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FOR SUBLEASE



THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

BEATTY STREET

5,413 SF Improved Tech Office Space in Yaletown!



BUILDING FEATURES



24-hour card access **security system**



October 2025 renovated lobby with reception desk



Secure indoor **bicycle storage**



High ceilings with **opening windows** allowing tenants to enjoy fresh air



Well equipped **building gym** on 2nd Floor



Tenant only outdoor **basketball court** plus **courtyard**



Convenient access to popular nearby restaurants and cafes, plus only a 8-min walk to Stadium Chinatown or Yaletown Roundhouse SkyTrain Stations



PROPERTY DETAILS

UNIT

220

SIZE

5,413 SF (Approx.)

ASKING RENT

Contact Listing Agent

ADDITIONAL RENT

\$26.31 PSF (2025 Est.)

AVAILABILITY

Immediately

SUBLEASE EXPIRY

January 30th, 2028 With Flexibility

SPACE FEATURES

- » Open area allowing **53** workstations
- » **5** meeting rooms
- » **1** large boardroom
- » **2** phone booths
- » Kitchen & lounge areas
- » Storage & data room
- » High ceilings
- » Floor to ceiling windows

*Floor plan not to scale.



Meeting room/private office



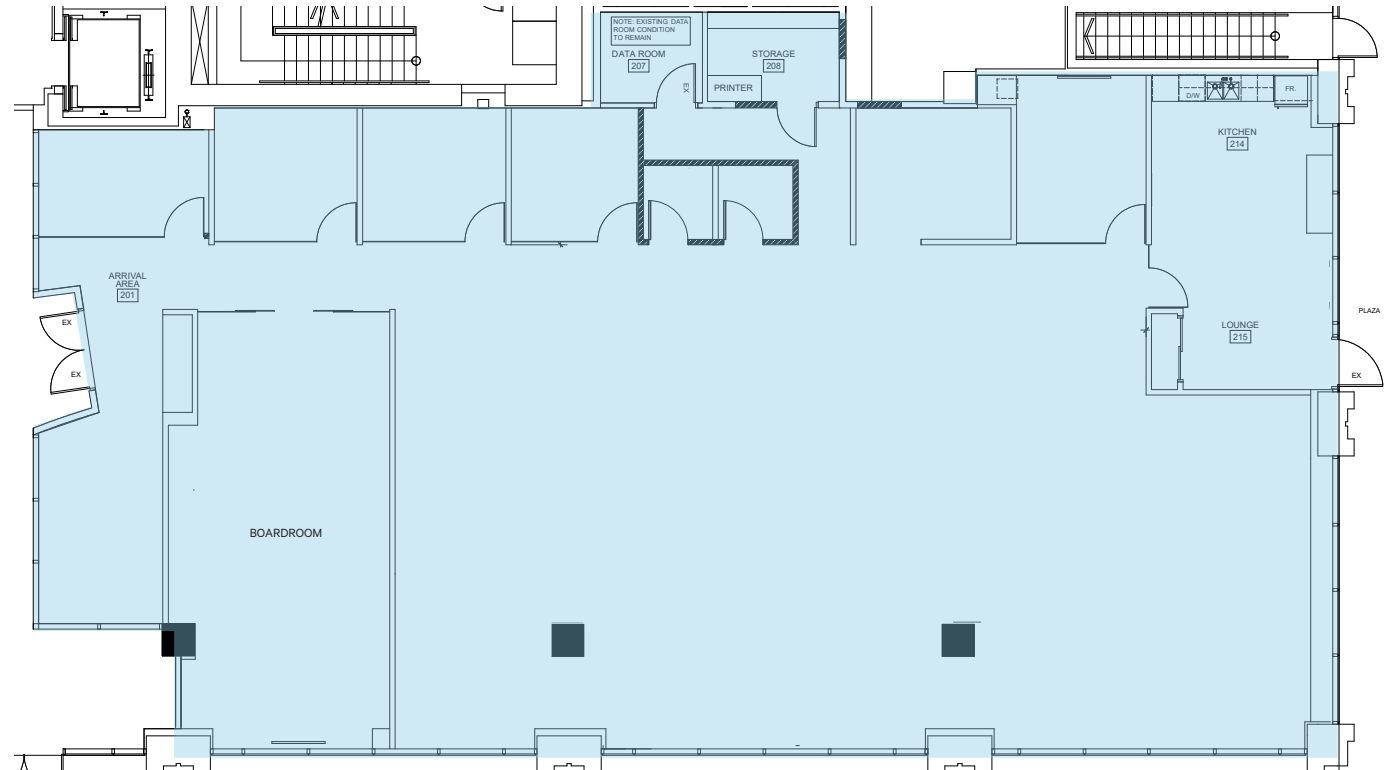
Kitchen & Lounge with direct access to courtyard



Open area with large windows



Large boardroom



THE LOCATION

Nestled between the trendy Yaletown and Gastown neighborhood and the bustling Central Business District, this location seamlessly blends the lively social hubs with modern and practical state-of-the-art offices.

Within a 5-min walking distance, you'll find an array of restaurants, bars, and coffee shops, making it the ideal spot for tenants seeking a vibrant downtown lifestyle while staying connected to the business hub.

With Amazon's newest office building, "The Post", the Deloitte Summit Building, SAP office and TELUS Garden nearby, this area is rapidly becoming an emerging innovation district and offers the best of Vancouver's downtown urban experience.

NEARBY AMENITIES

0.5 KM RADIUS



79+
Restaurants
& Bars



13+
Fitness
Facilities



88+
Businesses
& Retail

WALK SCORE



98
Walker's
Paradise



100
Rider's
Paradise



86
Biker's
Paradise



FOR MORE INFORMATION, CONTACT

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