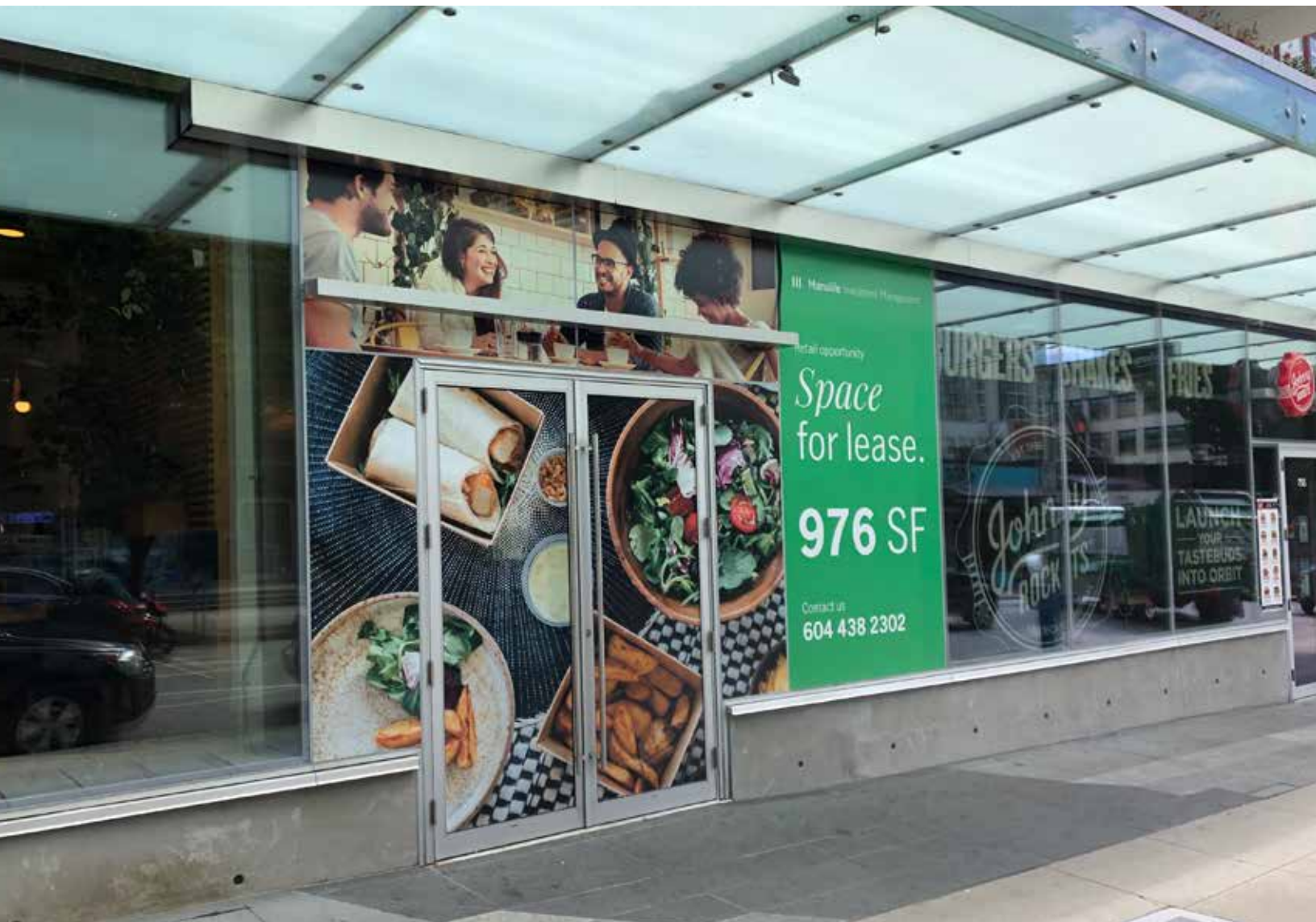


# For Lease

**Unit 101 - 980 Howe Street  
Vancouver, BC**

Join Pallet Coffee Roasters, Railtown Café, and Johnny Rockets in one of Vancouver's premier office towers



**James Shandro**, Vice President  
604.647.5073  
james.shandro@avisonyoung.com

**AVISON  
YOUNG**



# Unit 101 980 Howe Street

Vancouver, BC

## Property summary

**MUNICIPAL ADDRESS**  
765 Nelson Street

**LEASEABLE AREA**  
976 sf

**ZONING**  
CD-1

**NET RENT**  
\$45 psf

**ADDITIONAL RENT**  
\$22.36 psf (2021) - inclusive of utilities

**AVAILABILITY**  
Immediate

## Opportunity

Located on the ground floor of Manulife's 16-storey office tower with prominent street-front exposure. The unit was most recently a healthy quick-service restaurant, so many improvements and base building infrastructure remain in place.

Located where the south-end of Vancouver's Central Business District meets the West End meets Yaletown. Nelson Street is one of the main downtown access points to the Cambie Corridor and Cambie bridge. Howe Street is one of the main access points to the Granville Street Bridge, connecting Downtown to the West Side.



**99**

**WALKER'S PARADISE**

Daily errands do not require a car



**100**

**RIDER'S PARADISE**

World-class public transportation



**90**

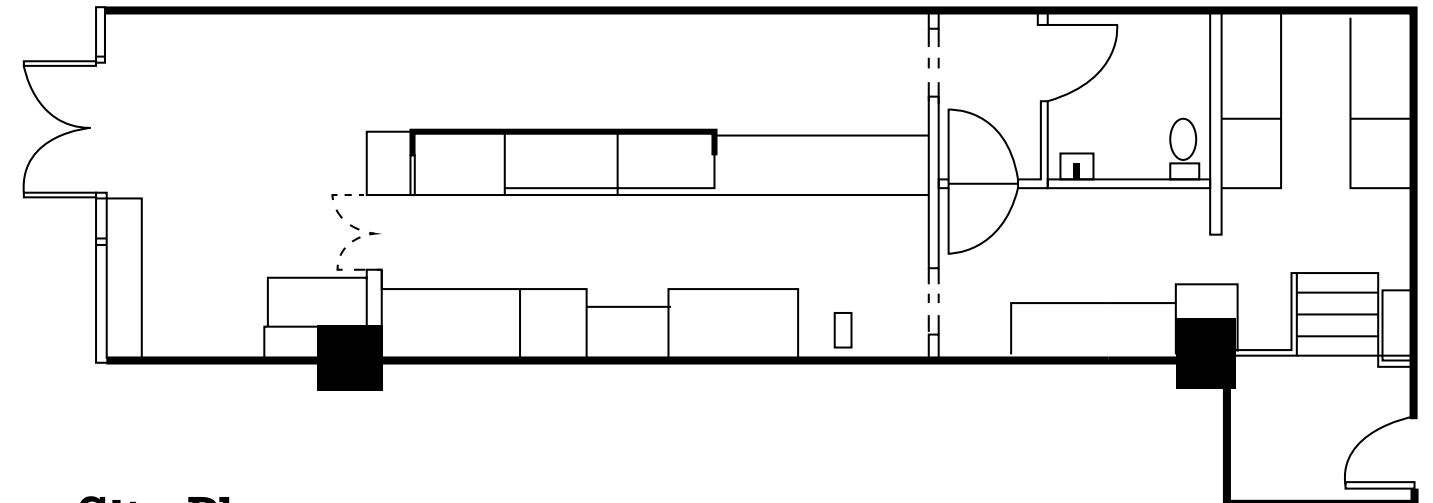
**BIKER'S PARADISE**

Daily errands can be accomplished on a bike

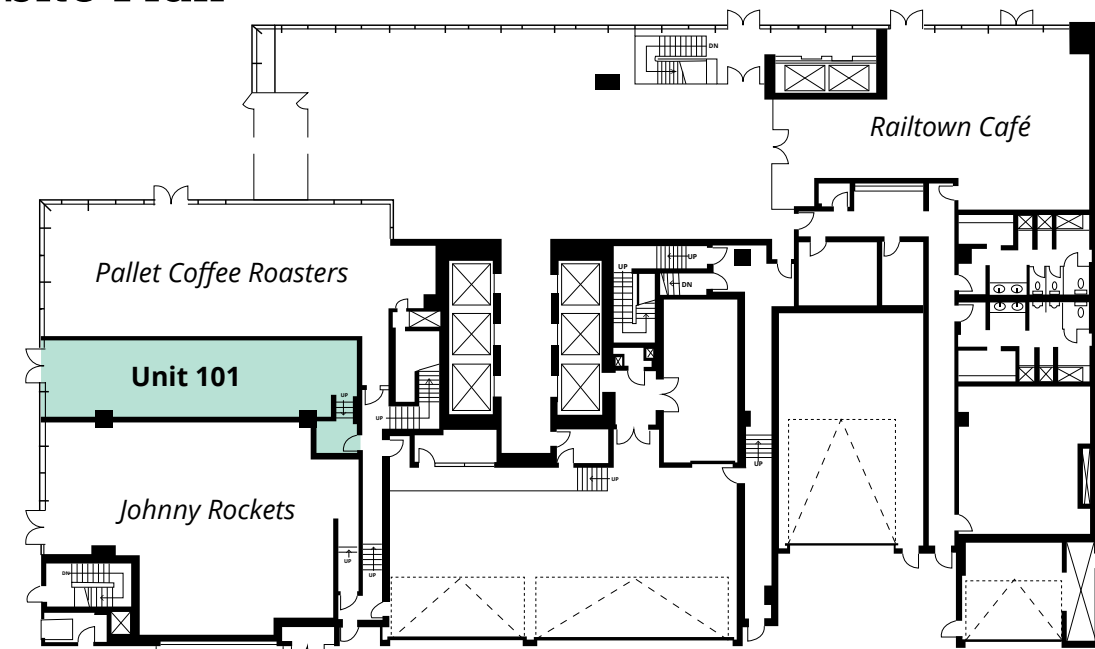
## Highlights

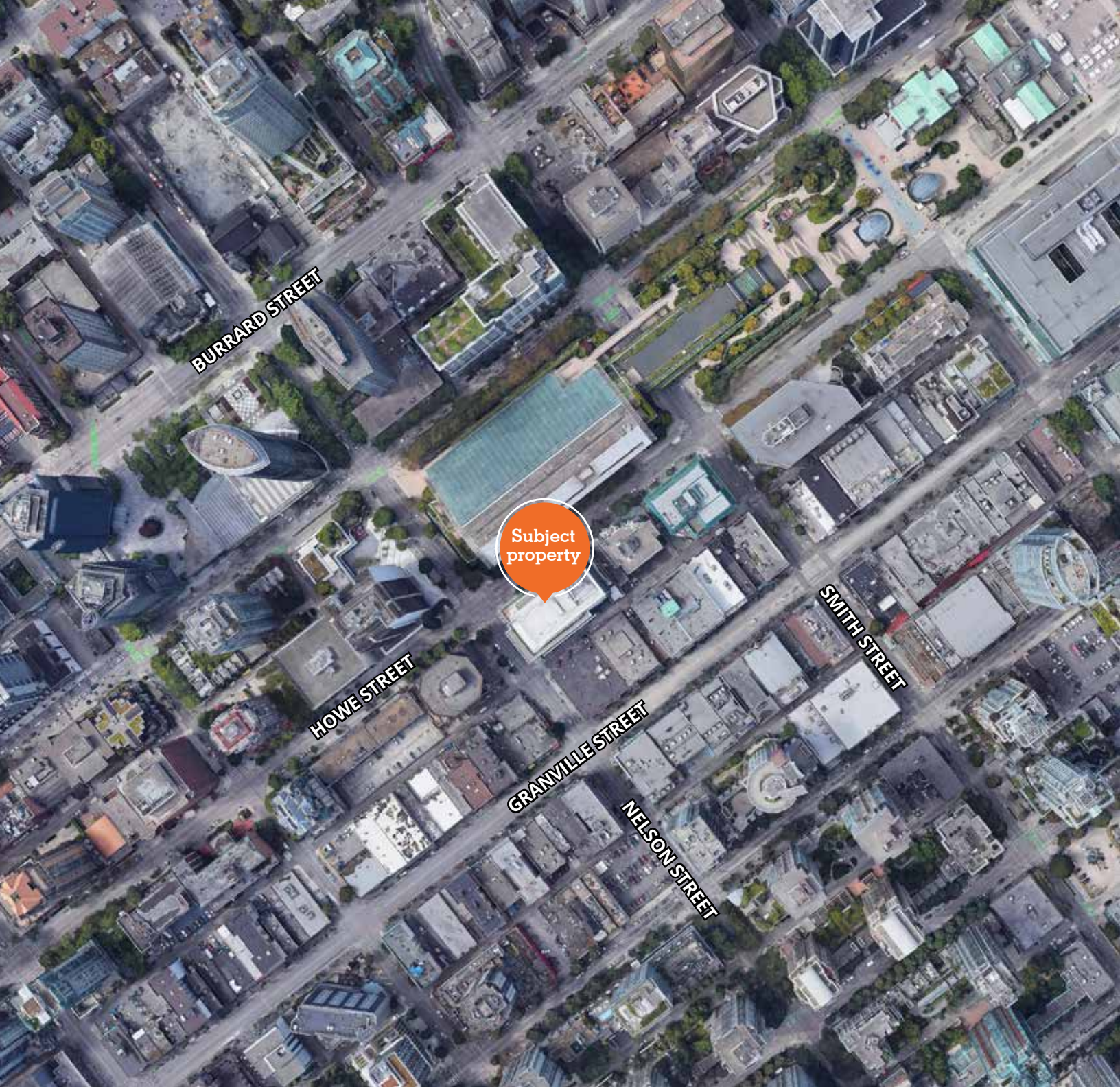
- Outstanding signage and exposure
- Strong local and national co-tenants
- 16-storeys of office tenants
- Strategic location with proximity to the Granville Entertainment District, the Law Courts, St. Paul's Hospital, the Vancouver Art Gallery and Robson Square
- Existing improvements within the space

## Floorplan



## Site Plan





## Contact for more information

**James Shandro**, Vice President  
604.647.5073  
james.shandro@avisonyoung.com



#2900-1055 West Georgia Street  
P.O. Box 11109 Royal Centre  
Vancouver, BC V6E 3P3, Canada

[avisonyoung.com](http://avisonyoung.com)

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