## For Sublease // 18,174 SF



Situated at the corner of Howe Street and Nelson Street, 980 Howe offers Class AAA office space in close proximity to an abundance of restaurants and minutes away from the Vancouver City Centre transit station.

// First Class Improvements with Leading Building Amenities

The space has an efficient layout with a combination of open work areas, private offices, meeting rooms, a kitchen, employee lounge area, wellness room and access to an expansive outdoor patio.



### 980 Howe Street

Area Full 7<sup>th</sup> Floor: 18,174 SF

Demising Option: 7,814 SF

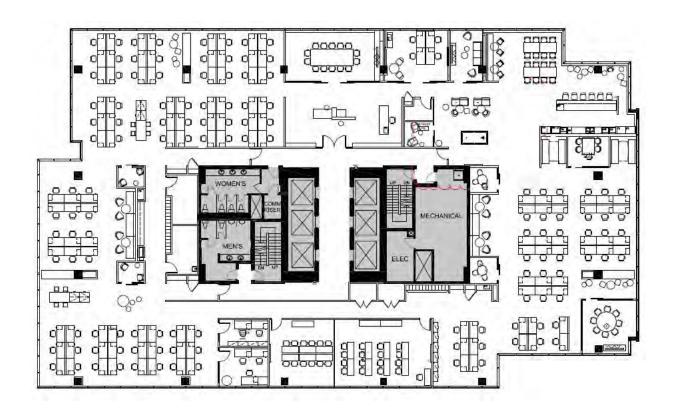
Availability Flexible

Sublease Expiry November 2028

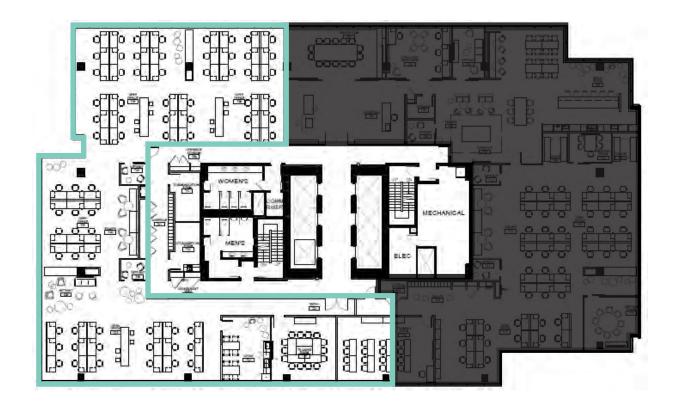
Basic Rent Contact Listing Agents

Additional Rent \$24.31 PSF/annum (2023 est.)

Furniture Negotiable

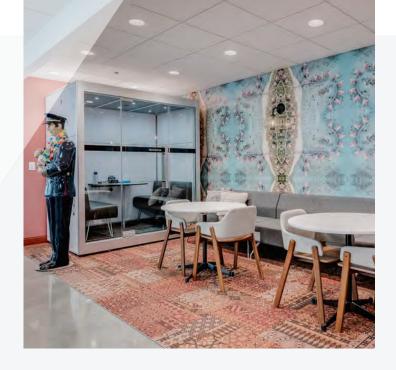


#### Demising Plan: 7,814 SF



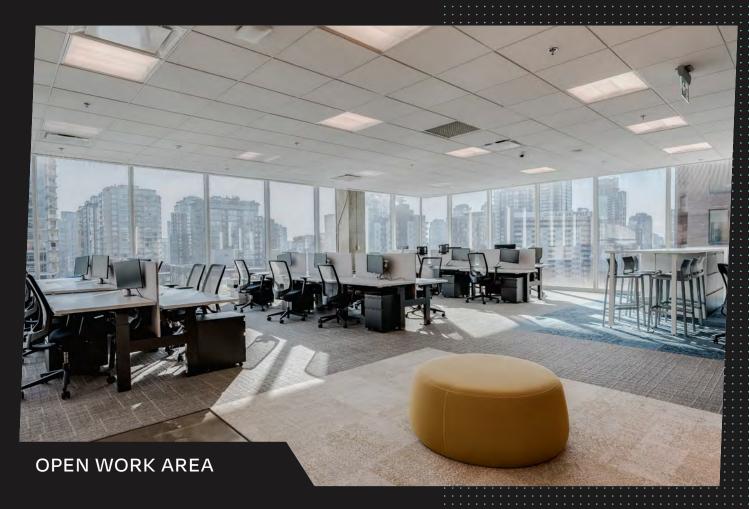
# // High-end finishes and a modern design.

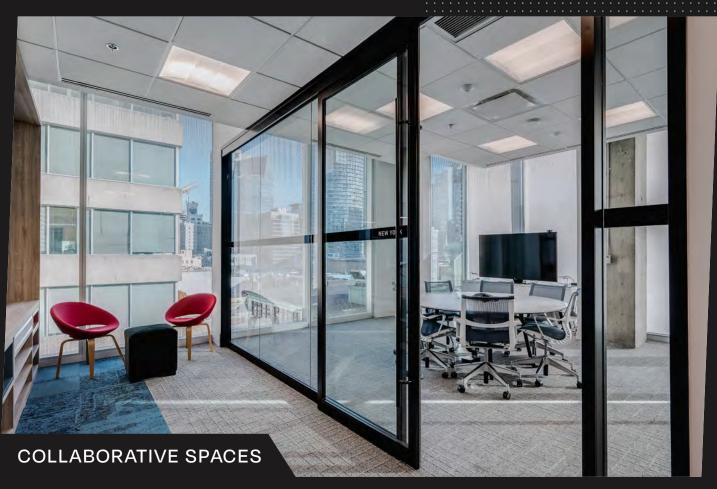
- → Efficient layout
- → Expansive views of Downtown Vancouver
- → Building is BOMA BEST®
  Platinum, LEED Gold® EB & Shell,
  and ENERGY STAR® certified















// Park

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Parking available: 1 per 1,250 SF



On-site EV vehicle charging



Ample bike storage



BOMA BEST® Platinum & LEED Gold® certified



Onsite fitness center & end-of-trip facilities



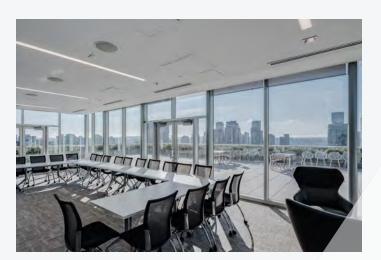
Exclusive tenant lounge



Penthouse terrace with outdoor garden



Conference center





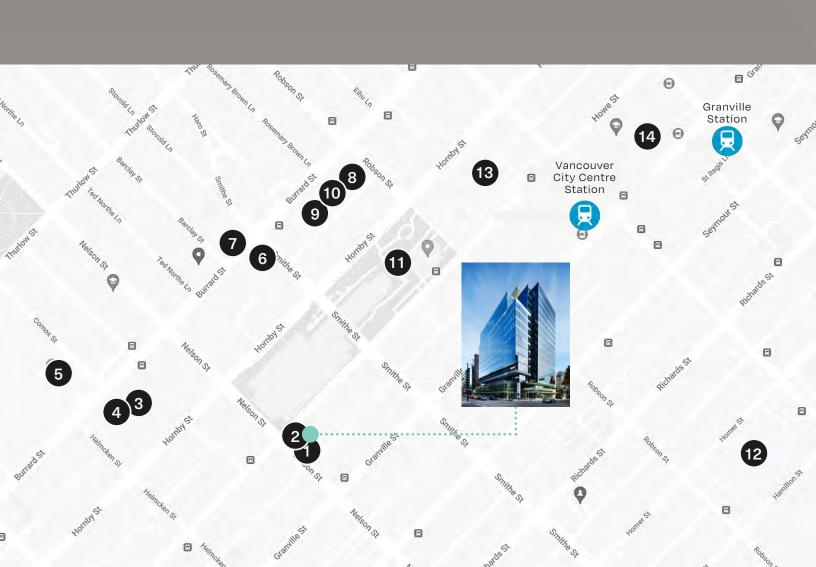




#### THE LOCATION

- 1. Railtown Cafe
- 2. Pallet Coffee
- 3. Sheraton Vancouver Wall Centre
- 4. Starbucks
- 5. St. Paul's Hospital
- 6. Scotiabank Theatre
- 7. IGA

- 8. Lululemon
- 9. Italian Kitchen
- 10. JOEY Burrard
- 11. Robson Square
- 12. Vancouver Public Library
- 13. Vancouver Art Gallery
- 14. Pacific Centre







Kelsey Stanger

SENIOR ASSOCIATE
+1 778 877 5445
kelsey@floorspace.ca



Matt Carlson

Personal Real Estate Corporation

MANAGING DIRECTOR

+1 604 328 4603

matt@floorspace.ca

FLOORSPACE
1166 Alberni St., Suite 250
Vancouver, BC Canada
V6E 3Z3
www.floorspace.ca

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