

AVAILABLE NOW!

# 897 BEATTY



RELIANCE  
PROPERTIES

CBRE



# 837 BEATTY STREET

At the heart of the rapidly emerging Crosstown Tech District, 837 Beatty Street combines the aesthetic of a century-old brick and beam structure with the floor plates, finishes, and functionality of a new state-of-the-art office building, in an easily accessed downtown location.

Erected in 1911 as a purpose-built warehouse, 837 Beatty Street was one of many warehouse buildings serviced by rail within the downtown core. The heritage structure was designed to accommodate four additional storeys and now, after more than a century, the original vision for the building will be fulfilled.













Anglo-Canadian Warehouse, circa 1925  
[City of Vancouver Archives (CVA) 99-1311]



Exterior Front Facade

Originally designed to accommodate four additional floors, the innovative vision for 837 Beatty Street will now be realized as a modern, state-of-the-art office building.



#### BUILDING

-  Four storeys of Office Space totalling 30,000 sqft
-  8,000 sqft of Ground Floor Retail Space
-  1,700 sqft state-of-the-art end of trip and locker facilities
-  Typical Floorplates: 7,400 sqft
-  1,200 sqft common roof top employee lounge
-  5,000 sqft common roof top patio with city views
-  Floor 1: 13'6" clear; 11'6" to underside of beam
-  Floors 3-5: 13'9" clear; 12'1" to underside of beam
-  Poured concrete floors and exposed timber ceiling
-  Modern, highly efficient HVAC

#### WELLNESS AND SUSTAINABILITY

-  Mass timber construction
-  Indoor Air Quality (IAQ), high-filtration HVAC systems
-  Low-e windows/natural light
-  Access to outdoor lounge and rooftop deck
-  End-of-trip facility to promote a sustainable commute
-  Targeting LEED Gold (Core and Shell) and WELL Silver

#### TECH SYSTEMS

-  Redundant telecom connections
-  Fibre backbone cabling system

# DETAILS + DATA

## 06 AMENITY ROOF & LOUNGE

1,200 sqft Amenity Lounge  
5,000 sqft Common Patio

## 05 OFFICE SPACE

7,400 sqft

## 04 OFFICE SPACE

7,400 sqft

## 03 OFFICE SPACE

7,400 sqft

## 02 OFFICE SPACE

7,400 sqft

## 01 RETAIL & RESTAURANT SPACE

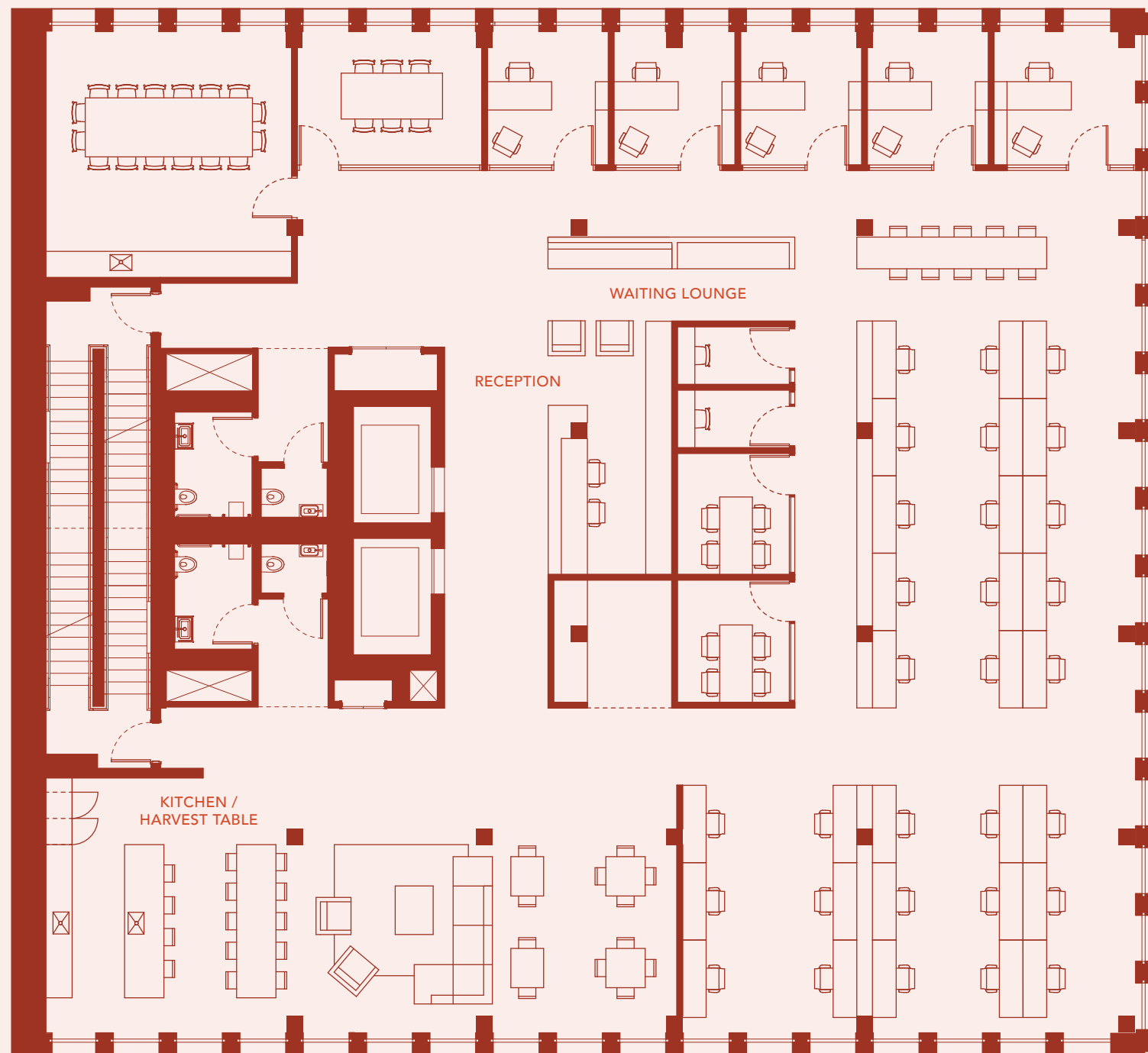
5,200 sqft Restaurant  
1,000 sqft Retail

## LG LOWER GROUND

1,700 sqft Retail  
2,500 sqft End of Trip



# 04 LEVEL | TEST FIT



## Seat Count:

- 30 Workstations
- 5 Private Offices
- 3 Meeting Rooms
- 1 Board Room
- 1 Kitchen & Lounge
- 1 Reception







## A FLEXIBLE FUTURE

Close collaboration for a boardroom brainstorm or personal space for quiet concentration, the large, open floorplates at 837 Beatty offer ultimate flexibility when designing for tenant needs. From collaborative co-workspaces to prewired Zoom rooms for functional and efficient virtual meetings, 837 Beatty allows tenants to plan for the present and prepare for the future.





# AMENITIES + BENEFITS

Rooftop amenities include a full kitchen and dining room to entertain clients or staff and a landscaped outdoor patio with lounge seating for casual meetings or a moment of relaxation during the workday. Bike lockers and end-of-trip facilities support sustainable commuting. At the rear of the building, a bistro/ coffee shop with patio seating adds value to the employee experience.

## IN-BUILDING AMENITIES

-  End-of-trip facilities includes secure bicycle storage lockers, individual floor washrooms, and shower facilities
-  Large rooftop patio with thoughtfully curated landscaping featuring covered and open flexible seating areas
-  Flexible and furnished social workplace lounge area
-  Brick and beam heritage
-  HVAC, elevators, fibre back bone cabling
-  24/7 secured building FOB access

## OFFSITE BENEFITS

-  Close proximity to BC Place, Rogers Arena, Yaletown, and Gastown
-  10 minutes walking distance from dining and shopping districts in the downtown core
-  Prime location to public transit locations such as Yaletown-Roundhouse and Stadium-Chinatown SkyTrain Station (10 minute walk distance)
-  Accessible bike lanes



Rooftop Amenity Exterior



Rooftop Amenity Interior

# MASS TIMBER CONSTRUCTION



4th Floor Interior

The heavy timber post and beam construction of the original building will be retained with the new addition constructed using a laminated mass timber structural system.

EXPANSIVE FORESTS AND A RICH HISTORY OF BUILDING WITH WOOD ARE PART OF BRITISH COLUMBIA'S CULTURAL IDENTITY. HYBRID MASS TIMBER CONSTRUCTION UNDERSCORES THE MANY ENVIRONMENTAL AND ECONOMIC BENEFITS OF WORKING WITH THESE LOCALLY PRODUCED PRODUCTS.

- + Wood products have a lower impact on air and water pollution and a lighter carbon footprint than other major building materials.
- + Mass timber is a sustainable building product that provides many environmental and design benefits while meeting all code requirements.

- + Wood is the only major building material that grows naturally and BC's forests are sustainably managed to ensure an adequate timber supply for future generations.
- + Mass timber building materials are manufactured in British Columbia using young, purpose-grown trees which reduce demand for large structural timber made from old growth trees.

# BEATTY STREET RESTAURANT / COMMERCIAL SPACE



# LOCATION + LIFESTYLE

Located between Yaletown and the Central Business District, 837 Beatty Street balances the sophisticated, style-driven aesthetic of an urban warehouse conversion with the form and function of a new state-of-the-art office building. Within walking distance to the many restaurants, bars and coffee shops of Yaletown and the Central Business District, 837 Beatty connects downtown lifestyle with downtown business, in an area that is quickly becoming the heart of Vancouver's knowledge economy.



NOW, MORE THAN EVER,  
WORKPLACE LOCATION,  
OFFICE DESIGN AND TENANT  
AMENITIES PLAY A KEY ROLE  
IN CREATING A "WORK STYLE"  
THAT WILL HELP ATTRACT  
AND RETAIN KEY PERSONNEL.





**WALK SCORE**  
98

**BIKE SCORE**  
81

**TRANSIT SCORE**  
100



Located at the heart of Crosstown, 837 Beatty Street is surrounded by the vibrant social centres of Yaletown and Gastown, the Robson Street shopping district, the city's primary sports and entertainment venues and the rapidly emerging innovation district at the Post.

**RESTAURANTS**

- 01 Rodney's Oyster House
- 02 Blue Water Café
- 03 Browns Socialhouse QE
- 04 Chambar Restaurant
- 05 Brix and Mortar
- 06 Elisa
- 07 Lupo Restaurant & Vinoteca
- 08 Minami
- 09 The Greek By Anatoli
- 10 The Parlour
- 11 Yaletown Brewing Company
- 12 Earls Kitchen + Bar
- 13 Dovetail
- 14 Cactus Club Cafe
- 15 El Guapo
- 16 Jam Cafe

**CAFÉS + OTHER EATS**

- 17 Café Medina
- 18 Nemesis Coffee Gastown
- 19 Rocanini Coffee Roasters
- 20 Small Victory Bakery
- 21 Urban Fare
- 22 Waves Coffee House
- 23 Analog Coffee

**PARKS + LIFESTYLE**

- 24 Anytime Fitness
- 25 Kommunity
- 26 Coopers' Park
- 27 David Lam Park
- 28 Ride Cycle Club
- 29 Rumble Boxing Studio
- 30 The Bar Method
- 31 Lagree West

**BUSINESSES**

- 32 Amazon YVR14
- 33 BMO Bank of Montreal
- 34 Canada Post
- 35 CIBC Branch
- 36 Hampton Inn & Suites by Hilton
- 37 Hotel BLU Vancouver
- 38 HSBC Bank
- 39 L'Hermitage Vancouver
- 40 RBC Royal Bank
- 41 TD Canada Trust
- 42 the DOUGLAS, Autograph Collection
- 43 The Post
- 44 Wendy's Top Tailor
- 45 BC Place
- 46 Parq Vancouver Casino Resort

**ARTS + ENTERTAINMENT**

- 47 Queen Elizabeth Theatre
- 48 Rogers Arena
- 49 The Orpheum
- 50 Vancouver Public Library
- 51 Commodore Ballroom

- EXPO LINE
- CANADA LINE
- WEST COAST EXPRESS

ONCE SERVICED BY RAILWAY  
SPUR LINES, THE FORMER  
RAIL-YARD AT THE REAR  
OF 837 BEATTY WILL HOST  
AN OUTDOOR PATIO AND  
GROUND FLOOR BISTRO /  
COFFEE SHOP.



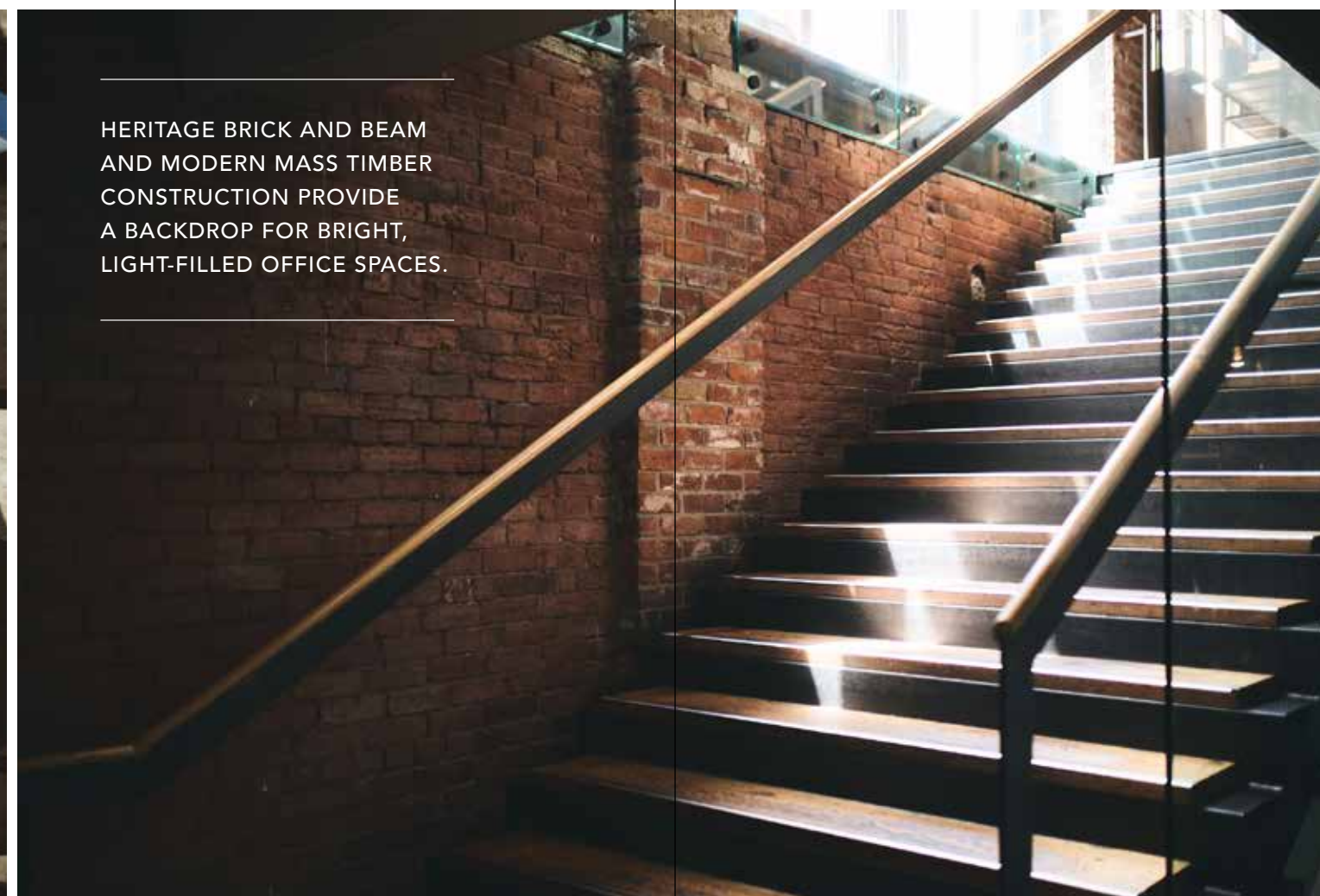
Exterior Laneway



# BUILT FOR BUSINESS

The restored brick and beam interior of the heritage structure will be echoed in the upper floors where exposed mass timber structural elements will continue the theme of a modern heritage restoration.

The high-ceilings, natural light, operable windows and exposed structure of both the original building and new additional floors will provide tenants with the opportunity to create prestigious office environments that will make a positive impression on both clients and staff.



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HERITAGE BRICK AND BEAM  
AND MODERN MASS TIMBER  
CONSTRUCTION PROVIDE  
A BACKDROP FOR BRIGHT,  
LIGHT-FILLED OFFICE SPACES.

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1280 BURRARD  
VANCOUVER, BC



1280 BURRARD  
VANCOUVER, BC



564 BEATTY  
VANCOUVER, BC

# EXPERIENCE + EXPERTISE

Reliance Properties has been involved in heritage preservation and adaptive reuse in Vancouver for more than fifty years. In 2014, their re-development of nearby 564 Beatty Street added a modern, four-floor addition to a heritage building. Adjacent to the Stadium SkyTrain Station, the development includes a restaurant with outdoor seating that helped activate the SkyTrain Plaza and brought a marked increase in pedestrian traffic.

The additional activity helped create a vibrant social corridor in a once neglected area. 564 Beatty Street has been recognized with numerous design and heritage awards including the 2014 Urban Development Institute Project of the Year Award. The building remains home to Chambar Restaurant, Ping Identity, ITC Construction and other prominent commercial tenants.



[relianceproperties.ca](http://relianceproperties.ca)



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