

UNITS AT 970 BARRARD STREET, VANCOUVER
OWNER-OCCUPIER OPPORTUNITIES IN DOWNTOWN VANCOUVER

**FOR
SALE**

BEST VALUE IN THE ELECTRA BUILDING



WILLIAM | WRIGHT

RODERICK MACKAY
roderick@williamwright.ca
604.428.5255

MEG COONEY
meg@williamwright.ca
604.428.5255



THE ELECTRA

Office Opportunities

Owner-occupier opportunities: #104 & #241. The Electra, formally the BC Hydro Building, provides a sophisticated office space situated in the heart of Vancouver's bustling business center, offering unparalleled conveniences including a well-appointed boardroom for your crucial business meetings and presentations. It's bright open lobby, abundance of seating and over height ceilings is a welcoming space for you and your clients.

The Electra Features



Located in the heart of business district



Quick access to commuter corridors

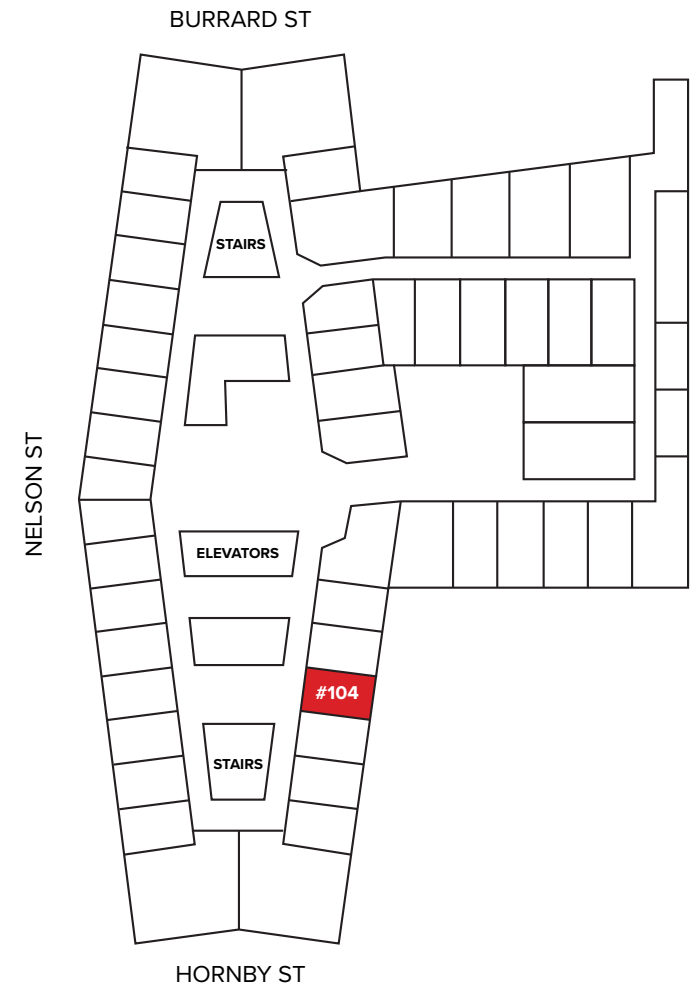
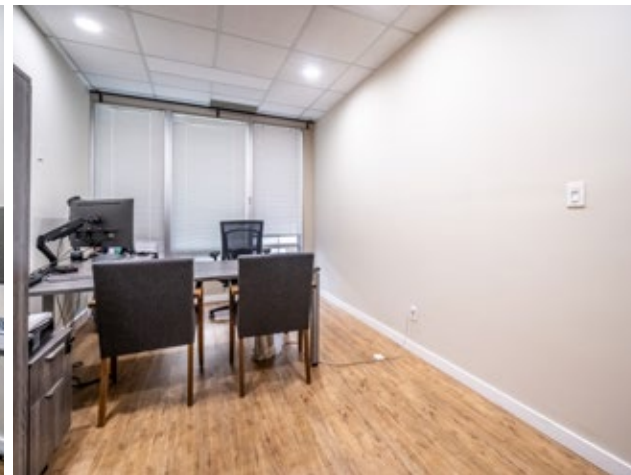


Walking distance to hotels, restaurants and entertainment



6 minute walk from the Canada Line at the Vancouver City Centre Station

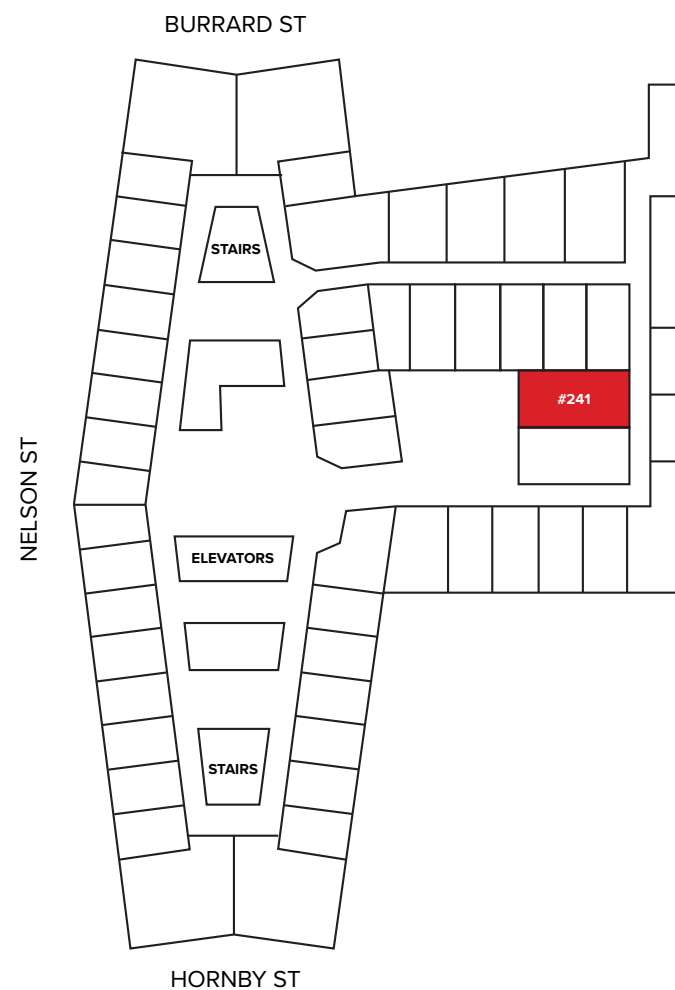
Unit 104



Salient Facts

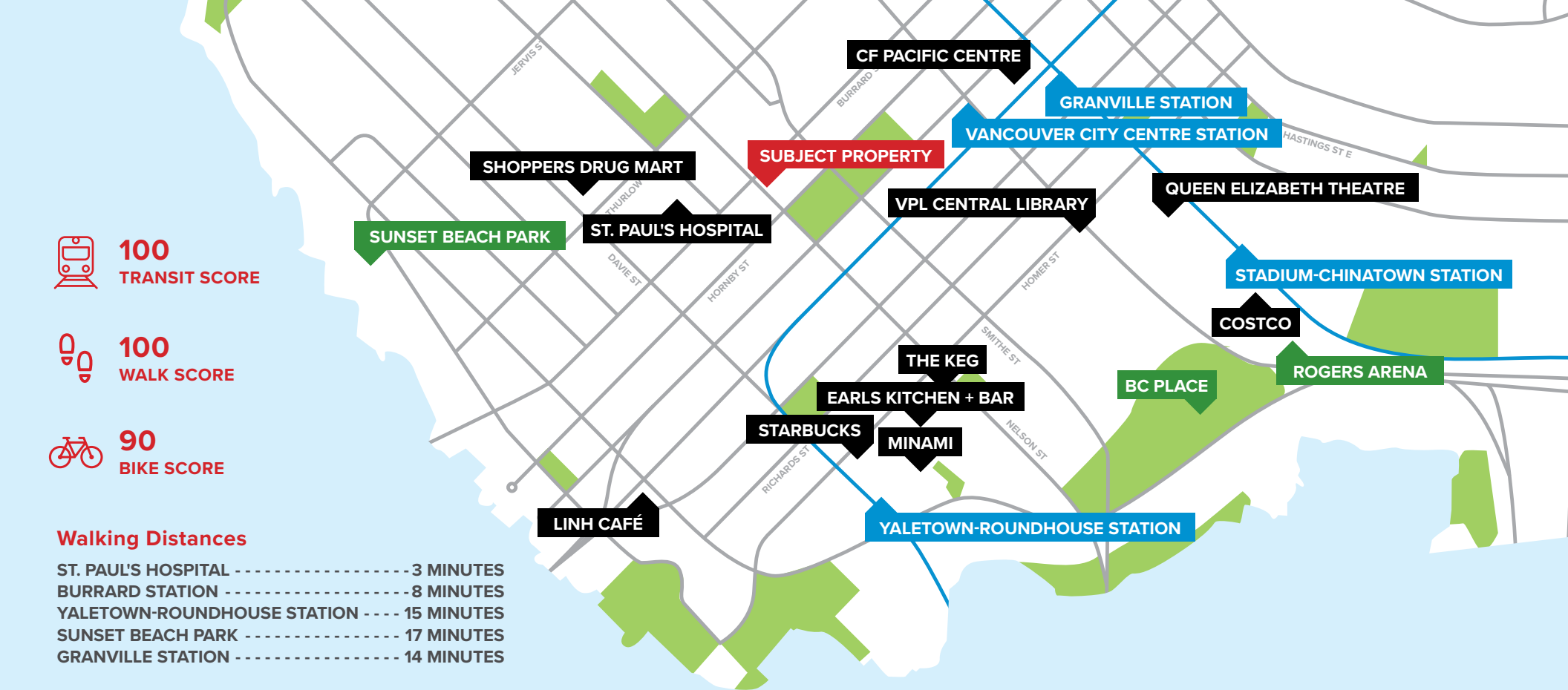
UNIT	SIZE	ZONING	PID	STRATA FEES	PROPERTY TAXES	PRICE
104	± 160 SF	DD	024-479-756	\$223.51/month	\$2,059.87	\$148,000

Unit 241



Salient Facts

UNIT	SIZE	ZONING	PID	STRATA FEES	PROPERTY TAXES	PRICE
241	± 471 SF	DD	024-479-527	\$655.53/month	\$4,117.60	\$435,675



100
TRANSIT SCORE



100
WALK SCORE



90
BIKE SCORE

Walking Distances

- ST. PAUL'S HOSPITAL ----- 3 MINUTES
- BURRARD STATION ----- 8 MINUTES
- YALETOWN-ROUNDHOUSE STATION ---- 15 MINUTES
- SUNSET BEACH PARK ----- 17 MINUTES
- GRANVILLE STATION ----- 14 MINUTES



Location

Boasting desirable ease of access to the Burrard Street Bridge and the Cambie Street Bridge, in the sought after business district in downtown Vancouver, this prime location provides accessibility, connectivity, and an exceptional business environment, making it an ideal choice for businesses aiming for unprecedented growth and success.

For More Information Contact

RODERICK MACKAY
 roderick@williamwright.ca
 604.428.5255

MEG COONEY
 meg@williamwright.ca
 604.428.5255

williamwright.ca



Vancouver Office
1340-605 Robson Street
Vancouver, BC
604.428.5255

Tri-Cities Office
370-2755 Lougheed Highway
Port Coquitlam, BC
604.545.0636

Fraser Valley Office
180-8621 201 Street
Langley, BC
604.546.5555

Victoria Office
843 Johnson Street
Victoria, BC
250.590.5797

Central Island Office
100B-154 Memorial Avenue
Parksville, BC
250.586.1226

Kelowna Office
205-478 Bernard Avenue
Kelowna, BC
236.420.3558

Kamloops Office
406-121 5th Avenue
Kamloops, BC
236.425.1617