

FOR LEASE: RETAIL/OFFICE OPPORTUNITIES

1125 DENMAN STREET
VANCOUVER, BRITISH COLUMBIA



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CBRE

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LOCATION DESCRIPTION

The Subject Property is located on the northwest corner of Denman Street and Pendrell Street in Vancouver's West End neighbourhood. This location is in close proximity to the popular Sea Wall, English Bay Beach, and all the shops and services located along Denman Street. Area tenants include:

- Starbucks
- Cactus Club Cafe
- JJ Bean
- HSBC
- Shoppers Drug Mart
- London Drugs
- TD Canada Trust
- Vera's Burger Shack
- Bank of Montreal
- The Boathouse

BUILDING OVERVIEW

1125 Denman Street offers excellent retail/office opportunities in the heart of the West End. This modern three-storey building has a roof top patio opportunity and floor-to-ceiling windows which provide plenty of natural light.

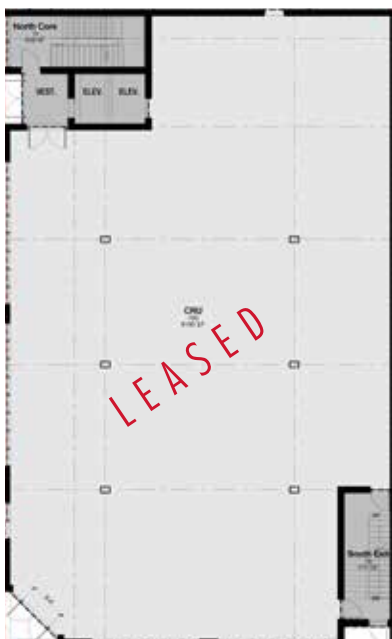


Project Renderings



FLOOR PLANS

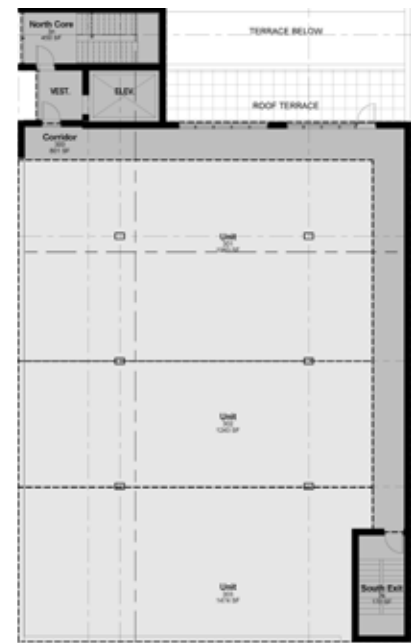
LEVEL 1



LEVEL 2



LEVEL 3



Denman Street

AVAILABLE AREA

Unit	Available Space	Lease Rate	Additional Rent	Use(s)
Level 1 (Ground)	6,140 sq. ft.	LEASED	LEASED	National Pharmacy
Level 2 - Unit 200	5,502 sq. ft.	\$28.00 per sq. ft.	±\$18.00 per sq. ft.	Fitness, Office, Medical
Level 3 - Unit 301	1,983 sq. ft.	\$28.00 per sq. ft.	±\$18.00 per sq. ft.	Fitness, Office, Medical
Level 3 - Unit 302	1,243 sq. ft.	\$28.00 per sq. ft.	±\$18.00 per sq. ft.	Fitness, Office, Medical
Level 3 - Unit 303	1,474 sq. ft.	\$28.00 per sq. ft.	±\$18.00 per sq. ft.	Fitness, Office, Medical

ZONING*

C-5

*Tenant is responsible for verifying permissible uses as per the zoning.

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