

Office Space For Lease

- » **BELOW MARKET RATES**
- » **MULTIPLE UNITS UNDER 3,000 SF**
- » **5-YEAR TERM NO DEMO**



698 SEYMOUR STREET, VANCOUVER, B.C.

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Marcus & Millichap

Office Space For Lease

698 SEYMOUR STREET, VANCOUVER, B.C.

Availability

Unit	Size	Timing	Net Rent	Status
204	2,784 SF	Immediately	\$13.00 PSF	Available
210	1,916 SF	Immediately	\$13.00 PSF	Available
303	1,373 SF	Immediately	\$13.00 PSF	Available
307	1,077 SF	April 1, 2026	\$13.00 PSF	Available
310	1,480 SF	Immediately	\$13.00 PSF	Available
311	499 SF	Immediately	\$13.00 PSF	Under Contract
406	1,077 SF	Immediately	\$13.00 PSF	Available

Additional Rent: \$16.35 PSF (2026 estimate)

Property Features



Up to a 5-year term available, with no demolition clause



On site property management



Steps from Granville SkyTrain Station



Rear, common dock loading bay



All floors serviced by elevator



Adjacent to the Pacific Centre shopping mall



Corner situated building with windows on 3 sides



Adjacent to Impark Parkade



Brand new shared lunchroom, bookable boardroom, and games room



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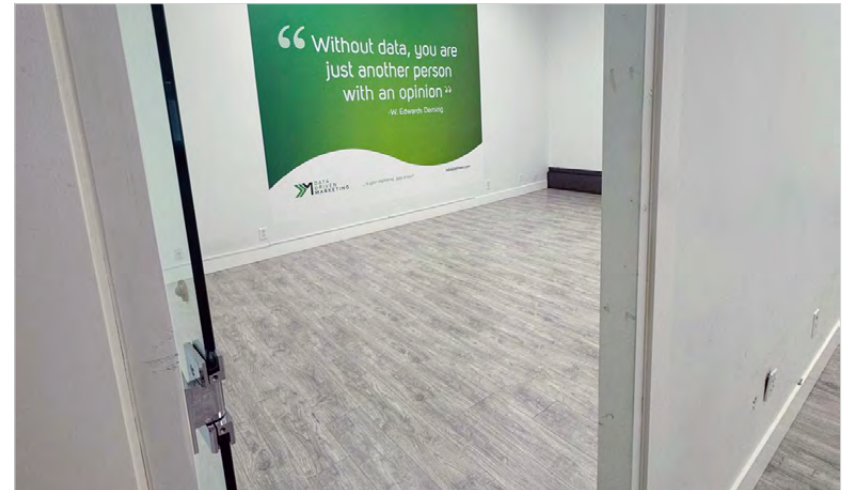
Unit 204 | 2,784 SF

Built out with 6 large perimeter offices, 2 boardrooms and reception. Access to plumbing to install a kitchenette.



Unit 210 | 1,916 SF

Mostly open plan with one large boardroom and high ceilings throughout.



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Unit 303 | 1,373 SF

Open plan with one office and large windows.



Unit 307 | 1,077 SF

Move-in ready, open-plan space featuring two private offices and a boardroom.



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Unit 310 | 1,480 SF

Reception, open area, 4 large offices/meeting rooms, and storage.



UNDER CONTRACT

Unit 311 | 499 SF

Efficiently built out with two offices and a reception.



Office Space For Lease

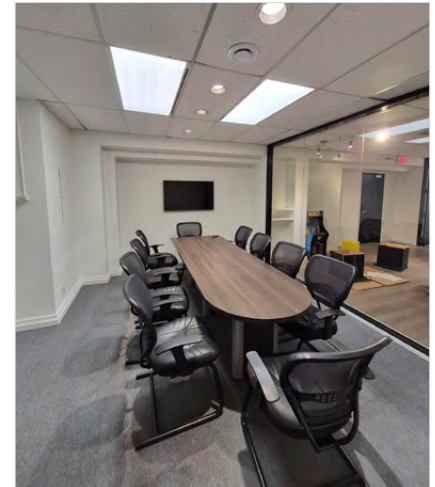
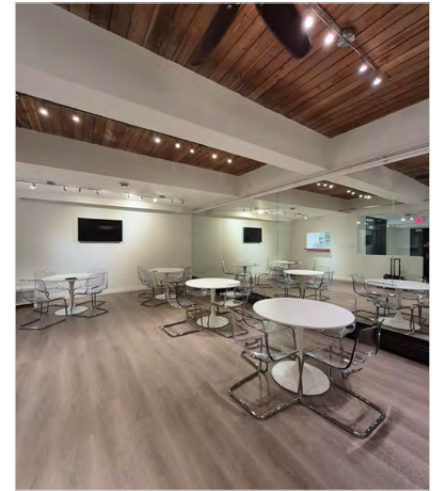
698 SEYMOUR STREET, VANCOUVER, B.C.

Unit 406 | 1,077 SF

Open plan with one call room. Ample natural light over looking Georgia Street.



Brand New Shared Lunchroom



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Location

Located in the heart of downtown Vancouver, 698 Seymour Street is surrounded by a vibrant urban landscape. The area features a variety of dining options, from upscale restaurants like the Italian Kitchen to casual eateries and trendy cafés. Shopping enthusiasts can explore the nearby Pacific Centre Mall, which houses high-end brands like Holt Renfrew, and the famous Robson Street, known for its mix of international chain stores and local boutiques. Cultural attractions include the Vancouver Art Gallery and The Orpheum, a historic concert hall hosting a variety of performances. For outdoor relaxation, Robson Square and Harbour Green Park offer spaces for activities and scenic views.

Well-served by public transit, with several SkyTrain stations and numerous bus routes nearby, the area is easy to navigate. It is also a central business district with numerous office buildings and corporate headquarters. Additionally, there are many hotels catering to both business and leisure travelers, fitness centers, and educational institutions like the SFU Harbour Centre and the Vancouver Public Library Central Branch.



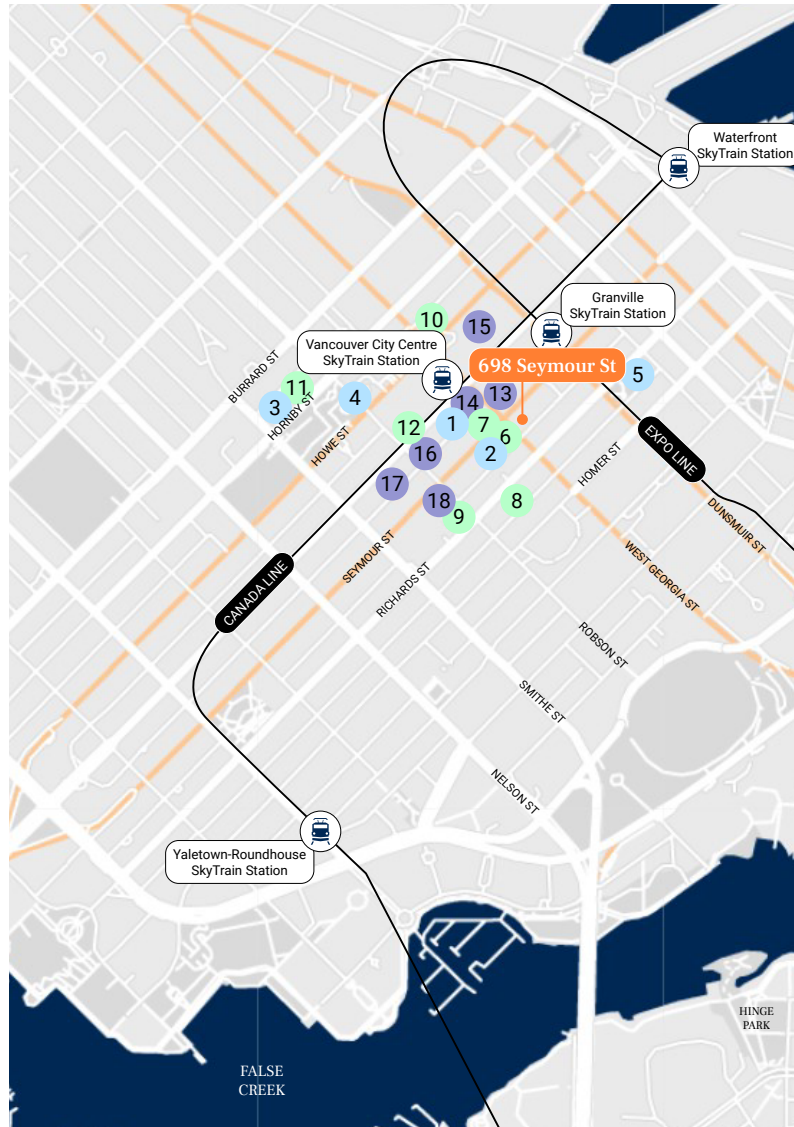
87 Very Walkable
Most errands can be accomplished on foot.



69 Good Transit
Many nearby public transportation options.



52 Bikeable
Some bike infrastructure.



Health & Wellness

1. Alpha Limitless Fitness
- Groundwork Athletics Inc
2. Innovative Fitness
3. Studeo Gyms Vancouver
4. Robson Square
5. Cathedral Square Park

Restaurants

6. Glowbal
7. Tim Hortons
8. Cafe Medina
9. Viet Sub Vietnamese Cuisine
10. Hawksworth Restaurant
11. Bacchus Restaurant & Lounge
12. O Sushi

Retail

13. Hudson's Bay
14. London Drugs
15. Pacific Centre Shopping Mall
16. Winners
17. Urban Outfitters
18. H-Mart



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