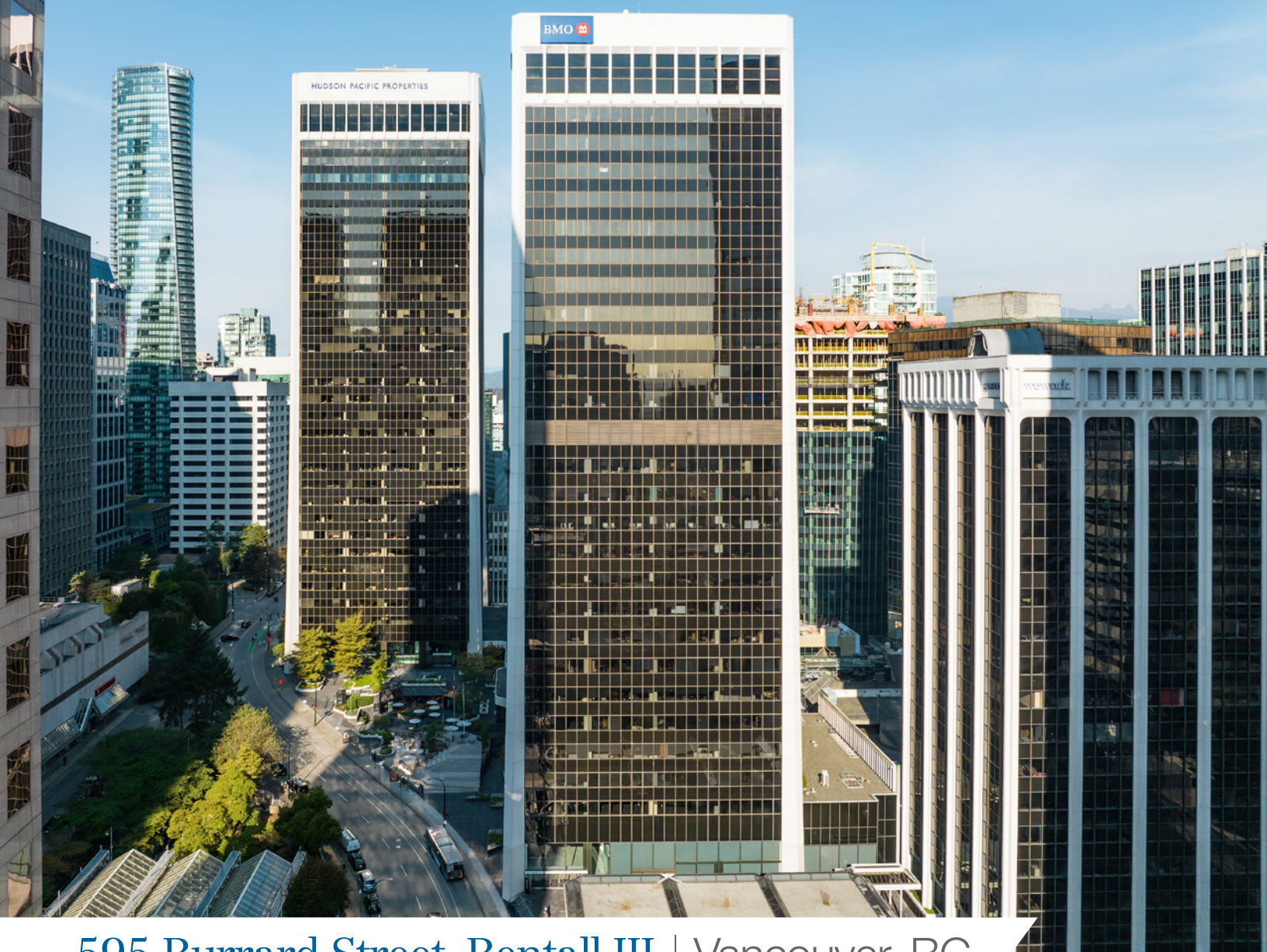


TROPHY PREMISES

FOR SUBLEASE

APPROXIMATELY
4,900 SF



595 Burrard Street, Bentall III | Vancouver, BC

Opportunity to quickly occupy sensationally improved, Southeast Corner Premises with world-class views in Vancouver's most distinguished office complex.

Mark Blancard
Vice President, Office Buildings
604 817 5160 | mblancard@naicommercial.ca

NAICommercial

1300-1075 W Georgia St, Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

595 Burrard St, Bentall III
Vancouver, BC



THE PREMISES

Level

28th Floor (SE Corner)

Rentable Area

Approximately 4,900 SF

Net Asking Rate

Contact Agent

Additional Rent

\$28.50/SF (2026 est.)

Sublease Expiry

to Dec 30, 2035

Furniture

Brand New & Included

Ownership

Professionally owned
and Managed by
Hudson Pacific
Properties

THE BUILDING

LOCATION: Bentall III is prominently located on the corner of Burrard and Dunsmuir Street, in the heart of Vancouver's Central Business District. The Building is immediately adjacent to the Burrard Street Skytrain Station, and is easily accessible by bus, bicycle or car.

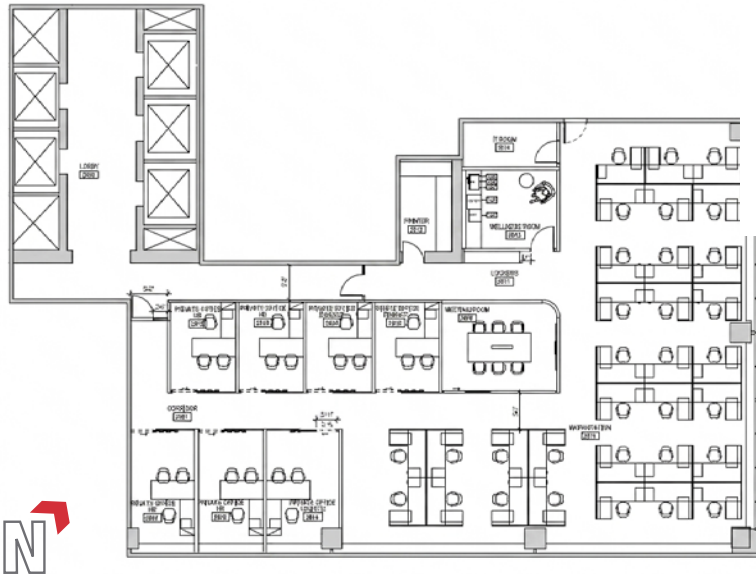
AMENITIES:

- ▶ Lively, retail concourse offering a multitude of shops and services;
- ▶ Renovated outdoor spaces for tenants and visitors, with a dog park;
- ▶ Two (2) conference facilities with shared kitchen and reception areas;
- ▶ 7,000 SF athletic centre with first class end of trip facilities;
- ▶ Bike storage, lockers, and car wash;
- ▶ On site restaurants including Funk Coffee Bar, Joey's, and Central; and
- ▶ On-site property manager and security.

At the intersection of work, play, and life, the Bentall Centre is where commerce and culture connect. Be part of the Bentall Centre campus, and enjoy abundant private and public amenities along with a robust slate of programs and events.



FLOOR PLAN & SUITE DETAILS



**Furniture plan may not be exactly as shown*

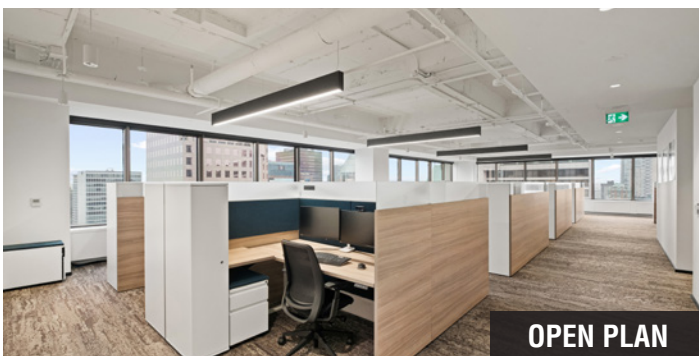
- ▶ Elevator exposure.
- ▶ 3 south facing offices.
- ▶ 4 internal offices.
- ▶ 1 meeting room.
- ▶ Kitchen.
- ▶ Printer area.
- ▶ IT room.
- ▶ 32 workstations.
- ▶ South & East views.



ELEVATOR EXPOSURE



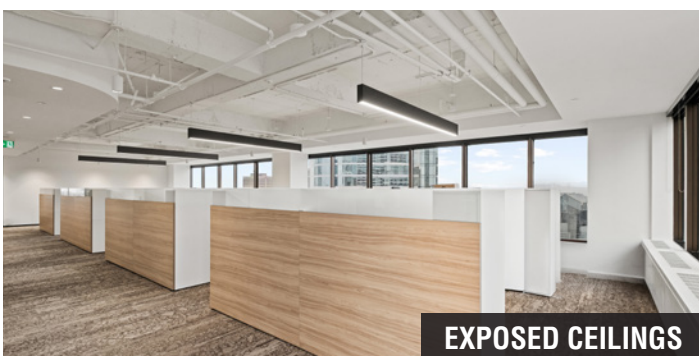
GLASS PARTITIONS



OPEN PLAN



MEETING ROOM



EXPOSED CEILINGS



SOUTH VIEW

BENTALL CENTRE COMPLEX



7,000 SF FITNESS FACILITY



CONFERENCE FACILITIES



BIKE STORAGE



BARK PARK



DUNSMUIR PARK



BREEZEWAY



**595
BURRARD ST**

DUNSMUIR ST

W PENDER ST



99



**WALKER'S
PARADISE**

100



**RIDER'S
PARADISE**

BURRARD ST

WITHIN WALKING DISTANCE		
JOEY	Mink Chocolate Café	Equinox
Cactus Club Cafe	Deville Coffee	YWCA
Mott 32	Trees Coffee & Cheesecake	Vancouver Convention Centre
Tacofino	Nemesis Coffee	Vancouver Art Gallery
Joe Fortes	Alouette Bistro	Canada Place
Black + Blue	Burgoo	Shangri-La Hotel
Miku	Hy's Steakhouse	The Fairmont Pacific Rim Hotel
Nightingale	Coast Restaurant	Hyatt Hotel
Bread x Butter Cafe	Earls Kitchen + Bar	Hotel Vancouver
Faubourg	Hawksworth Restaurant	Canada Place

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