

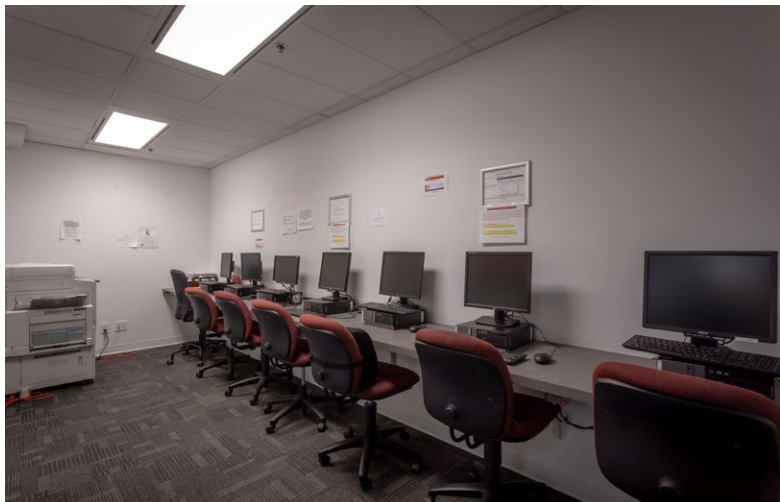


**FOR SUBLEASE**

2<sup>ND</sup> FLOOR

**570 DUNSMUIR STREET**

VANCOUVER, BC



**Roger Leggatt**

Personal Real Estate Corporation

Executive Vice President

604 640 5882

roger.leggatt@cushwake.com



# FOR SUBLEASE

2<sup>ND</sup> FLOOR  
**570 DUNSMUIR STREET**  
VANCOUVER, BC

## LOCATION

570 Dunsmuir Street is located on the south-east corner of Dunsmuir and Seymour Streets in Downtown Vancouver. The building is across the street from the BCIT Downtown campus and one block from Pacific Centre Mall.

The building offers convenient access to Granville Mall buses (1 block west) and to the Granville SkyTrain station (one half block south). The building is an eight-story 70,000 SF building with retail uses on the main floor with offices above.

## AVAILABLE PREMISES

2nd Floor - 8,904 square feet

Premises is zoned "assembly-use" and can accommodate school users. An existing restrictive covenant, however, excludes additional ESL tenants in the building.

## ASKING NET RENT

Please contact listing agents for details

## OPERATING COSTS & TAXES

\$17.41 per square foot per annum (2021 estimate)

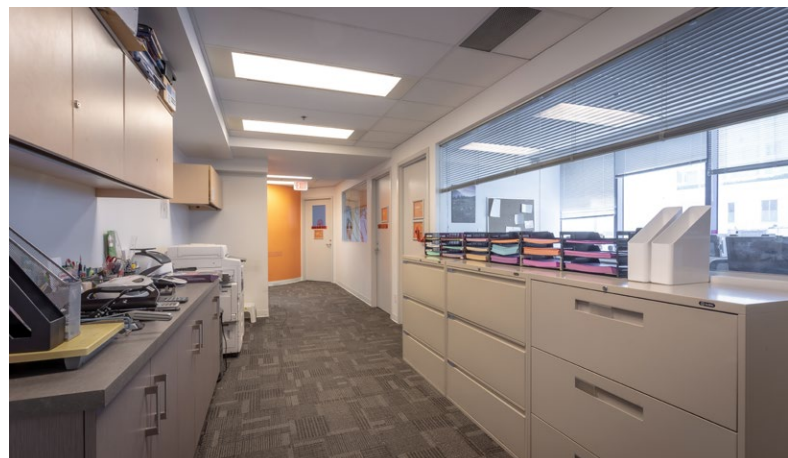
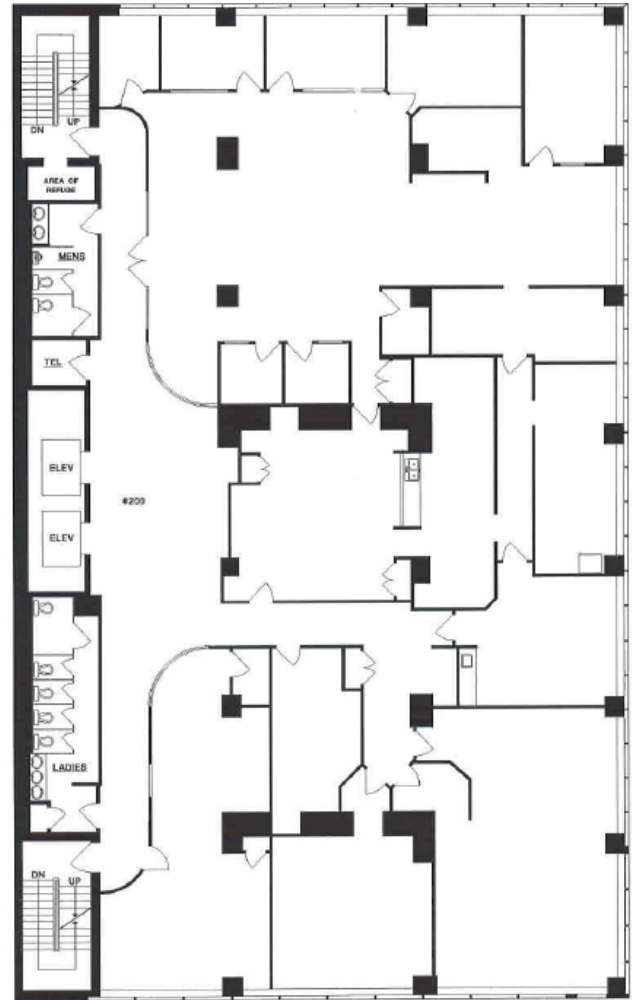
## SUBLEASE TERM

August 30, 2023

## AVAILABILITY

Available immediately

## FLOOR PLAN



## Roger Leggatt

Personal Real Estate Corporation

Executive Vice President

604 640 5882

roger.leggatt@cushwake.com

E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC 05/21 gh