



Office Space For Lease

990 Homer Street, Vancouver, B.C.

1,800 SF - 18,080 SF AVAILABLE

****ALL UNITS PRICED AT \$25.00 PSF - \$28.00 PSF****

Marcus & Millichap

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Availability

Unit	Size	Timing	Net Rent
Unit 201	5,246 SF	March 1, 2024	\$25.00 PSF
Unit 207	1,807 SF	Available Immediately	\$28.00 PSF
Unit 301*	8,134 SF	Available February 1, 2024	\$25.00 PSF
Unit 401*	8,139 SF	Available February 1, 2024	\$25.00 PSF

*Unit 301 & 401 are contiguous, connecting through an internal staircase.

**Can be leased together or separately.

***Flexible demising options for units 301 & 401.

****Furniture not included.

Additional Rent: \$24.81 PSF (2023 estimate)

Property Features



All floors serviced by 2 elevators



Corner situated building with windows on 3 sides



On site property management



Rear, common dock loading bay



Adjacent to the Yaletown Public Parking lot



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Unit 201 | 5,246 SF

Build out: Beautifully improved with a mix of open area and meeting rooms. Approximately 3 open working areas, one boardroom, 2-3 call rooms/meeting rooms, a kitchen/lunchroom, and a copy room.



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Unit 207 | 1,807 SF

Build out: Kitchenette, 2 meeting rooms, 2 offices, open area, server room, exposed ceiling, vinyl floors & operable windows.



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Unit 301 | 8,134 SF

Unit 401 | 8,139 SF

***Can be leased together or separately.**

Build out: Large kitchen and lunch room on each floor, with an internal staircase connecting 301 & 401. Large open areas with a mix of glass enclosed offices and boardrooms on each floor. Elevator exposure with inviting reception.



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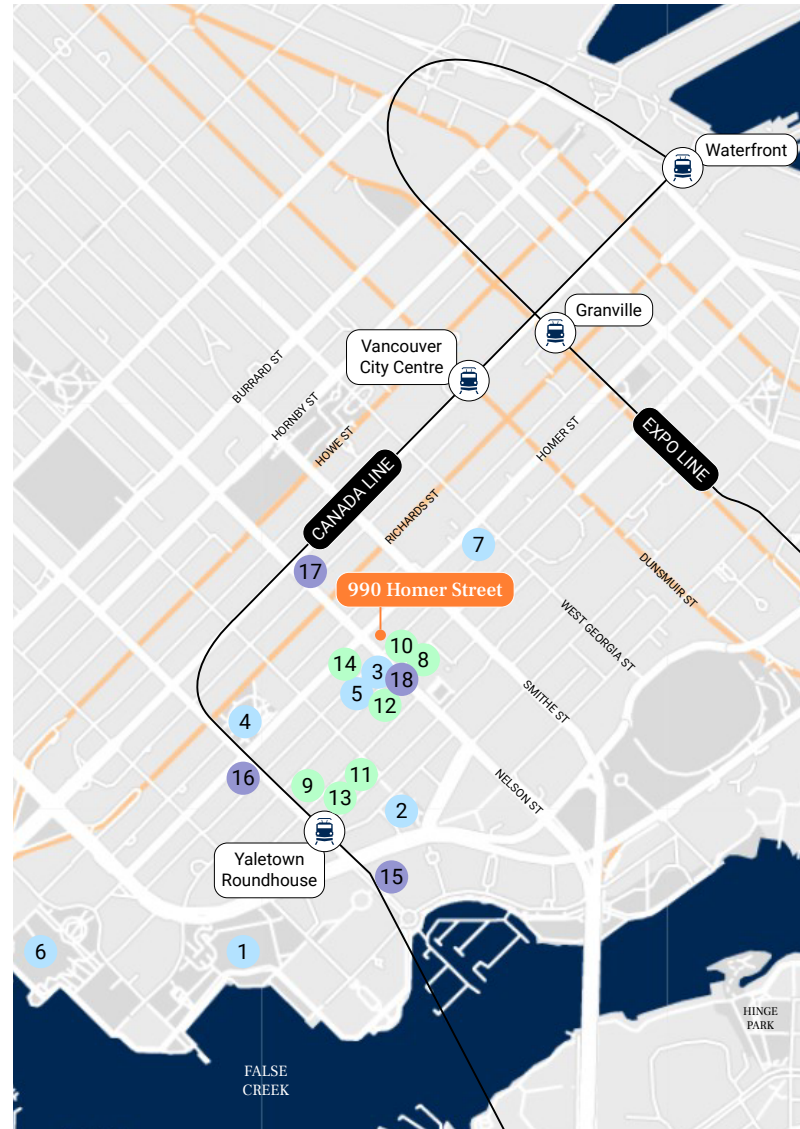
Location

Yaletown, the highly sought-after neighbourhood of Vancouver with its prime downtown location, surrounded by trendy restaurants, upscale boutiques, and thriving entertainment scene. The neighbourhood offers a mix of character office space, retail storefronts and residential builds, catering to a diverse range of industries.

The proximity to the False Creek waterfront adds to its appeal, providing businesses with easy access to Vancouver's highly regarded sea wall. Furthermore, the central location provides excellent connectivity to the rest of the city, making it convenient for employees, clients and customers to access. The neighbourhood is well-served by public transportation, including bus routes and the Yaletown Roundhouse Millennium Station.

Overall, Yaletown's commercial real estate market presents a compelling opportunity for businesses looking for a prime location in Vancouver. Its combination of urban amenities, waterfront access, and convenient connectivity makes it an attractive choice for companies across various industries.

	96	Walker's Paradise Daily errands do not require a car
	100	Rider's Paradise World-class public transportation
	85	Very Bikeable Biking is convenient for most trips



Health & Wellness

1. David Lam Park
2. YVR Cycle
3. Skoah Yaletown
4. Emery Barnes Park
5. Yoga Bar
6. Seawall
7. DIBFit Cycle

Restaurants

8. Earls Kitchen + Bar
9. Cactus Club Cafe
10. The Parlour
11. Yaletown Brew Pub
12. Blue Water Cafe
13. The Flying Pig
14. The Keg Steakhouse + Bar

Retail

15. Urban Fare
16. Choices Market
17. Nesters Food Market
18. Shoppers Drug Mart



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