

TROPHY PREMISES

FOR SUBLEASE

APPROXIMATELY
4,400 SF



595 Burrard Street, Bentall III | Vancouver, BC

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

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595 Burrard St, Bentall III
Vancouver, BC

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THE PREMISES

Level

28th Floor (NW Corner)

Rentable Area

Approximately 4,400 SF

Net Asking Rate

Contact Agent

Additional Rent

\$28.50/SF (2026 est.)

Sublease Expiry

Flexible - Contact Agent

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.

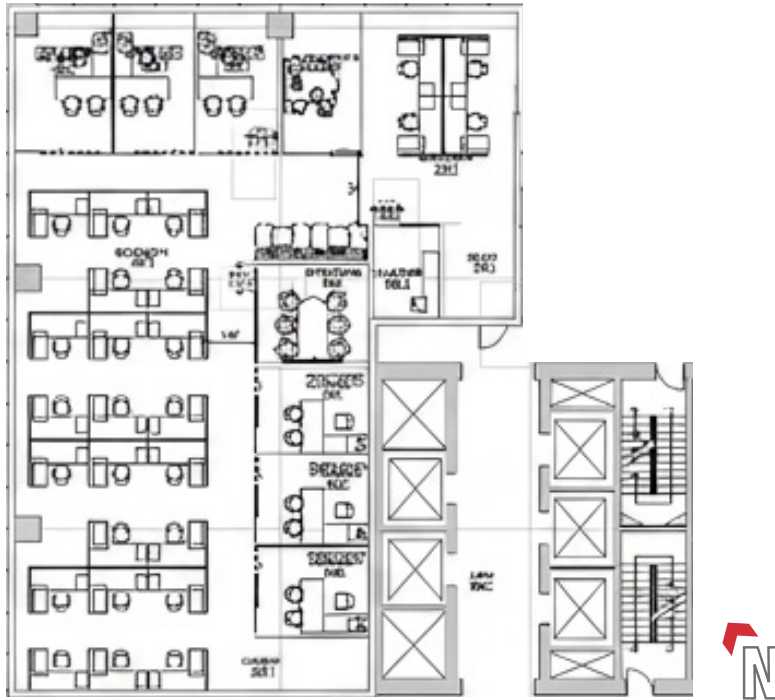
AMENITIES:

- ▶ 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



- ▶ Elevator exposure.
- ▶ 3 north facing offices.
- ▶ 3 internal offices.
- ▶ 2 meeting rooms.
- ▶ 1 focus room.
- ▶ Printer area.
- ▶ Soft seating area.
- ▶ 26 workstations.
- ▶ North & West views.

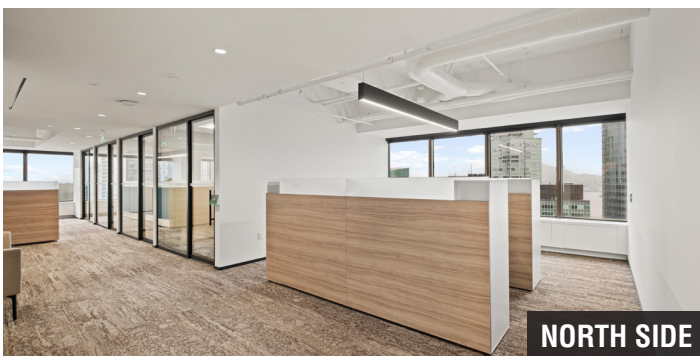
**Furniture plan may not be exactly as shown*



ELEVATOR EXPOSURE



GLASS PARTITIONS



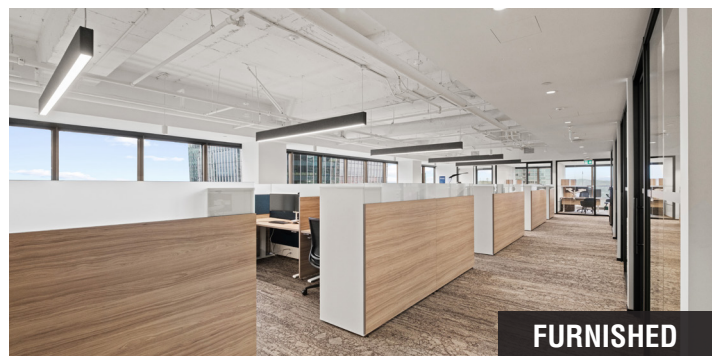
NORTH SIDE



NORTHWEST CORNER OFFICE



SOFT SEATING



FURNISHED

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



**WALKER'S
PARADISE**



**RIDER'S
PARADISE**

BURRARD ST

WITHIN WALKING DISTANCE

- JOEY
- Cactus Club Cafe
- Mott 32
- Tacofino
- Joe Fortes
- Black + Blue
- Miku
- Nightingale
- Bread x Butter Cafe
- Faubourg

- Mink Chocolate Café
- Deville Coffee
- Trees Coffee & Cheesecake
- Nemesis Coffee
- Alouette Bistro
- Burgoo
- Hy's Steakhouse
- Coast Restaurant
- Earls Kitchen + Bar
- Hawksworth Restaurant

- Equinox
- YWCA
- Vancouver Convention Centre
- Vancouver Art Gallery
- Canada Place
- Shangri-La Hotel
- The Fairmont Pacific Rim Hotel
- Hyatt Hotel
- Hotel Vancouver
- Canada Place

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