



FOR LEASE

# 788 BEATTY STREET

OFFICE SPACE FOR LEASE IN THE STADIUM DISTRICT

LEASING INQUIRIES

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RELIANCE  
PROPERTIES



# 788 BEATTY STREET

## BUILDING FEATURES



HVAC for year-round comfort



24/7 secured access and monitored CCTV



Recently modernized washrooms



Direct elevator access to each floor



Parking available in the immediate area (subject to availability)

## LOCATION



**Excellent Transit:** Nearby bike paths, pedestrian routes, multiple bus routes, and the Skytrain & Expo Line Stations



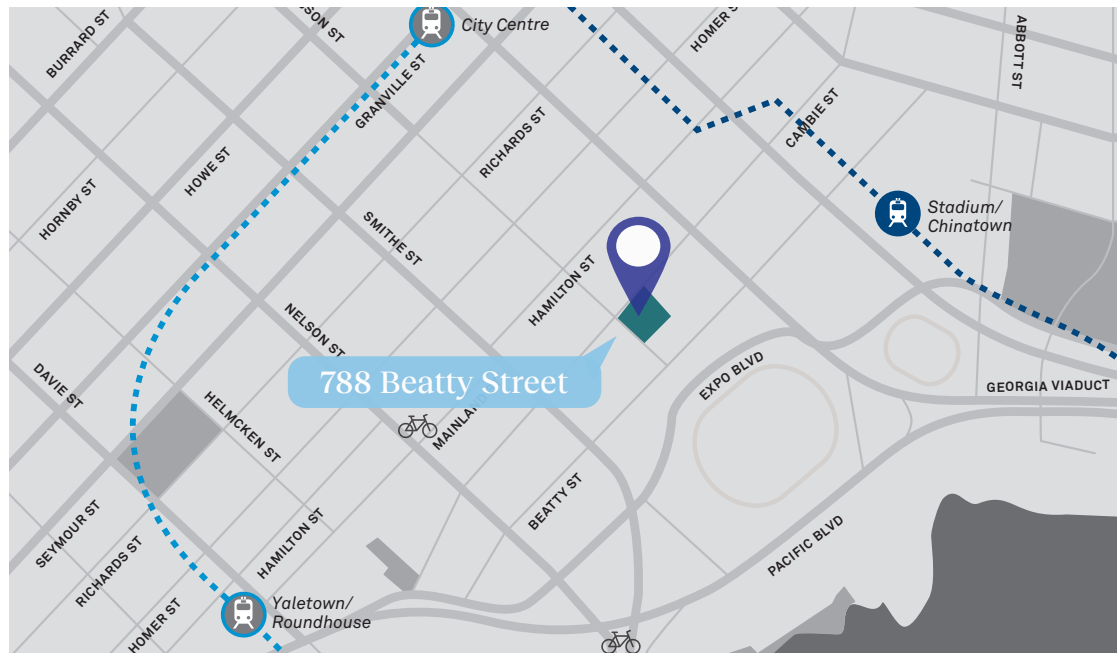
**Recreational Spaces:** BC Place, Rogers Arena, Plaza of Nations, Andy Livingstone Park, Creekside Park, Seawall



**Restaurants & Cafes:** Chambar, Frankie's Italian, Waves Coffee House, Lupo, Moxies Bar and Grill, Sharkclub



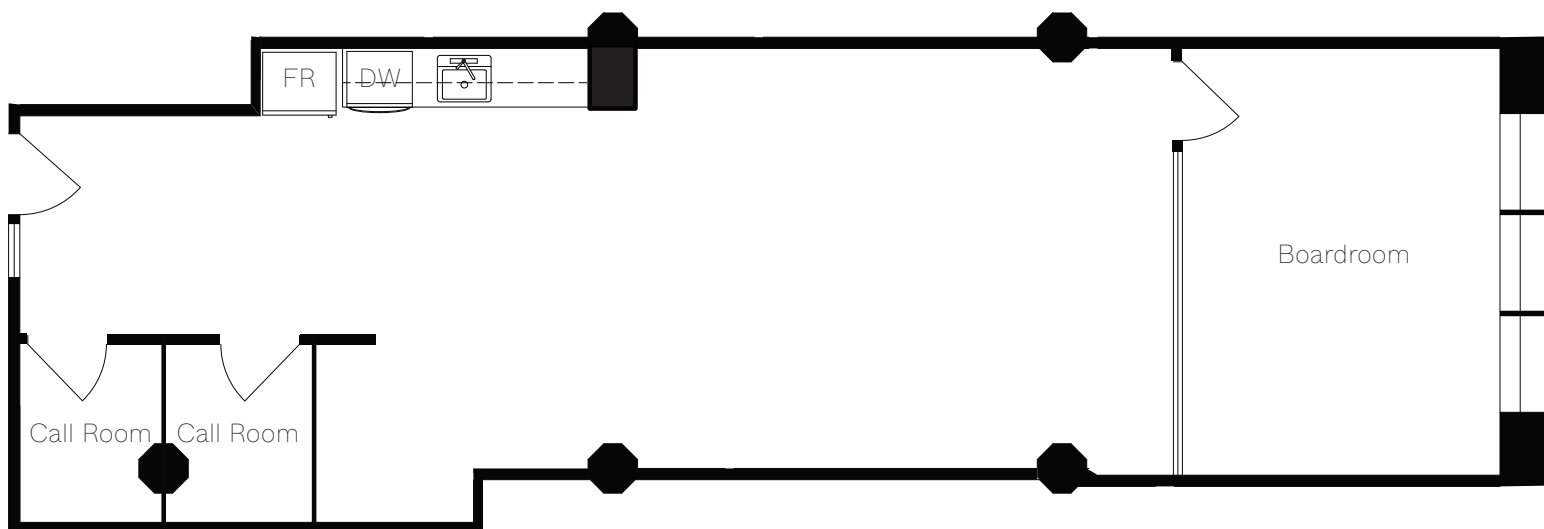
**Business Services:** BMO, CWB Trust, Scotiabank, Royal Bank of Canada, TD Bank



# #304 - 788 BEATTY STREET

RENTABLE AREA	1,123 sf
AVAILABLE	January 1, 2027
BASIC RENT	\$25.00 PSF per annum
ADDITIONAL RENT	\$13.12 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$3,708 + GST

- » One large boardroom
- » Two (2) call rooms
- » Efficient kitchenette equipped with a full sized fridge & dishwasher
- » Dedicated reception
- » Open concept collaborative area
- » HVAC & modern LED lighting



Unit #304 1,123 sf

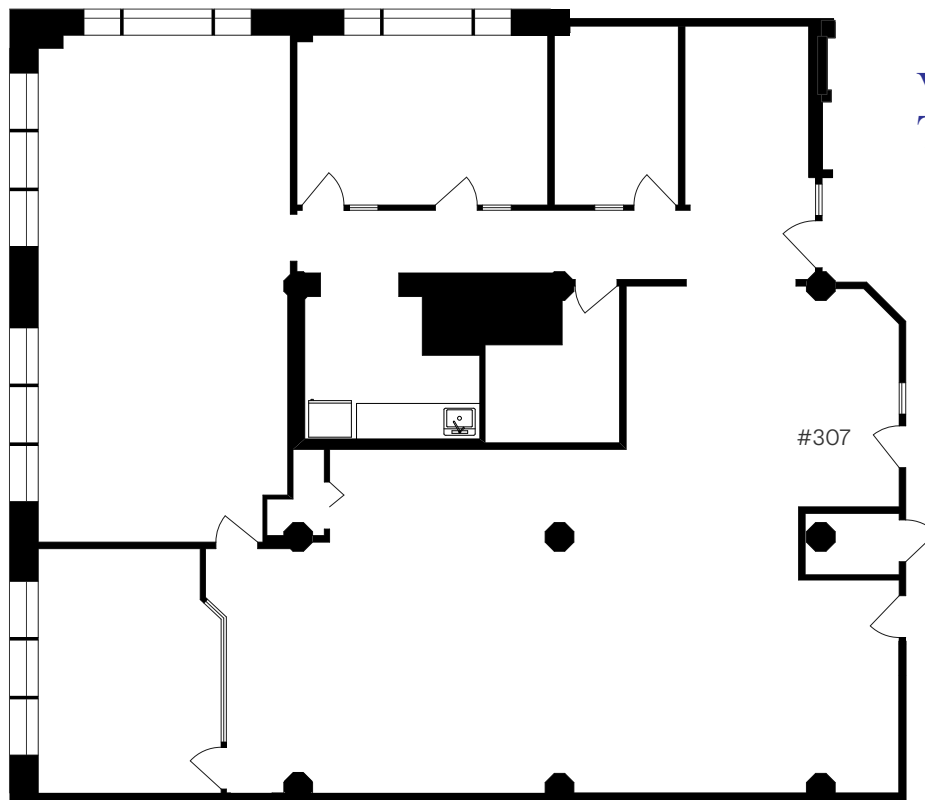


# #307 - 788 BEATTY STREET

NEWLY REDUCED BASIC RENT

RENTABLE AREA	3,241 sf
AVAILABLE	Immediately
BASIC RENT	\$23.00 PSF per annum
ADDITIONAL RENT	\$13.12 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$10,128 + GST

- » Corner unit with ample natural lighting
- » Three private offices
- » One training room / large boardroom
- » Collaborative area
- » Kitchennette with dishwasher and stainless steel appliances
- » Storage / Server room(s)



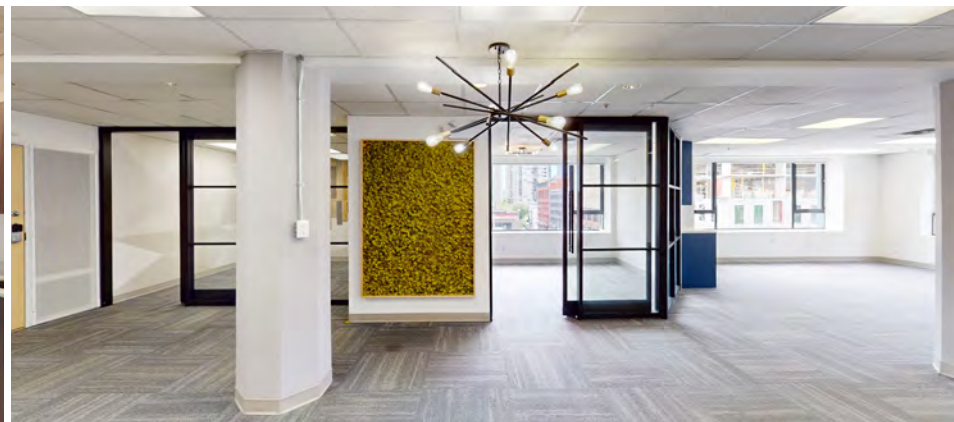
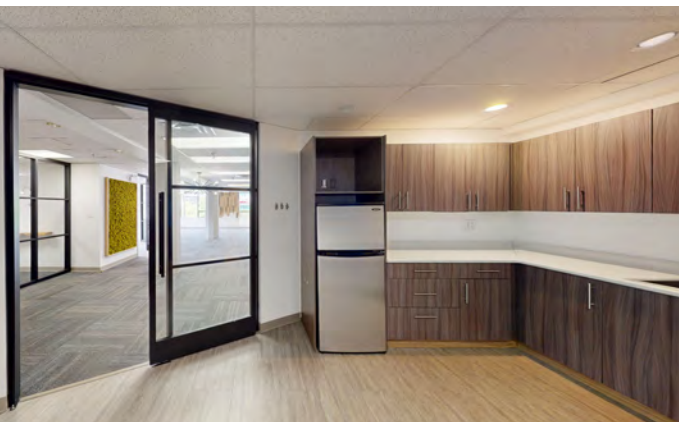
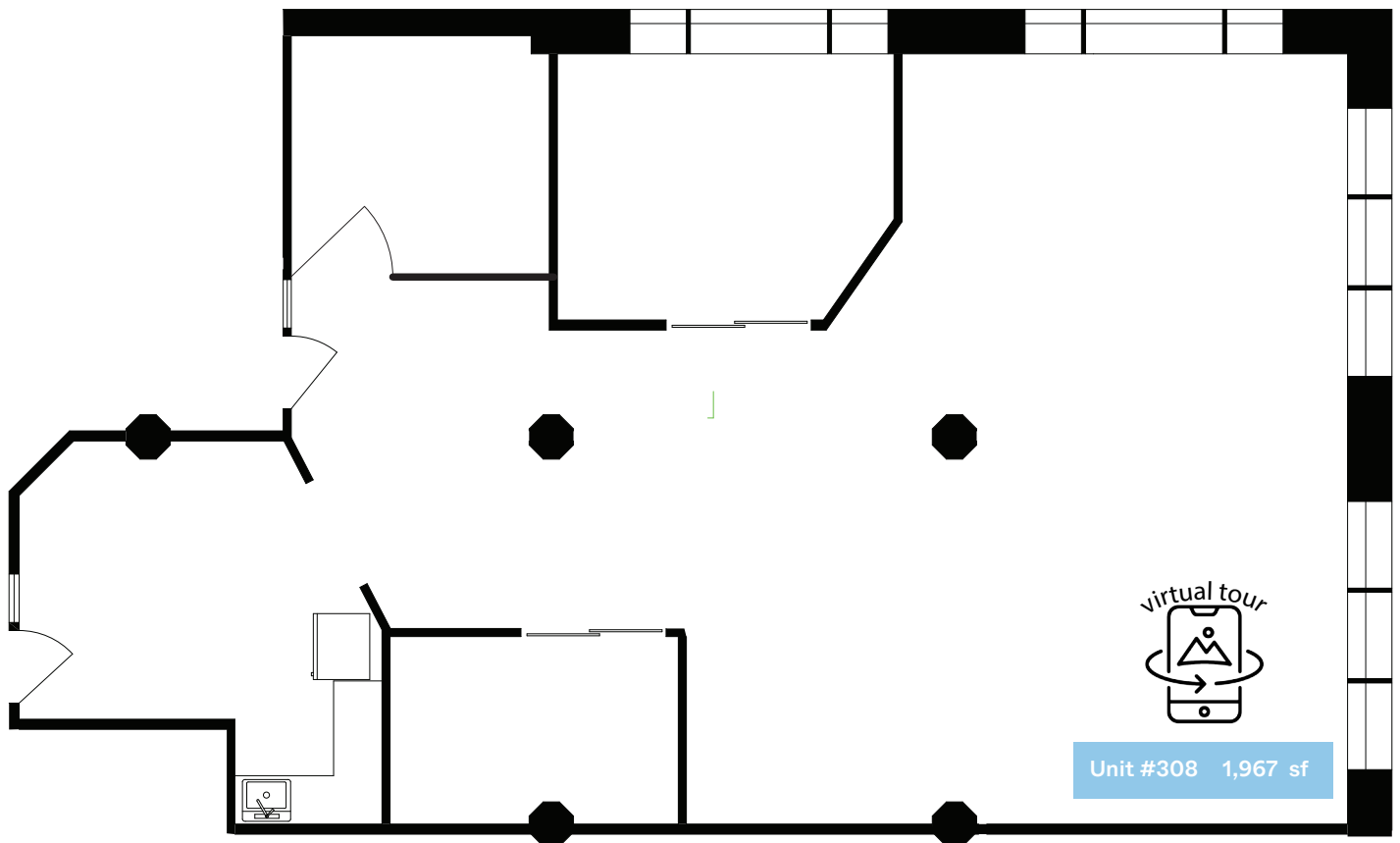
Unit #307 3,241 sf



# #308 - 788 BEATTY STREET

RENTABLE AREA	1,967 sf
AVAILABLE	June 1, 2026
BASIC RENT	\$27.00 PSF per annum
ADDITIONAL RENT	\$13.12 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$6,842 + GST

- » Corner unit with wrap-around windows & ample natural lighting
- » One private office
- » Two boardrooms
- » Open plan collaborative area
- » Kitchennette
- » HVAC, LED lighting & modern finishes



# #410 - 788 BEATTY STREET

RENTABLE AREA	964 sf
AVAILABLE	Immediately
BASIC RENT	\$25.00 PSF per annum
ADDITIONAL RENT	\$13.12 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$3,183 + GST

- » Corner unit with ample natural lighting and unobstructed city views
- » Exposed ceilings
- » 1 private office / storage room
- » Modern carpet tiles and LED lighting
- » Sleek roller blinds
- » Exposed Ceiling

VIRTUAL  
TOUR 



Unit #410 964 sf



# #416 - 788 BEATTY STREET

RENTABLE AREA	690 sf
AVAILABLE	September 1, 2026
BASIC RENT	\$25.00 PSF per annum
ADDITIONAL RENT	\$13.12 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$2,278 + GST

- » Efficient layout with dedicated reception / client waiting area
- » One (1) boardroom
- » One (1) executive office
- » HVAC for year-round comfort
- » LED lighting & hardwood floors
- » Views of BC place

