

FOR LEASE

560 BEATTY STREET

CHARACTER CROSSTOWN OFFICE OPPORTUNITIES

FULL SELLING COMMISSIONS FOR TENANT'S AGENTS

REDUCED RATE!





THE LOCATION

Located on Beatty Street between Dunsmuir and Pender Streets, 560 Beatty Street offers a highly connected and amenity rich setting at the edge of Downtown Vancouver. Positioned just before the Dunsmuir Viaduct and minutes from the Downtown Core, the property provides easy access for employees commuting from across the city, with Stadium Chinatown SkyTrain Station only steps away.

The neighbourhood offers exceptional everyday convenience. Costco is located nearby for daily essentials, while a wide variety of cafés, casual lunch spots, and destination restaurants such as Chambar, Dirty Apron, Devil's Elbow, and Marugame Udon provide ample options for team lunches and client meetings. Rogers Arena, BC Place, and the Queen Elizabeth Theatre add energy to the area, creating a lively atmosphere throughout the week.

With strong transit access, major road connectivity, and a walkable mix of amenities, 560 Beatty Street provides an ideal balance of accessibility, convenience, and urban vibrancy for today's office users.



Rendering of The Post at 658 Homer Street by Quad Real Property Group

THE FEATURES



Fully restored and well-maintained heritage building in the heart of Crosstown



Unit L211 is a fully approved beauty studio premise allowing for range of personal service and wellness uses



Unit L200 includes a private kitchenette and washrooms with shower



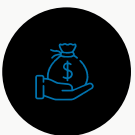
Fully distributed HVAC plus TELUS Fibre ready building



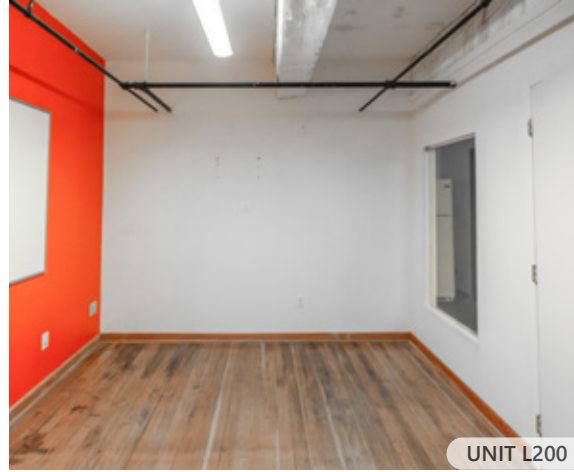
Ample street and monthly parking in the immediate area



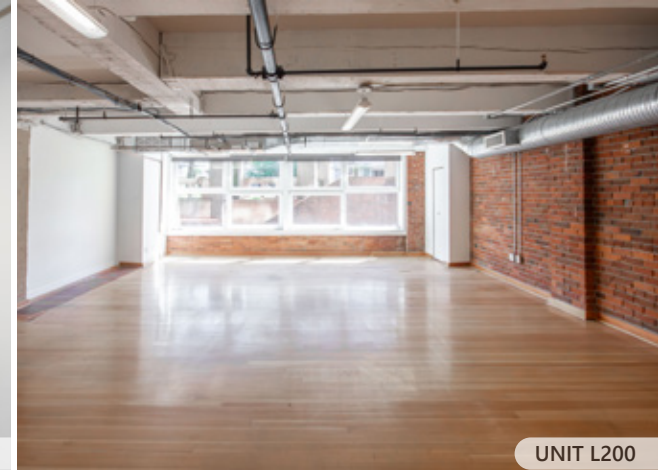
Excellent transit access with many popular restaurants and amenities in the immediate vicinity



SIGNIFICANT FREE RENT INDUCEMENT PERIOD NEGOTIABLE (PLEASE CONTACT AGENT FOR DETAILS)



UNIT L200



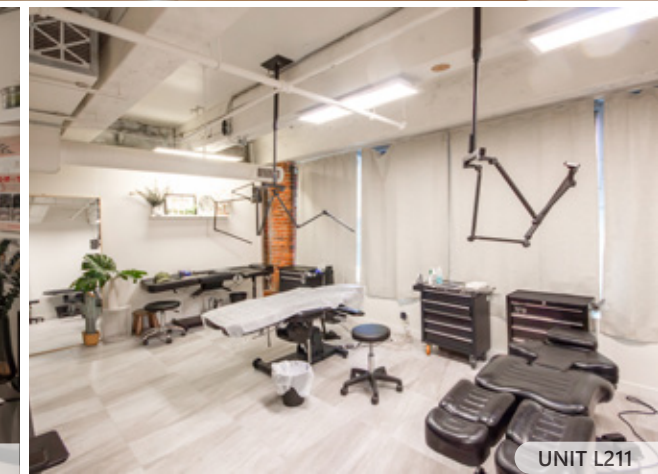
UNIT L200



UNIT L200

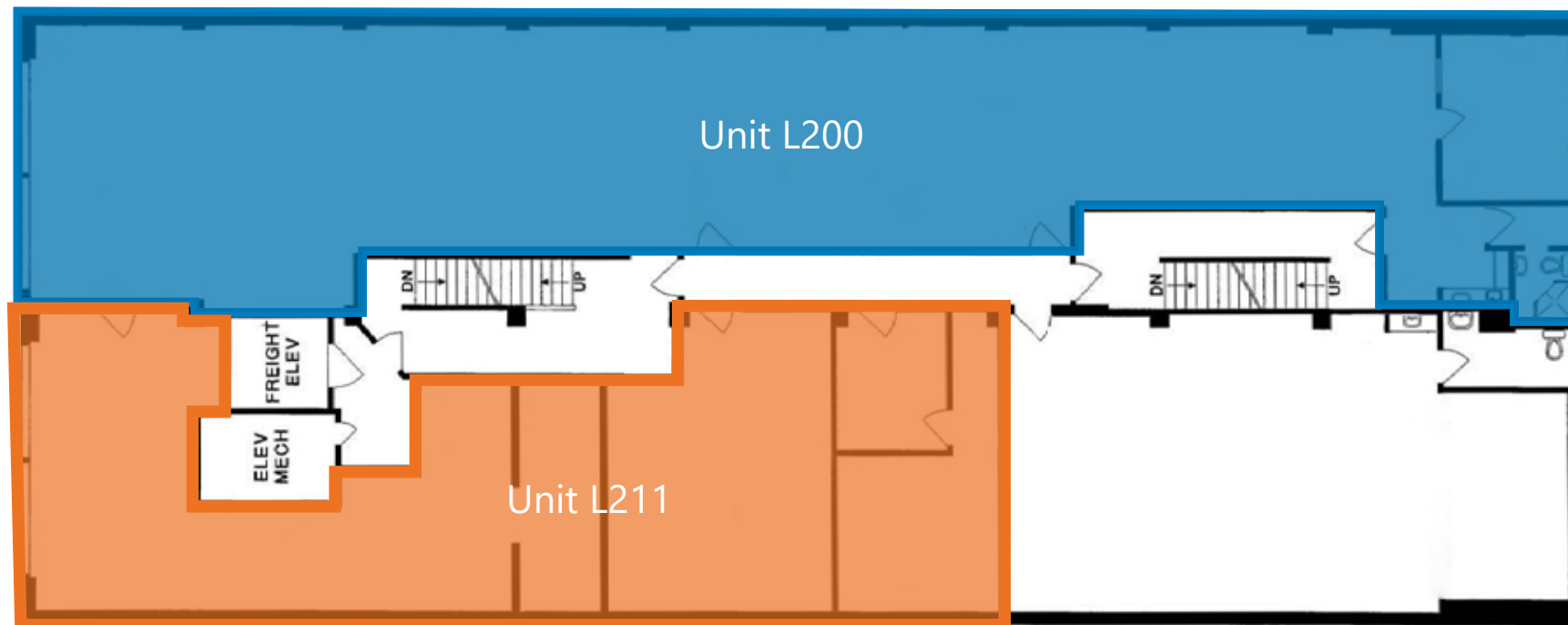


UNIT L211



UNIT L211

FLOORPLANS & SALIENT FACTS



UNIT:	SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: ²	AVAILABILITY:
L200	2,803 SF	\$15.00 \$13.00 PSFPA	\$18.99 (2026 est.)	\$7,472.33/month + GST	Immediately
L211	1,463 SF	Please contact agent		Please contact agent	

¹All sizes are approximate and subject to verification

²Gross rents currently equate to these amounts plus GST. Leases to be fully triple net.

*Floor plans may not be 100% accurate and are subject to verification.



WALKER'S PARADISE

Daily errands do not require a car.

97



RIDER'S PARADISE

Steps from Stadium Chinatown

100



around the neighbourhood.

RESTAURANTS + BARS

1. The Dirty Apron
2. Browns Socialhouse
3. Taishoken Ramen
4. Locanda dell'Orso
5. Ventura Room
6. Marugame Udon
7. Nuba in Gastown
8. Devil's Elbow
9. L'Abattoir
10. Chambar

COFFEE + CASUAL FARE

11. TAKO
12. Lee Bros Winery
13. Saunter Coffee
14. Meat & Bread
15. Blenz Coffee
16. Purebread
17. Deville Coffee
18. Field & Social
19. Jam Cafe
20. Nemesis Coffee

SHOPPING + ENTERTAINMENT

21. Vancouver Public Library
22. Evolve Strength Post
23. Loblaws City Market
24. T&T Supermarket
25. COS
26. Hey Jude
27. Inform Interiors
28. Queen Elizabeth Theatre
29. Costco
30. Rexall



THE DIRTY APRON



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