

FOR LEASE

CBRE

# 981 NELSON STREET

VANCOUVER | BC



**HIGH-EXPOSURE DOWNTOWN OFFICE WITH EXCLUSIVE PATIO**

## Michael White

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**EXCLUSIVE PRIVATE PATIO USE**

Not to Scale



## Features

- 12 Classrooms
- Cafeteria/Staff Room
- In-suite Washrooms
- Prominent Signage
- 6 Offices
- Reception
- 2 Storage Rooms
- Ground Level Access



VIRTUAL TOUR

# Property Overview

Available for lease, this high-exposure street-front premises is prominently located at the corner of Nelson and Hornby Streets in Downtown Vancouver. The space is currently set up for educational use and can also suit offices, learning centres, or a range of service-based businesses. **Contact Listing Agent for Net Rent.**

9,241

PREMISES (SQ. FT)

+/- 1,200

PATIO (SQ. FT)

\$23.08

ADD. RENT (2026 EST.)

CD-1 (332)

ZONING

The space offers direct street access, excellent visibility, and daily average vehicle traffic of 14,751, with immediate proximity to transit, Pacific Centre Mall, and the Provincial Court of British Columbia.



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Source: Walkscore.com

92



**VERY BIKEABLE**

100



**WALKER'S PARADISE**

100



**EXCELLENT PARADISE**



**RETAIL**

- Pacific Centre Mall
- Urban Fare
- Shoppers Drug Mart / London Drugs
- Yaletown Boutiques & Fitness Studios



**RESTAURANTS**

- JOEY Burrard
- Breka Bakery & Café - 24Hrs
- Glowbal Restaurant

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