

FOR LEASE

552 BEATTY STREET

Newly Renovated Crosstown Office Space with Dedicated Entrance



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THE LOCATION

Located on Beatty Street between Dunsmuir and Pender Streets, 552 Beatty Street offers a highly connected and amenity rich setting at the edge of Downtown Vancouver. Positioned just before the Dunsmuir Viaduct and minutes from the Downtown Core, the property provides easy access for employees commuting from across the city, with Stadium Chinatown SkyTrain Station only steps away.

The neighbourhood offers exceptional everyday convenience. Costco is located nearby for daily essentials, while a wide variety of cafés, casual lunch spots, and destination restaurants such as Chambar, Dirty Apron, Devil's Elbow, and Marugame Udon provide ample options for team lunches and client meetings. Rogers Arena, BC Place, and the Queen Elizabeth Theatre add energy to the area, creating a lively atmosphere throughout the week.

With strong transit access, major road connectivity, and a walkable mix of amenities, 552 Beatty Street provides an ideal balance of accessibility, convenience, and urban vibrancy for today's office users.



1 Min Walk to Stadium Chinatown Station



1 Min Walk to Marugame Udon



8 Min Walk to The Post

THE FEATURES



Rare newly renovated office opportunity with secured private direct street entry



Located within a fully restored character building featuring large wooden post, beam and brick construction throughout



Excellent ceiling heights and large windows providing abundant natural light



Spacious open floor plan with a glass-boardroom



One private kitchenette and washroom with shower



Fully distributed HVAC throughout



Access to a common rooftop patio



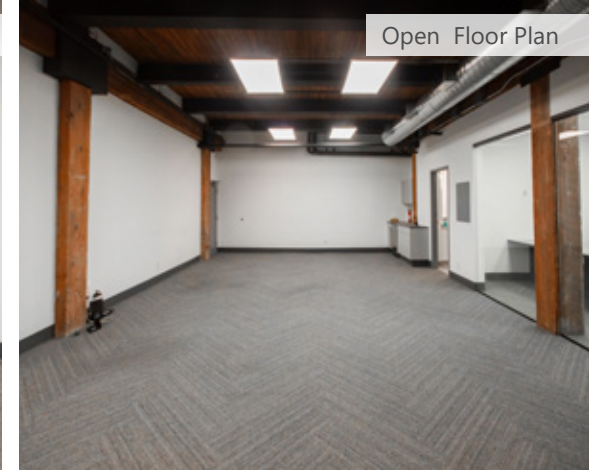
Ample parking within the immediate block



Excellent transit access just a 1 minute walk away from Stadium-Chinatown Skytrain Station



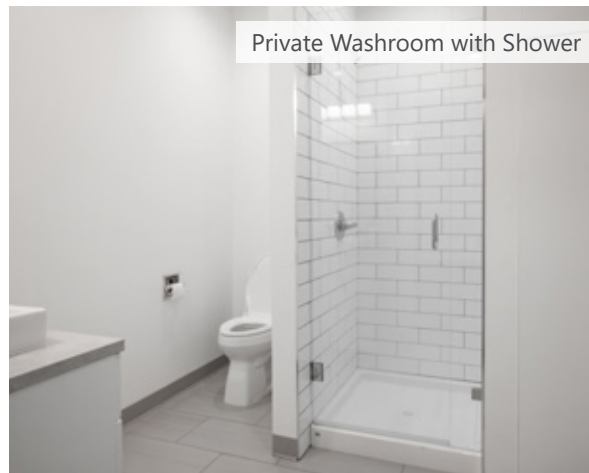
Kitchenette



Open Floor Plan



Glass Boardroom

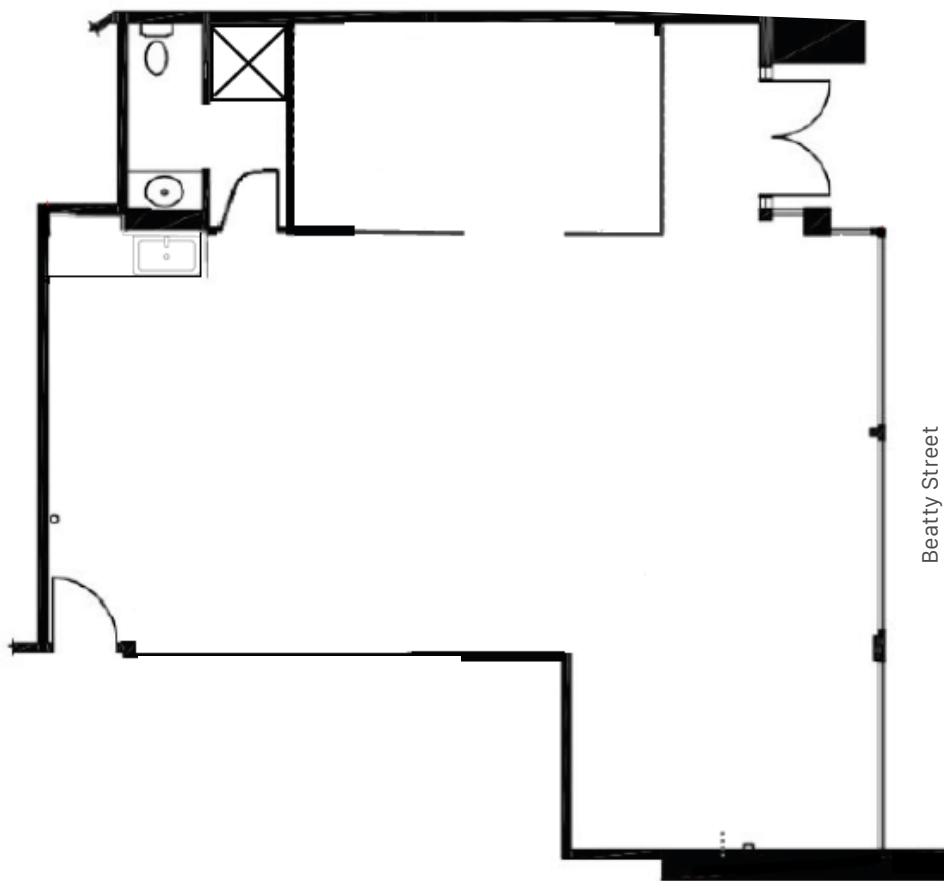


Private Washroom with Shower



Common Area Rooftop Patio

FLOORPLANS & SALIENT FACTS



SIZE (Approx.): ¹	BASIC RENT:	ADDITIONAL RENT:	ZONING:	AVAILABILITY:
1,300 SF	Please contact agent	\$16.00 (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.



WALKER'S PARADISE

Daily errands do not require a car.

97



RIDER'S PARADISE

Steps from Stadium Chinatown

100

around the neighbourhood.

RESTAURANTS + BARS

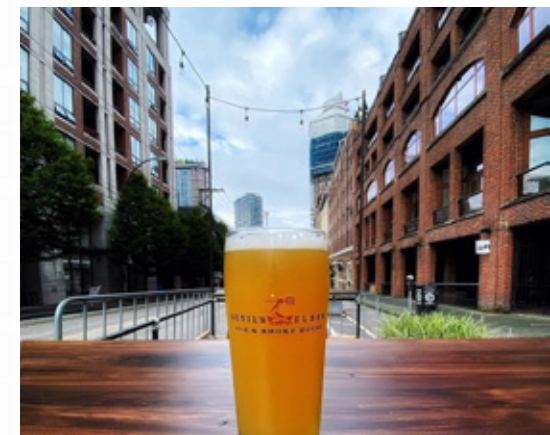
1. The Dirty Apron
2. Browns Socialhouse
3. Taishoken Ramen
4. Locanda dell'Orso
5. Ventura Room
6. Marugame Udon
7. Nuba in Gastown
8. Devil's Elbow
9. L'Abattoir
10. Chambar

COFFEE + CASUAL FARE

11. TAKO
12. Lee Bros Winery
13. Saunter Coffee
14. Meat & Bread
15. Blenz Coffee
16. Purebread
17. Deville Coffee
18. Field & Social
19. Jam Cafe
20. Nemesis Coffee

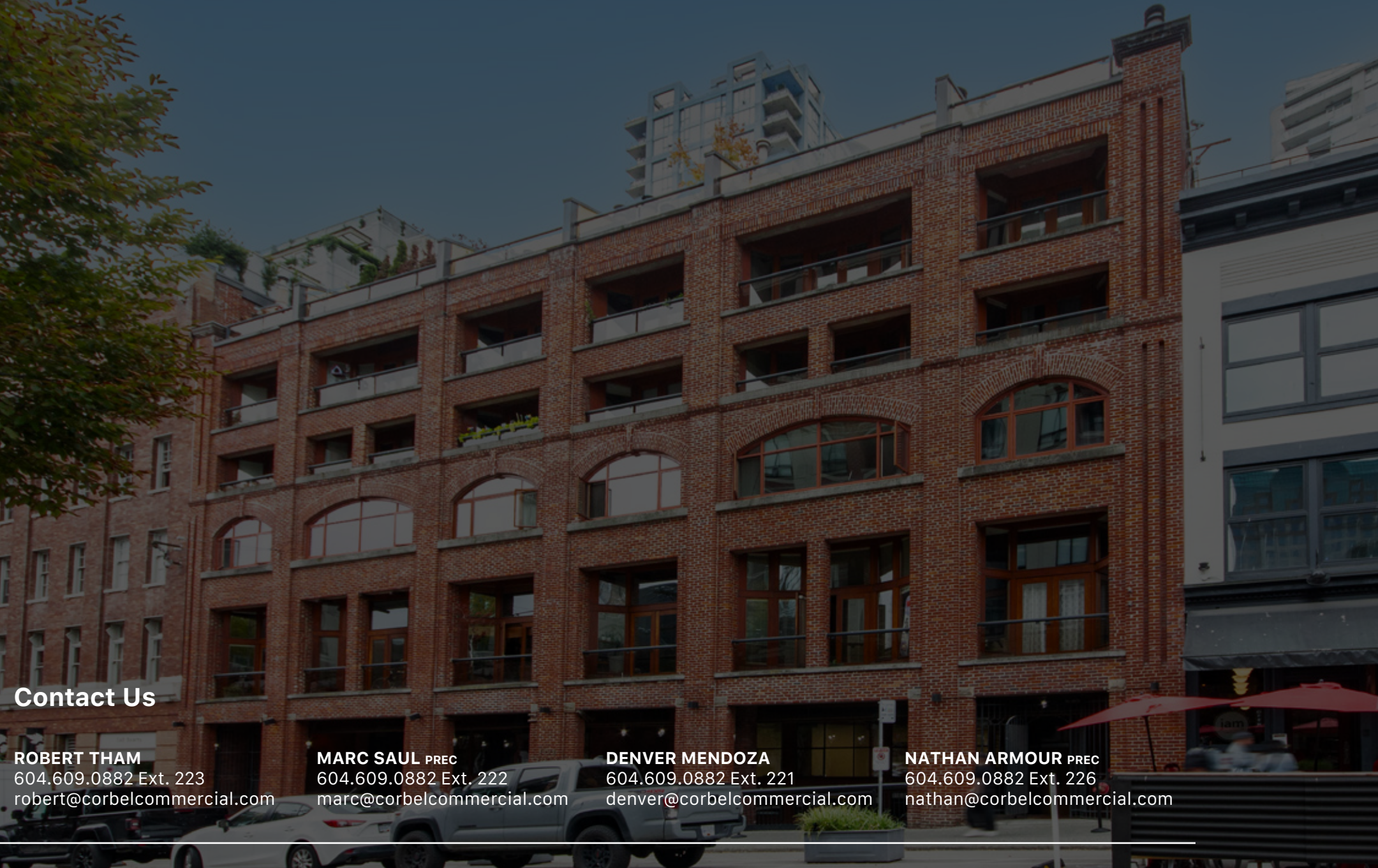
SHOPPING + ENTERTAINMENT

21. Vancouver Public Library
22. Evolve Strength Post
23. Loblaws City Market
24. T&T Supermarket
25. COS
26. Hey Jude
27. Inform Interiors
28. Queen Elizabeth Theatre
29. Costco
30. Rexall



THE DIRTY APRON





Contact Us

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