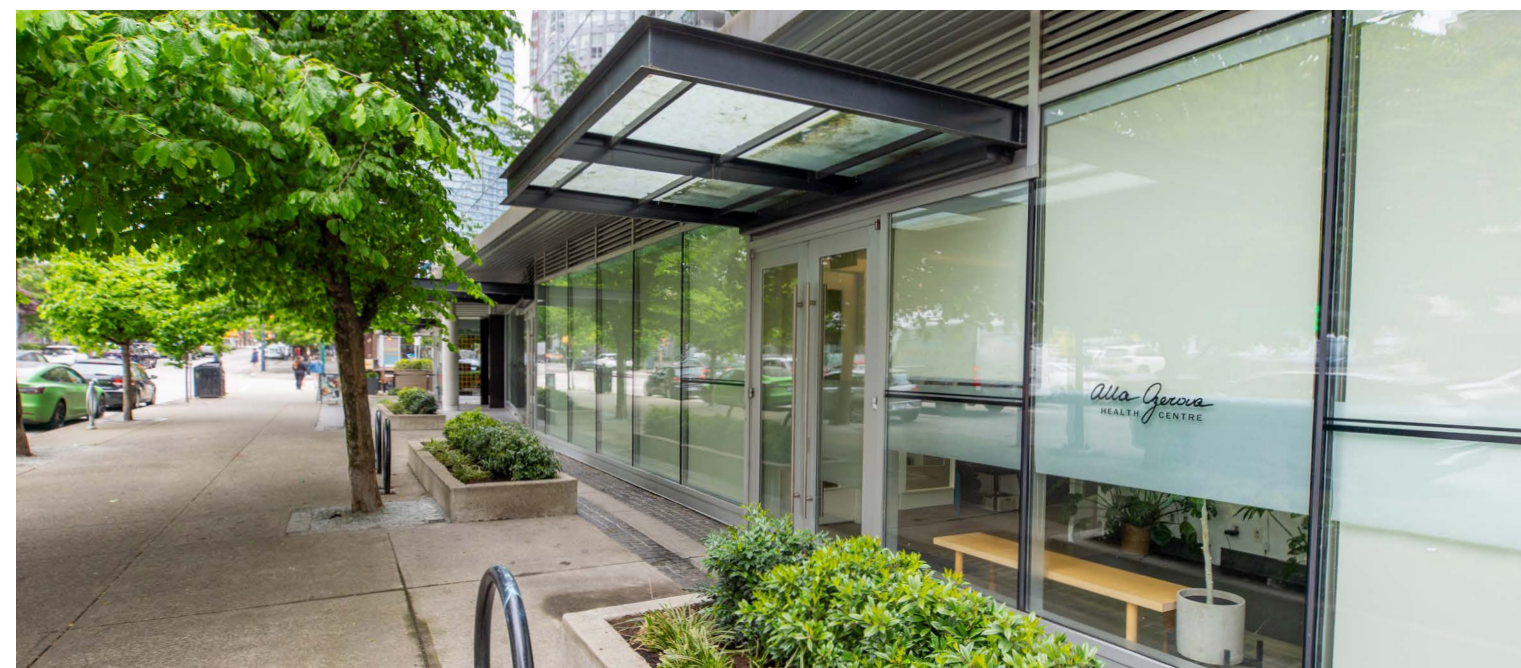
Situated along high-traffic Seymour Street (exposure to approximately 22,000 vehicles per day)

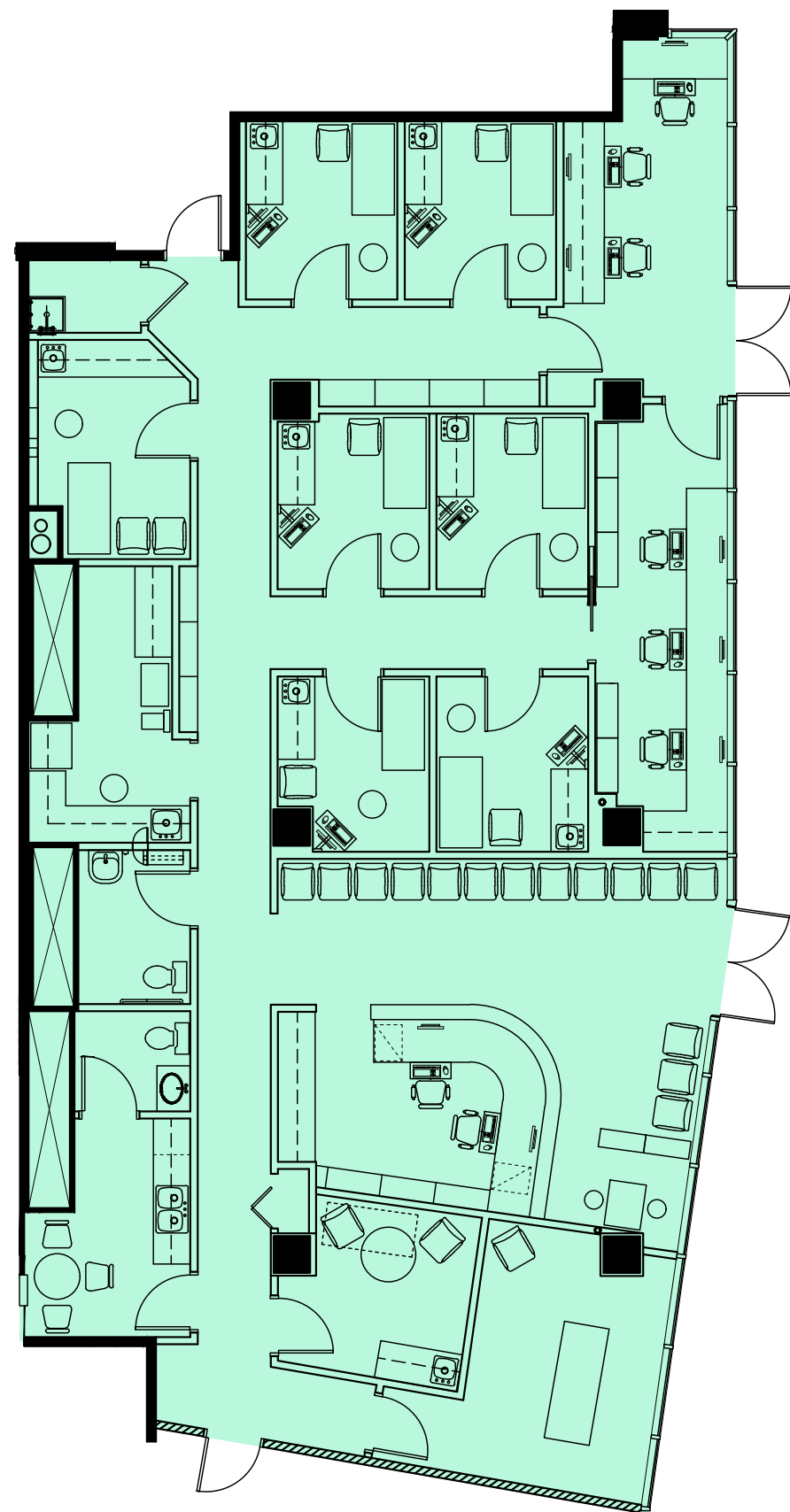


Central location just steps from the intersection of two major downtown thoroughfares



Improved, turnkey medical clinic with 7 exam/treatment rooms

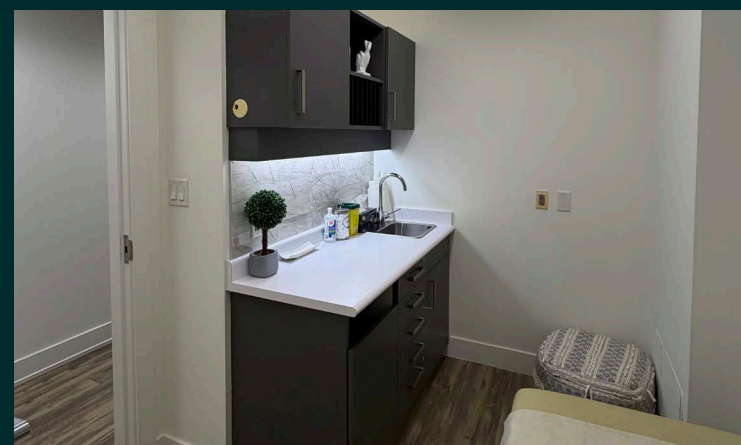


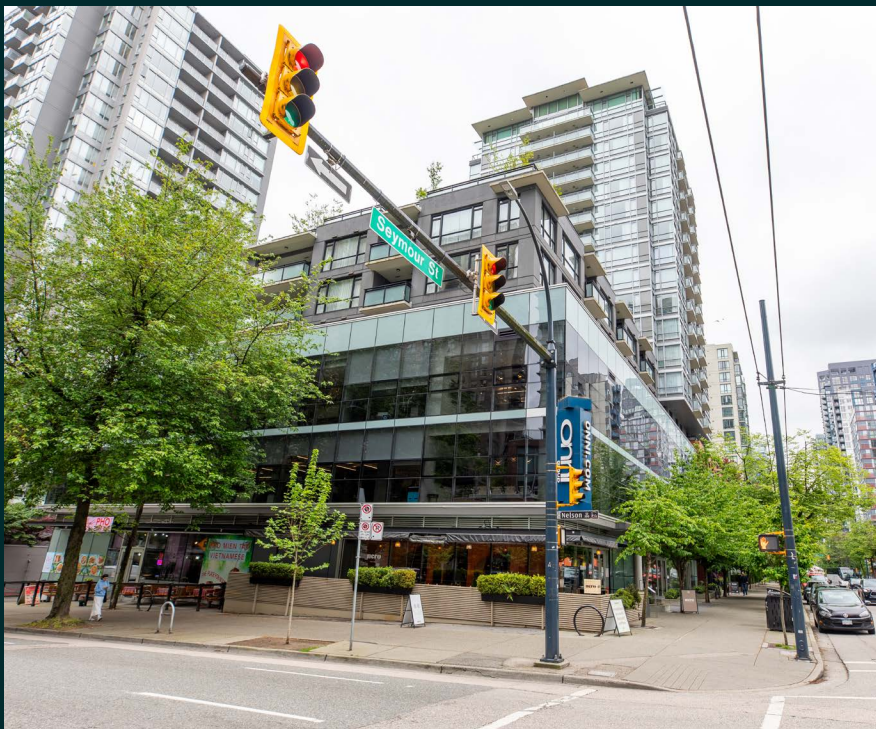


SEYMOUR STREET

UNIT LAYOUT

Floor plan not to scale. Subject to verification.
Space may not be delivered as-built.





The subject property is located a short walk to/from the Yaletown-Roundhouse Canada Line station, as well as in close proximity to several transit lines along Granville Street, providing easy access to surrounding areas of the city.

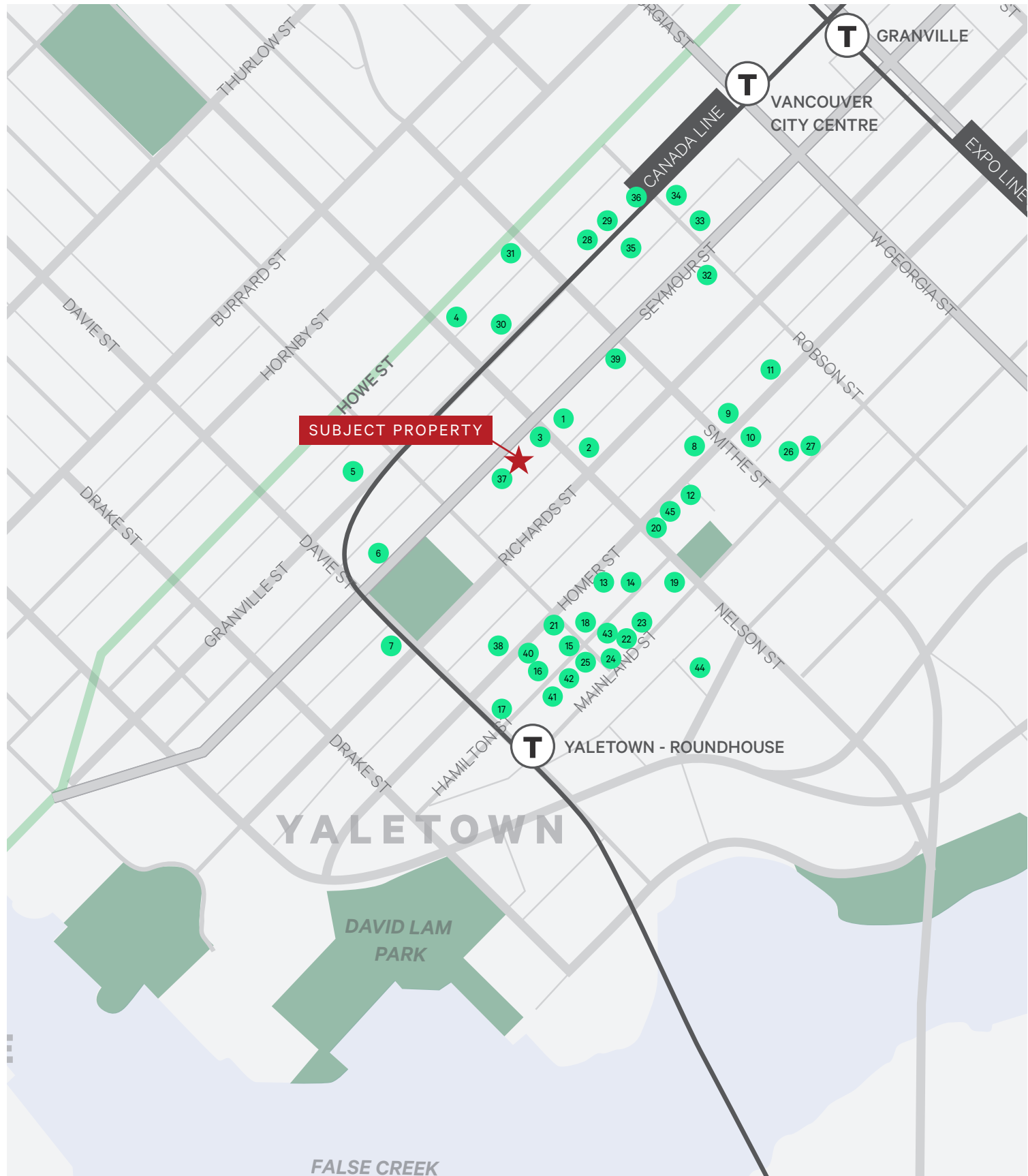
THE LOCATION

1018 Seymour Street is strategically situated just steps from the corner of Seymour and Nelson Streets, in the heart of Downtown Vancouver, immediately adjacent to Yaletown. The subject property benefits from pedestrian traffic from both the Granville Street entertainment district and Yaletown's collection of boutique retail, renowned restaurants, fitness studios, and salons. This central location offers exceptional exposure along Seymour Street - a key north-south thoroughfare through downtown. The area is characterized by a dense mix of high-rise residential developments, office buildings, hotels, and nightlife, supporting strong daily and evening traffic.



AREA TENANTS

- 1 Nesters Market
- 2 Contemporary Art Gallery
- 3 Nero Waffle Bar
- 4 Burger Crush
- 5 The Pawn Shop YVR
- 6 VIFF Centre
- 7 Craffles
- 8 Tutto Italian Restaurant & Bar
- 9 Social Corner
- 10 Homer St. Cafe
- 11 Bosley's
- 12 Leisure Centre
- 13 Rivian
- 14 The Parlour
- 15 Elisa
- 16 Brix and Mortar
- 17 Cactus Club Cafe
- 18 Blue Water Cafe
- 19 The Keg Steakhouse
- 20 RBC Royal Bank
- 21 Scotiabank
- 22 Stretchlab
- 23 Dovetail
- 24 Earls Kitchen + Bar
- 25 Analog Coffee
- 26 Ride Cycle Club
- 27 Lupo Restaurant & Vinoteca
- 28 The Rec Room
- 29 Jollibee
- 30 Good Co.
- 31 Waves Coffee House
- 32 H-Mart
- 33 Five Guys
- 34 Best Buy
- 35 Urban Outfitters
- 36 Old Navy
- 37 Fitnastika Fitness
- 38 Mink Lash Boutique
- 39 Uva Wine & Cocktail Bar
- 40 Pure Barre
- 41 Blo Blow Dry Bar
- 42 The Vanity Lab
- 43 Caviar Skin Clinic
- 44 Flohaus Pilates
- 45 Sport + Spinal Physical Therapy



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