



## FOR SUBLEASE | Retail/Office

### 405 Powell Street, Vancouver, BC

### Opportunity

Ground floor sublease opportunity comprising 3,695 SF of flexible commercial, suitable for a variety of office, showroom, and retail-oriented uses. With direct street frontage and convenient customer access, the premises provide strong visibility and the ability to establish a distinctive presence within a vibrant and evolving neighbourhood. The premises may also be demised into two units of approximately 1,847 SF each, providing flexibility for tenants seeking a smaller footprint.

#### Conor Finucane\*

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## 405 Powell Street, Vancouver, BC

### Location

Situated in Vancouver's historic and evolving Downtown Eastside, the Powell Street corridor has become increasingly recognized as one of the city's emerging culinary destinations. The surrounding blocks feature a strong concentration of acclaimed restaurants that draw diners from across the region, contributing to steady pedestrian activity throughout the week and evening.

The subject space at 405 Powell Street is located directly next to The Mackenzie Room, a casual fine dining restaurant that has become a neighbourhood staple since opening in 2015. Just two blocks west is St. Lawrence Restaurant, a Michelin-starred destination widely regarded as one of Vancouver's top dining experiences. The immediate area is further anchored by other notable establishments including Ask for Luigi and Cuchillo, reinforcing the neighbourhood's reputation as a sought-after dining and hospitality hub.

In addition to its vibrant restaurant scene, the property benefits from close proximity to Gastown and convenient transit access via Waterfront Station, Vancouver's primary regional transit hub connecting SkyTrain, SeaBus, and West Coast Express services. The area is also highly walkable and bike-friendly, providing convenient access for both employees and customers.

### Features

- Improved with office, 2 meeting rooms and open work area
- Air-Conditioned
- Sprinklered
- Surface parking
- Corner property
- Kitchenette
- 2 ensuite washrooms
- Front reception area
- High-exposure corner location



### Salient Details

#### Legal Description

Strata Lot 16, Plan LMS669,  
District Lot 196, New  
Westminster Land District,  
together with an interest  
in the common property  
in proportion to the unit  
entitlement of the strata lot as  
shown on Form 1.  
PID: 018-025-277

#### Lot Size

3,695 SF and possible to  
demise to approx. 1,847 SF.

#### Basic Rent

\$25/SF

#### Additional Rent (2026)

\$10/SF

#### Sublease Term

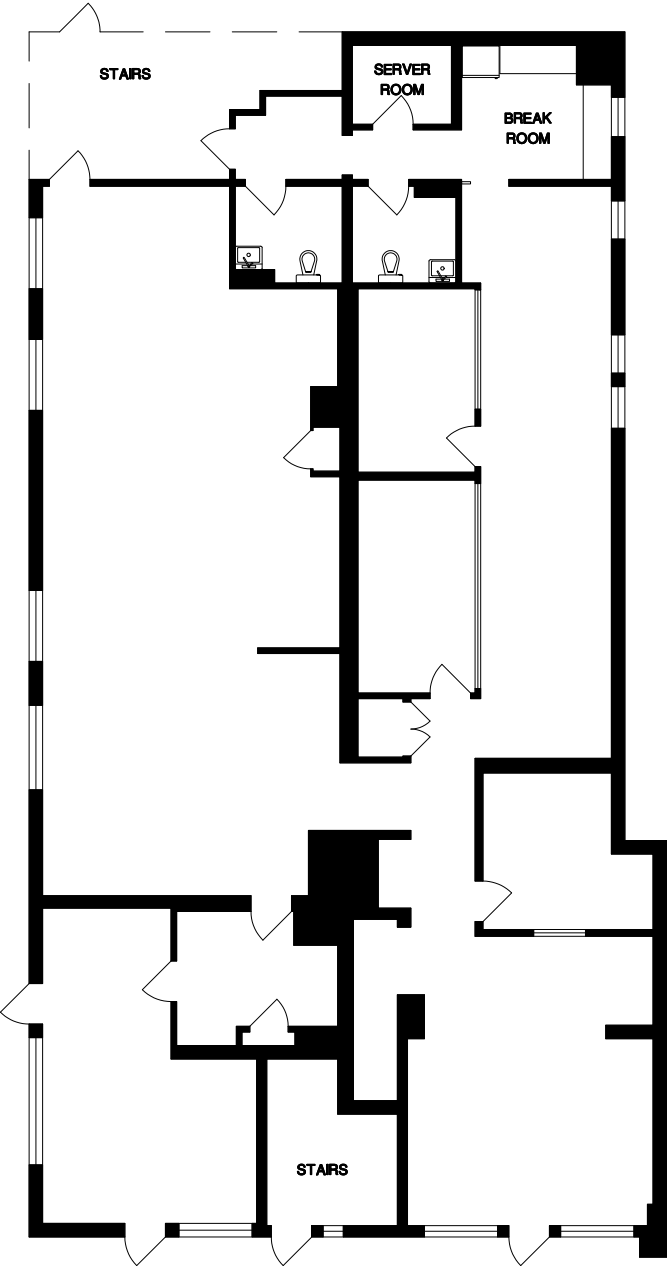
Flexible term from 3-5 years  
with options to renew

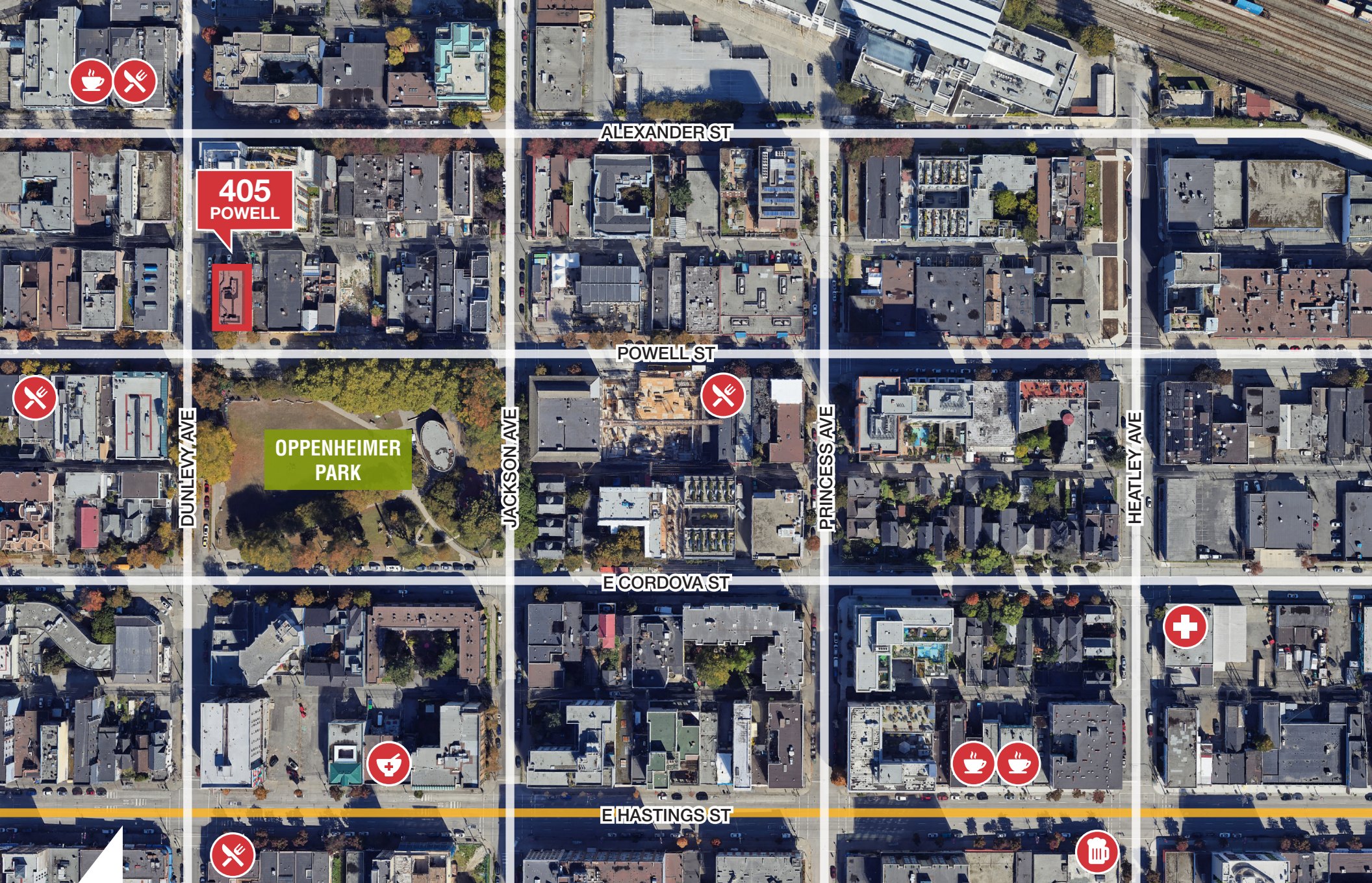
#### Available

Immediately

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## Floor Plan





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