

FOR LEASE

571

HOWE STREET

High Profile Downtown Vancouver Retail Opportunity



ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com



THE LOCATION

571 Howe Street is located in the heart of the Central Business District of Downtown Vancouver, ideally located on Howe Street between Dunsmuir and W Pender Streets. The area is exceptionally densely populated with many cafes, restaurants, art galleries, and shops. The property is strategically located by CF Pacific Centre, which is home to the flagship locations of The Hudson's Bay Company, Starbucks Reserve, Apple, H&M, and among many others. Notable neighbours in the immediate area include SFU's Segal Graduate School, the EXchange Hotel Vancouver, and several office towers including the historic Rogers and Birks Buildings and Sinclair Centre Shopping Mall. Additionally, this opportunity is located steps from Granville Skytrain Station and Waterfront Skytrain station along with several other transit routes including the SeaBus terminal and The West Coast Express.



THE FEATURES



Prime retail opportunity strategically located in the heart of Downtown Vancouver's Central Business District



Private direct street front entrance



Private washroom



Fully distributed HVAC



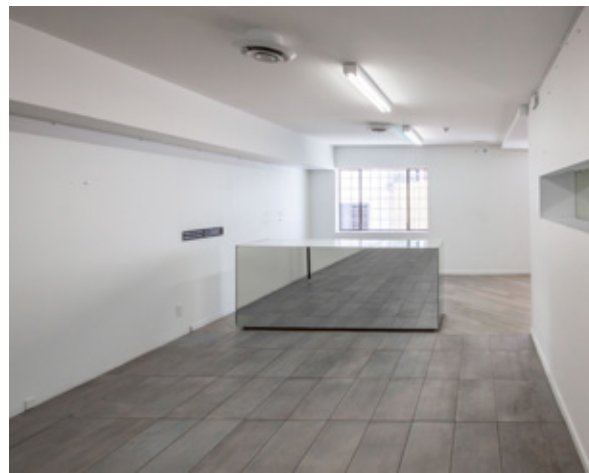
Large windows providing abundant natural light



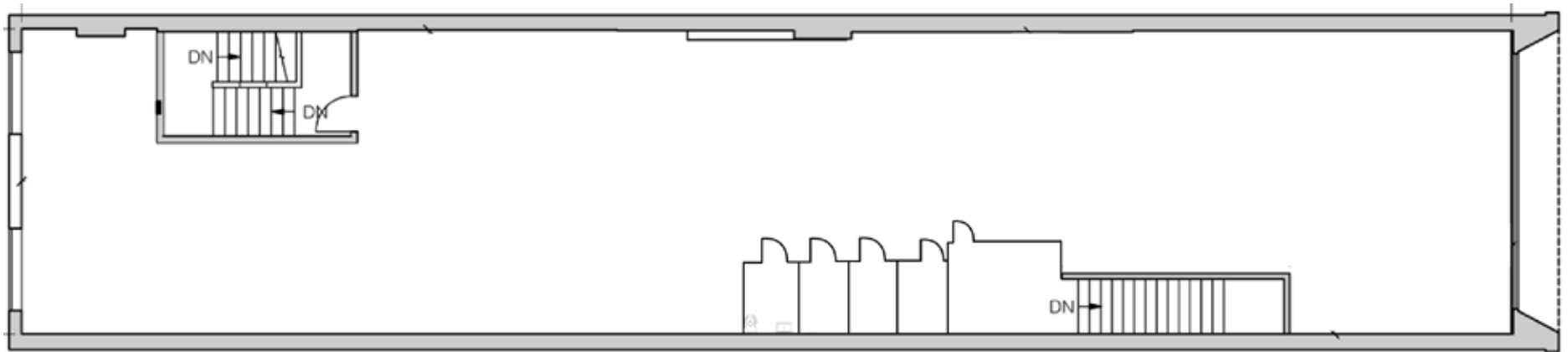
In close proximity to many popular restaurants, cafés, boutiques, and hotels, including Starbucks Reserve and CF Pacific Centre



Central location with excellent transit access, steps from Granville Skytrain Station and Waterfront Skytrain station

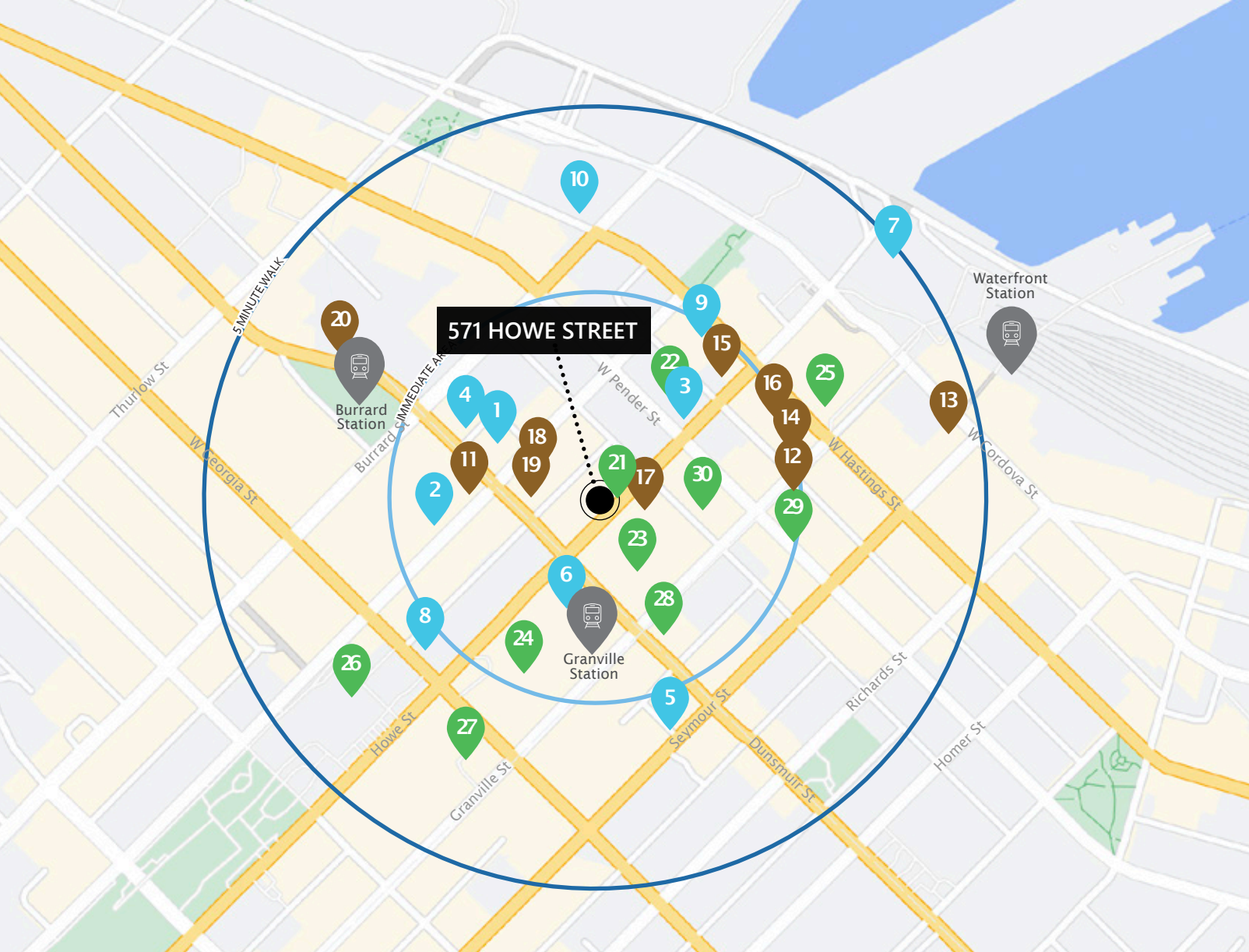


FLOOR PLAN & SALIENT FACTS



| SIZE (Approx.): ¹ | BASIC RENT: | ADDITIONAL RENT: | ZONING: | AVAILABILITY |
|------------------------------|---------------|---------------------|--------------------------------|--------------|
| 2,900 SF | \$25.00 PSFPA | \$15.48 (2025 est.) | DD (Comprehensive Development) | Immediately |

¹All sizes are approximate and subject to verification.
 *Floor plan may not be 100% accurate and is subject to verification.



GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

RIDER'S PARADISE



World-class public transportation

98



100

RESTAURANTS

1. Alouette Bistro
2. Hy's Steakhouse
3. Hydra Estiatorio
4. Cactus Club
5. Gotham Steakhouse
6. The Keg
7. Miku
8. Hawksworth Restaurant
9. Palate Kitchen
10. Nightingale

CAFÉS & CASUAL FARE

11. JJ Bean Coffee
12. Trees Organic Coffee
13. Deville Coffee
14. Railtown Café
15. Artigiano
16. Breka Bakery & Café
17. Holts Café Vancouver
18. La Taqueria Pinche Taco Shop
19. Starbucks
20. FUNK. Coffee Bar

SHOPPING & AMENITIES

21. Feuille Luxury
22. EXchange Hotel Vancouver
23. Holt Renfrew
24. CF Pacific Centre
25. Sinclair Centre
26. Vancouver Art Gallery
27. London Drugs
28. Shoppers Drug Mart
29. Rove Concepts
30. CF Pacific Centre Offices

Contact Us

ROBERT THAM
604.609.0882 Ext. 223
robert@corbelcommercial.com

MARC SAUL PREC
604.609.0882 Ext. 222
marc@corbelcommercial.com

DENVER MENDOZA
604.609.0882 Ext. 221
denver@corbelcommercial.com

NATHAN ARMOUR PREC
604.609.0882 Ext. 226
nathan@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.