



bentall centre

**Where culture and
commerce connect.**

Retail For Lease

Street-front & Concourse
Opportunities in Towers 1 - 4



Breaking away from business as usual

Celebrating Vancouver's vibrant hub at Bentall Centre.

Located in Vancouver's dynamic central business district, and offering 1.5 million square feet of offices, shopping and amenities, Bentall Centre is the natural habitat of a long list of leading North American companies and the stopping grounds for their 7,000 employees. Its four iconic towers and bustling retail concourse sit at the heart of the city – and in the hearts of the many locals and visitors who have worked, played and wandered through its storied history. However, Bentall Centre's story doesn't end there. As the lines between our business and personal lives continue to blur, Bentall Centre is set to redefine the downtown lifestyle for a whole new generation.



Opportunity lives, works and explores here

	5 MINUTE WALK	10 MINUTE WALK	15 MINUTE WALK
DAYTIME POPULATION	49,343	107,065	180,337
HOUSEHOLD INCOME (2020)	\$136,126	\$116,121	\$102,929
HOUSEHOLD INCOME (2025)	\$161,512	\$137,711	\$123,897

86
WALK SCORE
Very Walkable

100
TRANSIT SCORE
Rider's Paradise

76
BIKE SCORE
Very Bikeable

PROMINENT TENANTS INCLUDE:

- BMO
- wesgroup
- Anthem
- CISCO
- AXIS
- Lundin Energy
- CIBC
- TD
- HUB
- tipalti
- SHAPE
- JOEY RESTAURANTS
- wework
- OSLER
- boughtonlaw

At the intersection of work, play and life

Where commerce and culture connect.

- | | |
|------------------------|---|
| ① Nightingale | ⑩ The Fairmont Pacific Rim Hotel |
| ② Meat & Bread | ⑪ Equinox |
| ③ Tacofino | ⑫ YWCA |
| ④ Cactus Club | ⑬ Vancouver Convention Centre |
| ⑤ Meinhardt Fine Foods | ⑭ Burrard Station |
| ⑥ Tractor | ⑮ Granville Station |
| ⑦ Joe Fortes | ⑯ Waterfront Station (Seabus) |
| ⑧ Miku | ⑰ Canada Place Cruise Ship Terminal |
| ⑨ Shangri-La Hotel | ⑱ Vancouver Harbour Flight Centre Seaplane Terminal |

 Major Retail Street



A new era of West Coast innovation

Honouring Bentall Centre's past by reinventing its future.

Hudson Pacific Properties has taken steps to re-imagine life at Bentall Centre, including updated outdoor plazas, public art and murals, site wide music, and a host of community events.



SITE PLAN

Concourse Opportunities

- Available
- Leased

Salient Details

Possession: Immediately
 Zoning: Downtown District
 Asking Rent: Contact Listing Agents
 Additional Rent: BX1 - Tower One
 Retail: \$33.47 PSF
 Food Court: \$52.57 PSF
BX2 - Tower Two
 \$33.47 PSF

BX3 - Tower Three
 \$30.63 PSF

BX4 - Tower Four
 \$31.95 PSF

BX1 - Tower One

Availabilities: 291 SF - 959 SF
 Additional Rent: Retail: \$33.47 PSF
 Food Court: \$52.57 PSF

BX2 - Tower Two

Availabilities: 286 SF - 1,333 SF
 Additional Rent: \$33.47 PSF

BX3 - Tower Three

Availabilities: 258 SF - 1,314 SF
 Additional Rent: \$30.63 PSF

BX4 - Tower Four

Availabilities: 4,376 SF
 Additional Rent: \$31.95 PSF



Additional rent is approximate and subject to change.

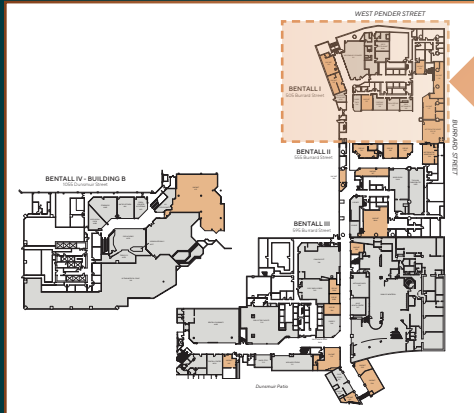
BX1 - Tower One

505 Burrard Street

- Unit 100: 519 SF
- Unit 102: 483 SF
- Unit 105: 368 SF*
- Unit 109: 291 SF
- Unit 110: 876 SF
- Unit 111: 931 SF
- Unit 112: 959 SF

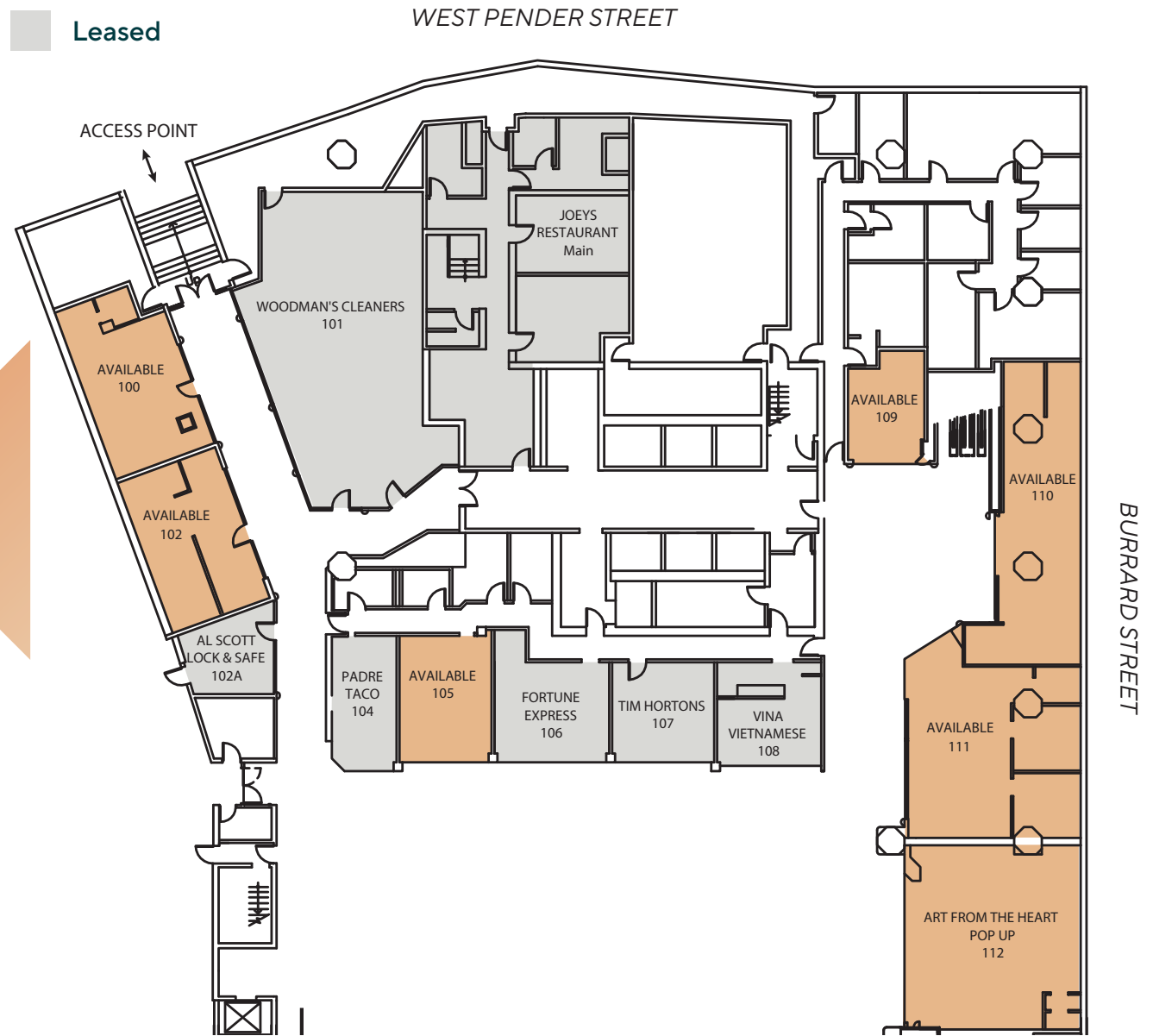
*Restaurant venting available.

Additional Retail: \$33.47 PSF
 Rent: Food Court: \$52.57 PSF



Concourse Opportunities

- Available
- Leased



260,000 SF of office above, spread over 22 floors.

Prominent tenants include:



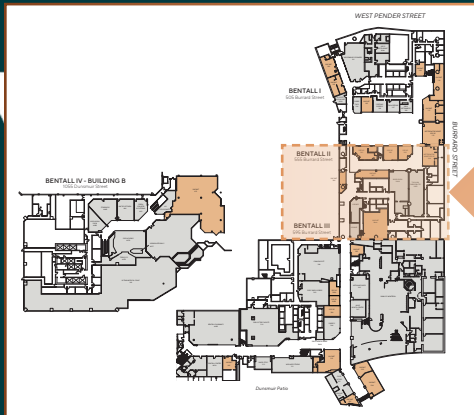
Additional rent is approximate and subject to change.

BX2 - Tower Two

555 Burrard Street

- Unit 200: 338 SF
- Unit 201: 661 SF
- Unit 202: 403 SF
- Unit 203: 372 SF
- Unit 204: 617 SF
- Unit 207: 571 SF
- Unit 209: 501 SF
- Unit 210R: 286 SF

Additional Rent: \$33.47 PSF



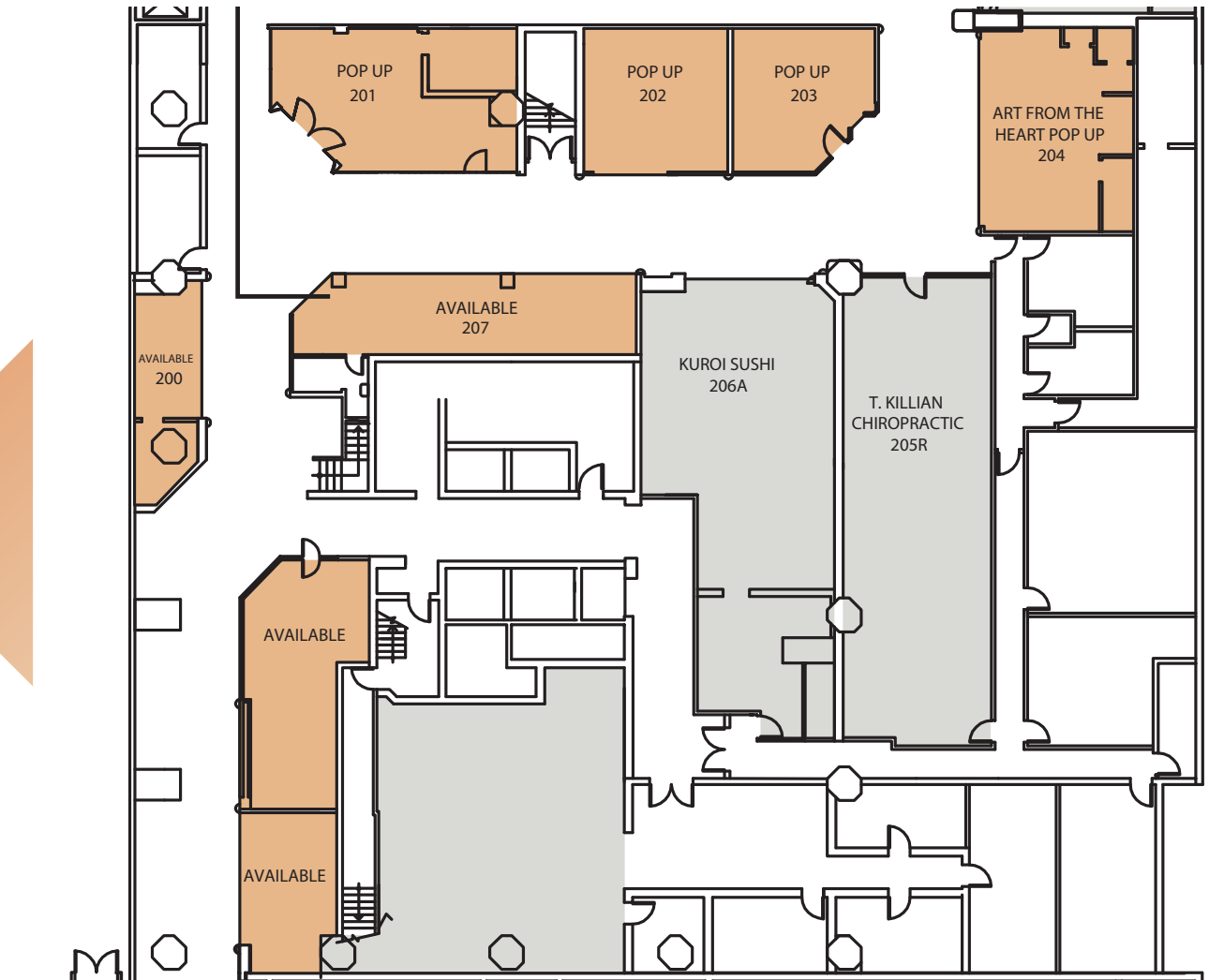
175,000 SF of office above, spread over 18 floors.

Prominent tenants include:



Concourse Opportunities

- Available
- Leased



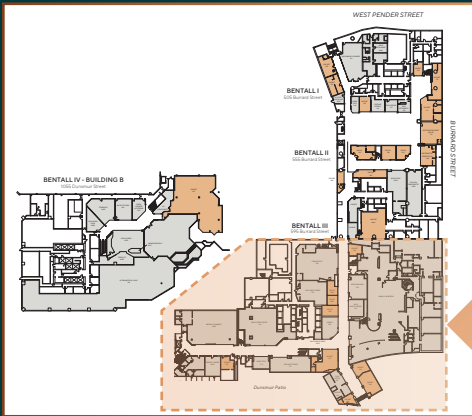
Additional rent is approximate and subject to change.

BX3 - Tower Three

595 Burrard Street

- Unit 302A: 231 SF
- Unit 302B: 176 SF
- Unit 303: 299 SF
- Unit 304: 346 SF
- Unit 312: 830 SF
- Unit 401: 663 SF
- Unit 501: 553 SF
- Unit 502: 410 SF
- Unit 503: 381 SF
- Unit 504: 730 SF
- Unit 505: 258 SF

Additional Rent: \$30.63 PSF



475,000 SF of office above, spread over 32 floors.

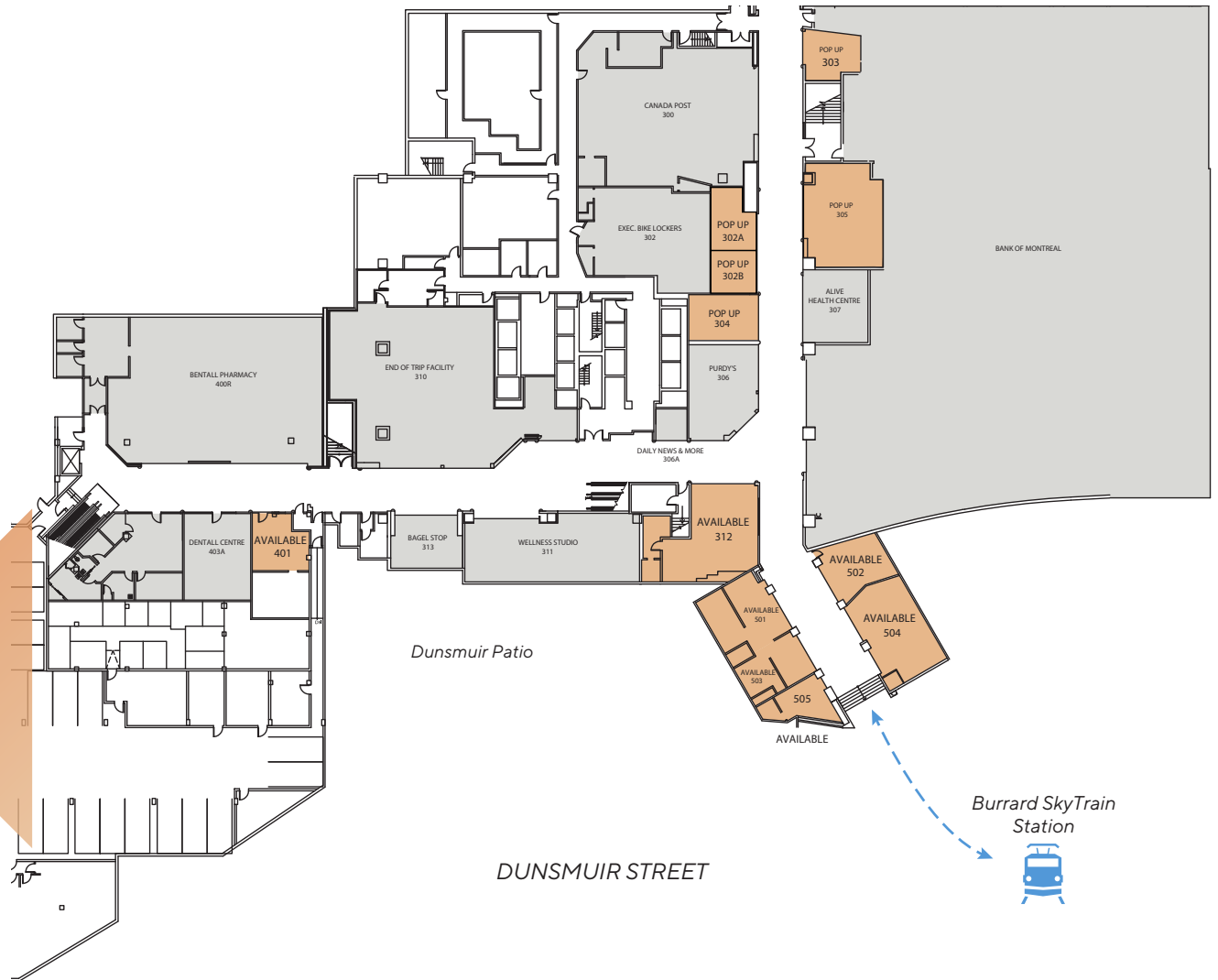
Prominent tenants include:



Additional rent is approximate and subject to change

Concourse Opportunities

- Available
- Leased



Learn More at BentallCentre.com



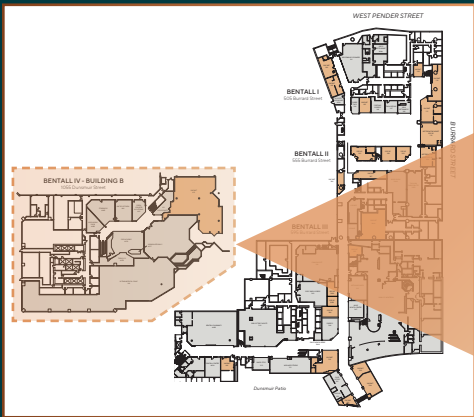
BX4 - Tower Four

Building B

1055 Dunsmuir Street

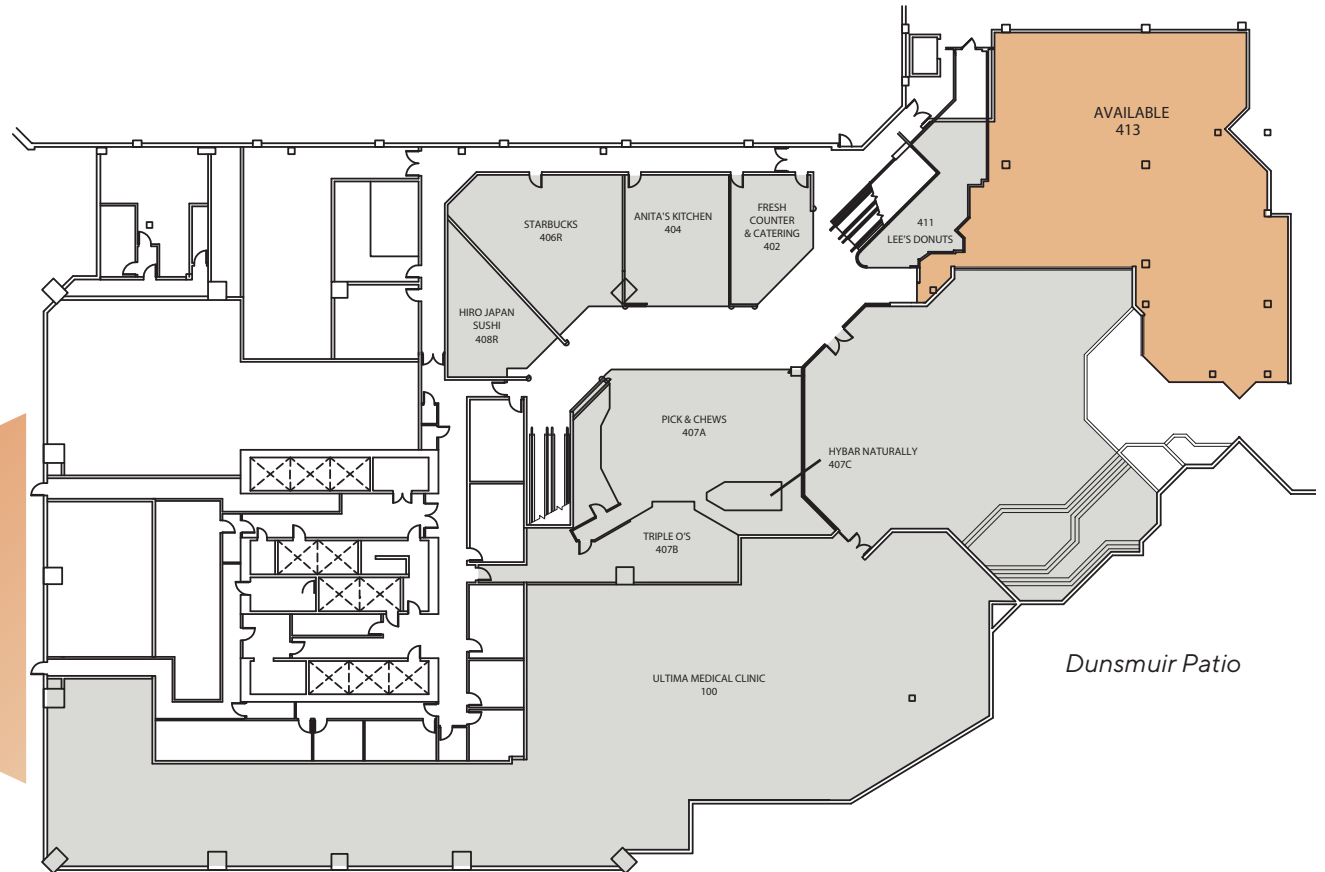
Unit 413: 4,376 SF

Additional Rent: \$31.95 PSF



Concourse Opportunities

- Available
- Leased



550,000 SF of office above, spread over 35 floors.

Prominent tenants include:



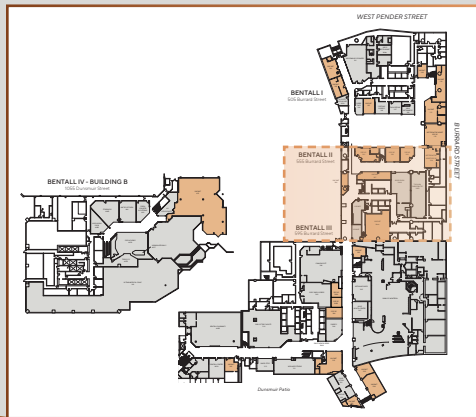
Additional rent is approximate and subject to change.

BX2 - Tower Two

555 Burrard Street

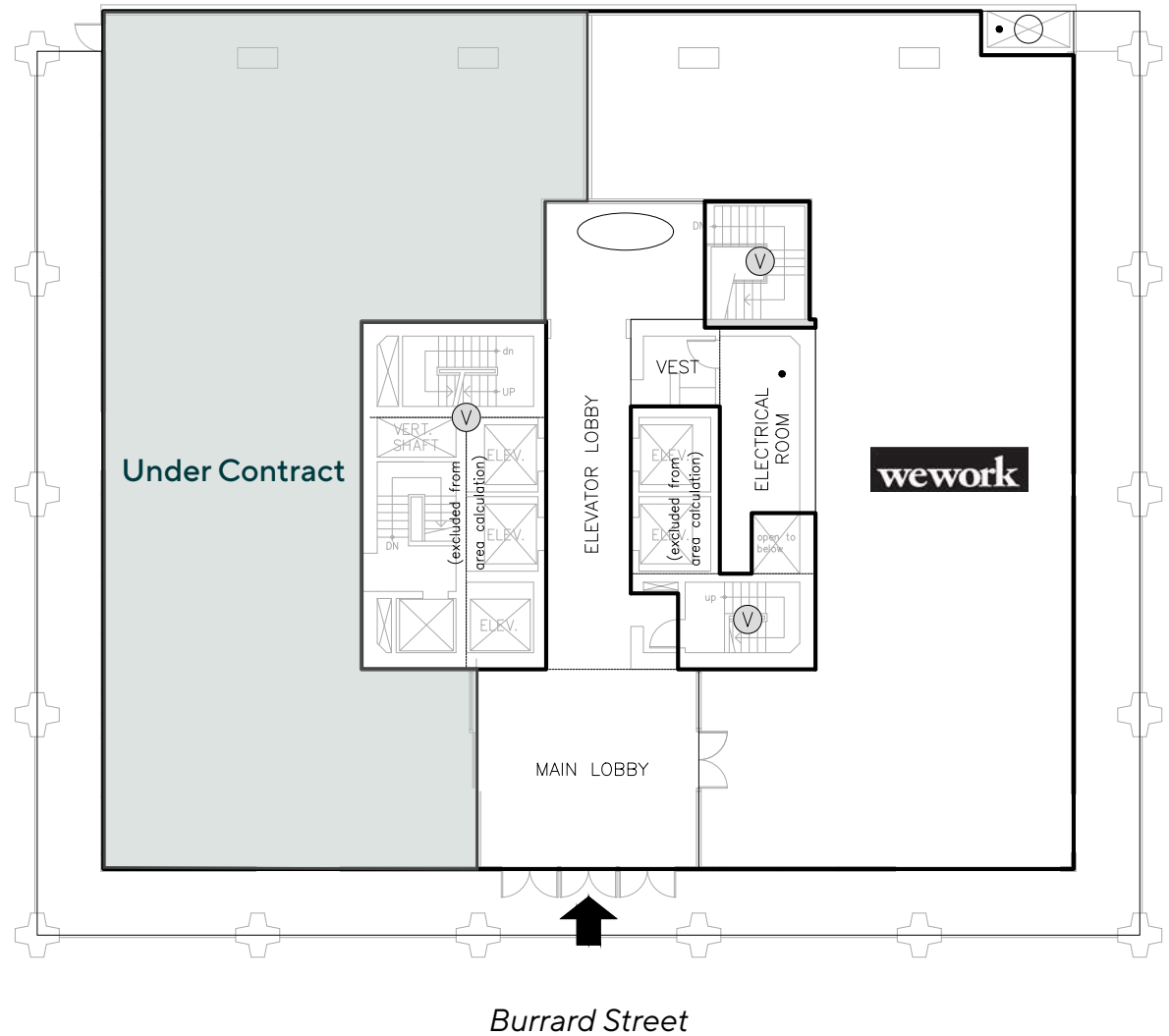
Ground Floor Opportunities

- Available
- Under Contract



175,000 SF of office above,
spread over 18 floors.

Prominent tenants include:



BX3 - Tower Three

595 Burrard Street

Total Leasable Area Available: 15,918 SF

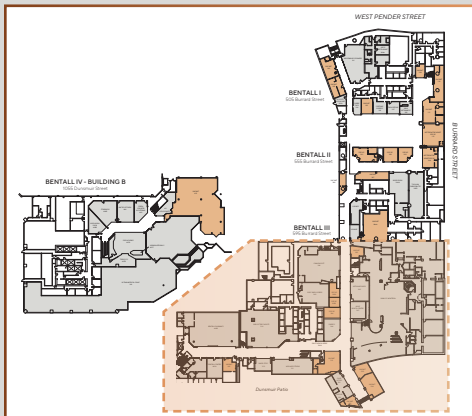
Demising Options:

Leasable Area A: 11,454 SF

- Large Restaurant
- Bar (East)
- Kitchen (Annex)
- Patio (East)

Leasable Area B: 4,464 SF

- Small Restaurant
- Patio (West)



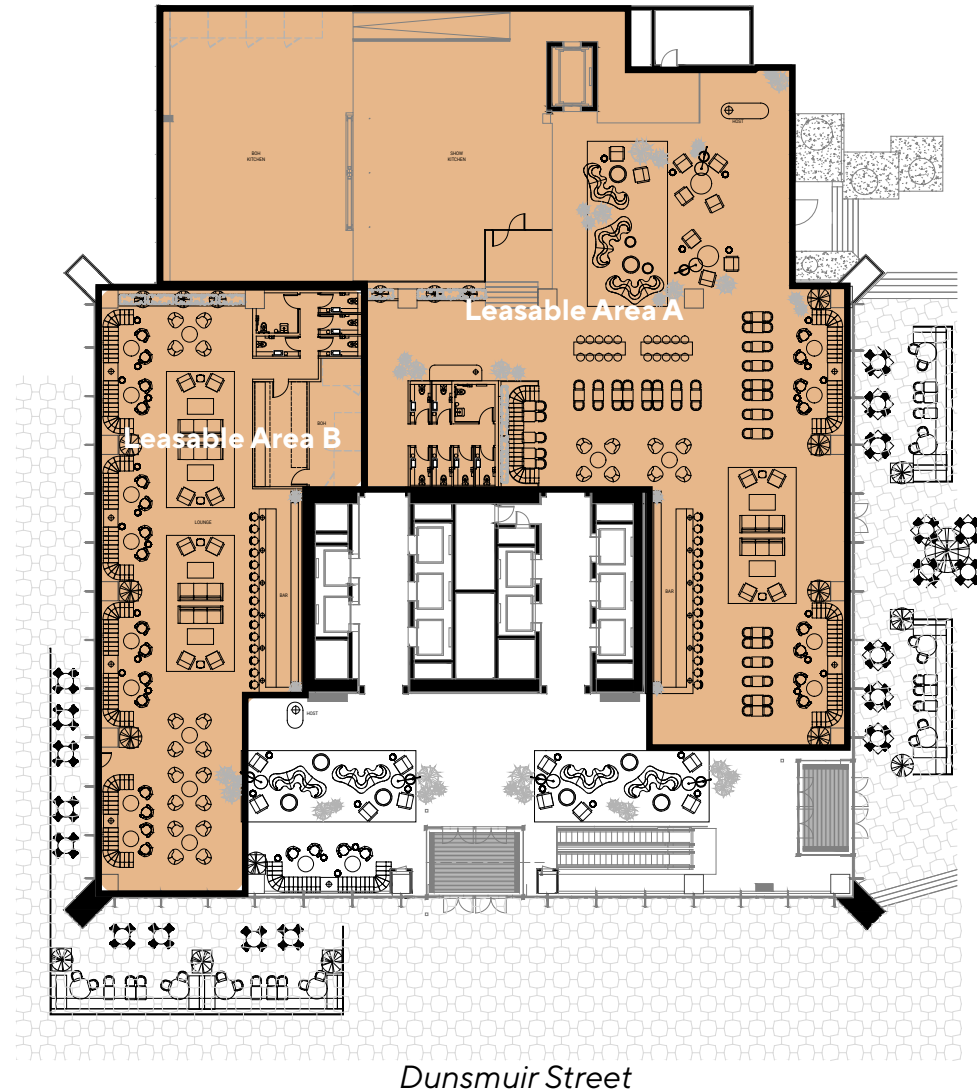
475,000 SF of office above, spread over 32 floors.

Prominent tenants include:



Ground Floor Opportunities

-  Available
-  Leased



References to square footage and configuration are approximate and subject to change.

Learn More at [BentallCentre.com](https://www.BentallCentre.com)





**bentall
centre**

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**PROPERTY MANAGEMENT AND LEASING BY
HUDSON CANADA MANAGEMENT ULC**



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