

FOR LEASE | LIBRARY SQUARE  
345 ROBSON ST



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[real.estate@vancouver.ca](mailto:real.estate@vancouver.ca)

January 20, 2023

# FOR LEASE | LIBRARY SQUARE 345 ROBSON ST

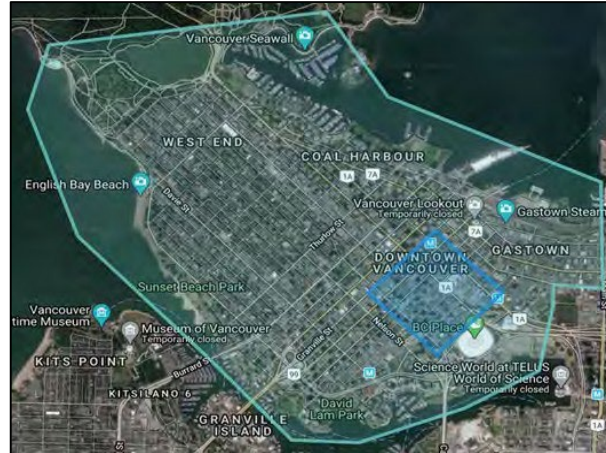


## LOCATION

The Library Square Retail Spaces are centrally located in downtown Vancouver's renowned Library Square building. Vancouver's "Crosstown" neighbourhood is poised for significant growth due to major mixed-use developments anticipated to be completed within the next 5 years.

Library Square is conveniently located with nearby theatres, arenas, shopping and office buildings. The building's public amenity features include a large atrium space with glass roof and windows, two outdoor public plazas and a rooftop patio.

Nearby major transit routes includes buses, skytrain, Robson Street and Georgia Street and bike routes along Dunsmuir Street.



E. & O. E. The information contained herein was obtained from sources deemed reliable, and while thought to be correct, it is not guaranteed by the City of Vancouver and is subject to change without notice. All information should be carefully verified. All measurements quoted herein are approximate.

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## RETAIL SPACES

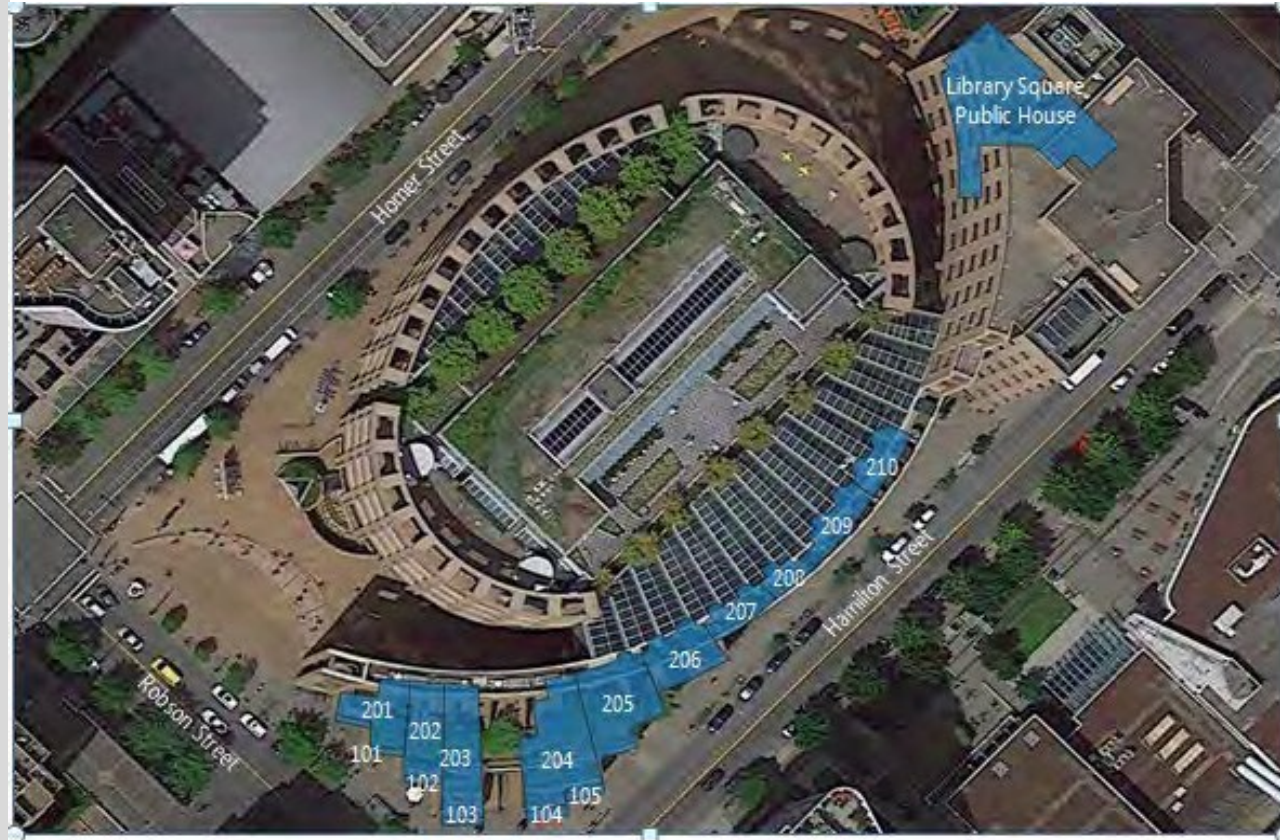
The Library Square Retail Spaces are located at Library Square on Level 1 (Street Level) on Hamilton Street and Robson Street, and on Level 2 (Library level), both inside the atrium lobby and on the exterior.

## AVAILABLE UNITS

Unit 205      Interior Atrium Level 2

## ZONING

CD 1 (289)



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## BUILDING FEATURES

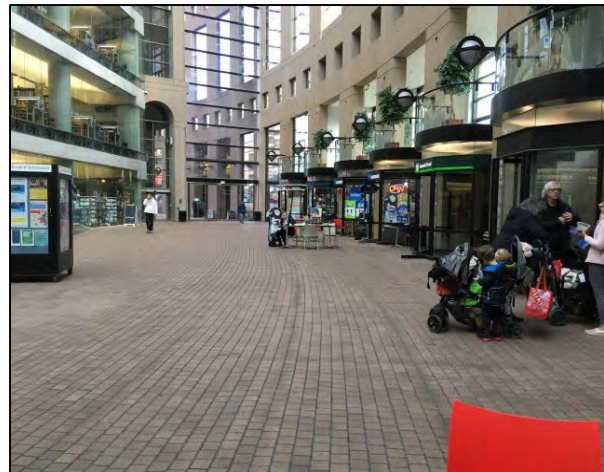
- Vancouver Main Library
- Ample natural light, atrium, outdoor plaza
- Underground parkade parking for visitors,
- Loading bay

## UNIT SIZES

UNIT	SIZE	ASKING TOTAL RENT
Unit 205	1,533 SF	inquire

## LEASE RATES

Rent inclusive of property taxes and common area operating costs. Tenant responsible for own outgoings, unit repairs and utilities. Op costs/taxes approximately \$23 psf.

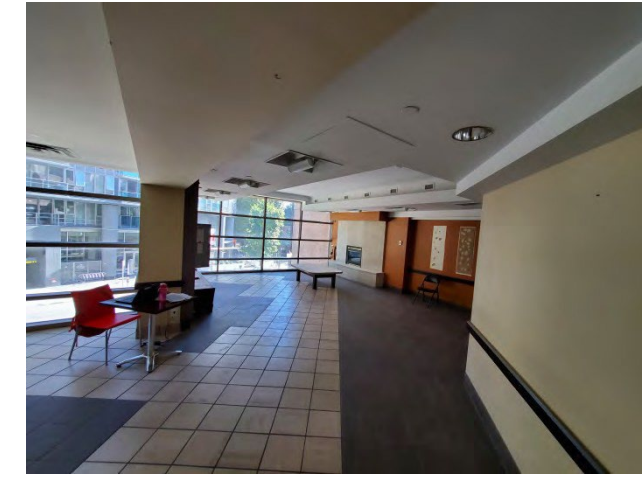
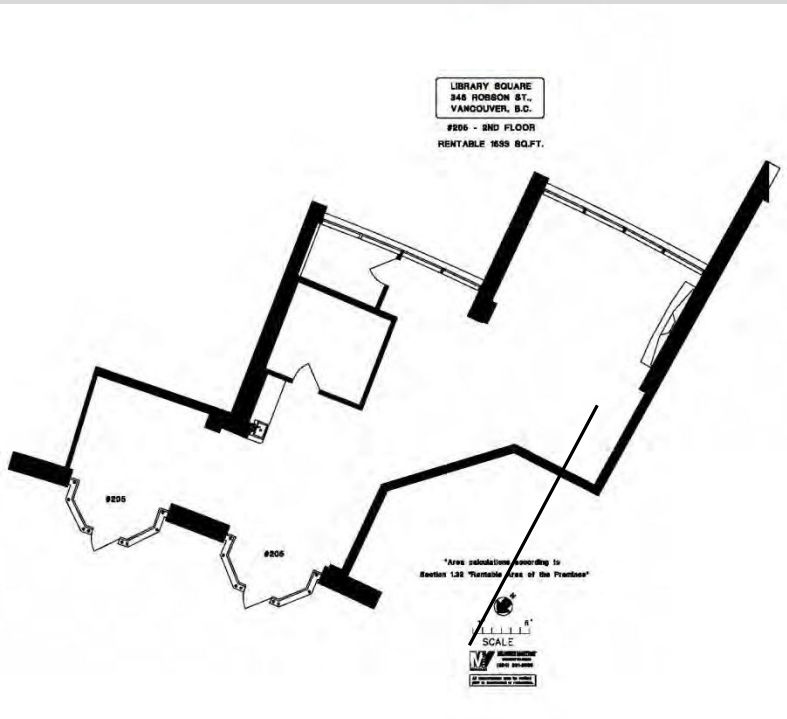


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## RETAIL UNIT #205

1,533 sq ft Rentable Area  
Available Immediately  
Located on Library Atrium  
Previously Blenz Coffee  
Public Washrooms available

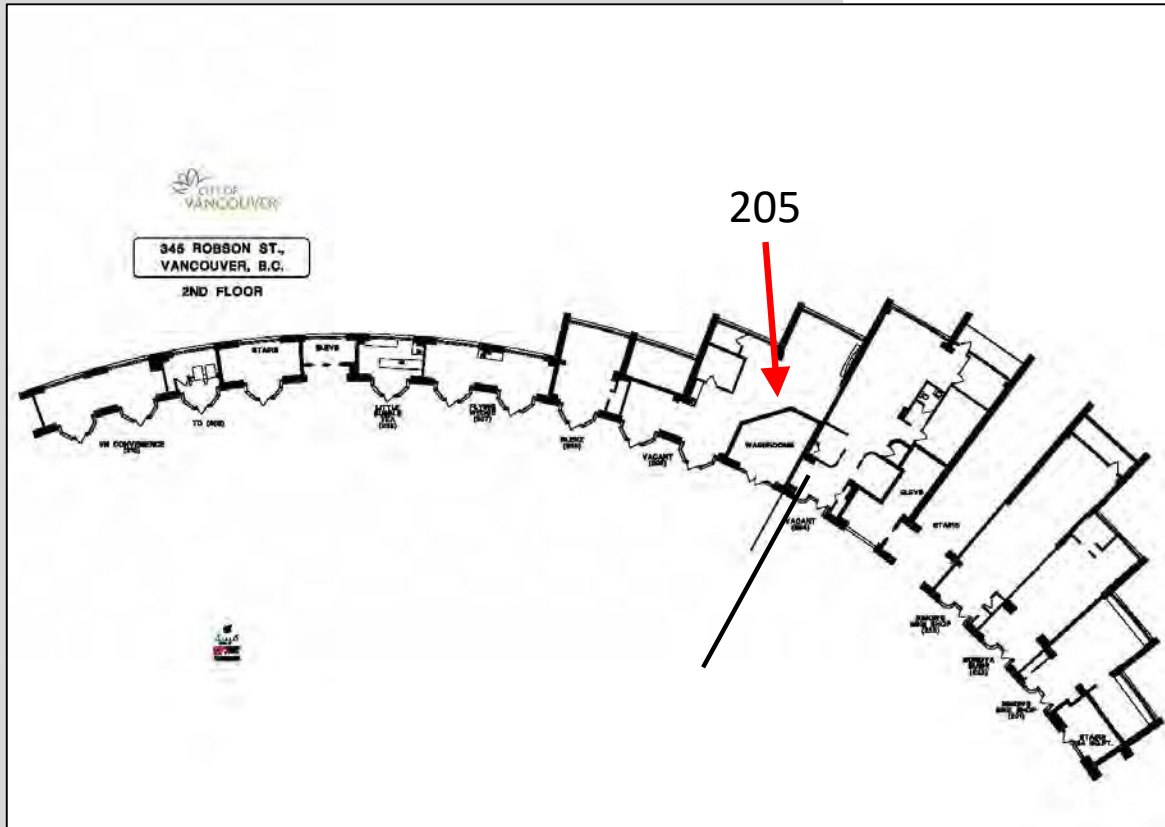


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## RETAIL SPACE FLOOR PLANS



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