

An aerial photograph of the Bentall Centre rooftop garden and courtyard at dusk. The image shows multiple levels of greenery, including trees, shrubs, and grassy areas. A large sign on one of the upper levels reads "CREATE INSPIRE". The courtyard below features wooden decking, outdoor seating with green chairs, and string lights. The building's glass facade is visible in the background, reflecting the city lights.

the shops

AT BENTALL CENTRE

**Where culture and
commerce connect.**

Retail For Lease

Street-front & Concourse Opportunities
Towers 1 - 4



Celebrating Vancouver's vibrant hub at Bentall Centre.

Located in Vancouver's dynamic central business district, and offering 1.5 million square feet of offices, shopping and amenities, Bentall Centre is the natural habitat of a long list of leading North American companies and the stomping grounds for their 7,000 employees. Its four iconic towers and bustling retail concourse sit at the heart of the city – and in the hearts of the many locals and visitors who have worked, played and wandered through its storied history.



Opportunity lives, works and shops here

99

WALK SCORE
Walker's Paradise

100

TRANSIT SCORE
Rider's Paradise

84

BIKE SCORE
Very Bikeable



DAYTIME
POPULATION

5 MINUTE
WALK

49,343

10 MINUTE
WALK

107,065

15 MINUTE
WALK

180,337



HOUSEHOLD
INCOME (2024)

\$165,529

\$124,459

\$116,353

STANLEY PARK

COAL
HARBOUR

SEABUS

BURRARD
INLET

BENTALL
CENTRE

GASTOWN

CHINATOWN

YALETOWN

Nearby retail and more

- | | |
|---------------------------------------|--|
| ① Nightingale | ⑩ The Fairmont Pacific Rim Hotel |
| ② Meat & Bread | ⑪ Equinox |
| ③ Tacofino | ⑫ YWCA |
| ④ Cactus Club | ⑬ Vancouver Convention Centre |
| ⑤ Aburi Market | ⑭ Burrard Station |
| ⑥ Tractor | ⑮ Granville Station |
| ⑦ Joe Fortes | ⑯ Waterfront Station (Seabus) |
| ⑧ Miku | ⑰ Canada Place Cruise Ship Terminal |
| ⑨ Hyatt Vancouver
Downtown Alberni | ⑱ Vancouver Harbour Flight Centre
Seaplane Terminal |

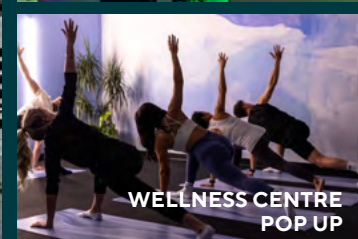
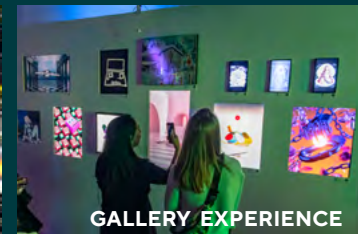
Major Retail Street

Your neighbors at Bentall Centre

- | | |
|-----------------------|---------------|
| Starbucks | TD Ameritrade |
| Pharmasave | Axis |
| Bentall Dental Centre | Osler |
| Prado Cafe | Boughton Law |
| BMO | WeWork |
| Wesgroup | Lundin Energy |
| Anthem | Tipalti |
| Cisco | SHAPE |
| Joey Restaurant | CIBC |

Robust programming and events calendar drives foot traffic

Hudson Pacific Properties has re-imagined life at Bentall Centre, including updated outdoor plazas, public art and murals, site wide music, and a host of community events.



Possession: Immediately
Zoning: Downtown District
Asking Rent: Contact Listing Agents

BX1 - Tower One
Retail: \$28.50 PSF*
Food Court: \$80.14 PSF*

BX2 - Tower Two
\$30.80 PSF*

BX3 - Tower Three
\$28.01 PSF*

BX4 - Tower Four
\$27.40 PSF*

BX1 - Tower One

Availabilities: 325 SF - 876 SF
Additional Rent: Retail: \$28.50 PSF*
Food Court: \$80.14 PSF*

BX2 - Tower Two

Availabilities: 286 SF - 1,250 SF
Additional Rent: \$30.80 PSF*

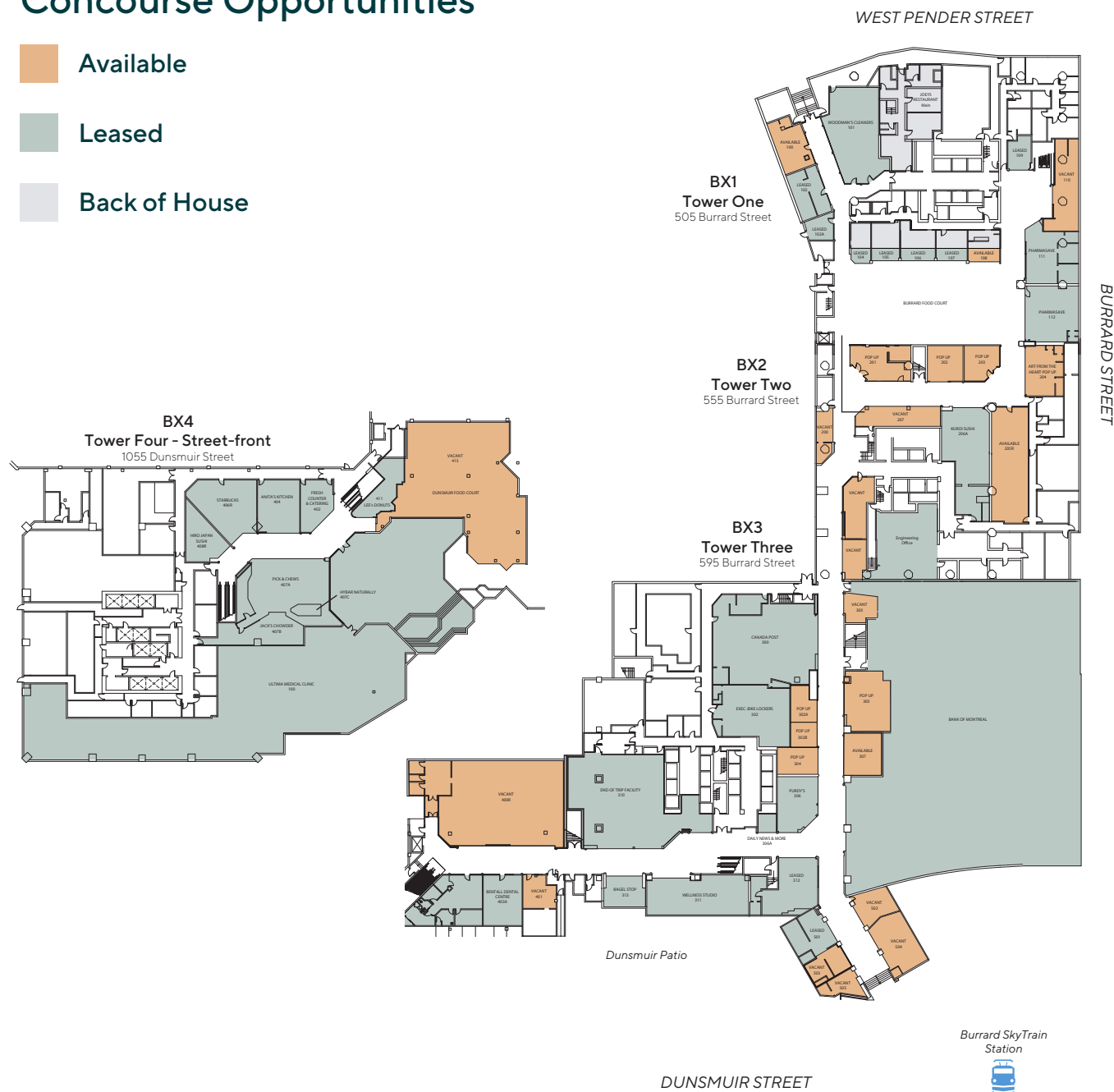
BX3 - Tower Three

Availabilities: 176 SF - 3,907 SF
Additional Rent: \$28.01 PSF*

BX4 - Tower Four

Availabilities: 4,376 SF
Additional Rent: \$27.40 PSF*

SITE PLAN Concourse Opportunities



*Additional rent is approximate and subject to change.

BX1 - Tower One Burrard Food Court

Prime opportunity to lease a white box quick service restaurant space in the newly renovated Burrard Food Court, located in Shops of Bentall Centre concourse below BX1 Tower One.

Salient Details

Municipal Address: 505 Burrard Street
Vancouver, B.C.

Available Area: 325 SF*

Net Rent: Contact Listing Agents

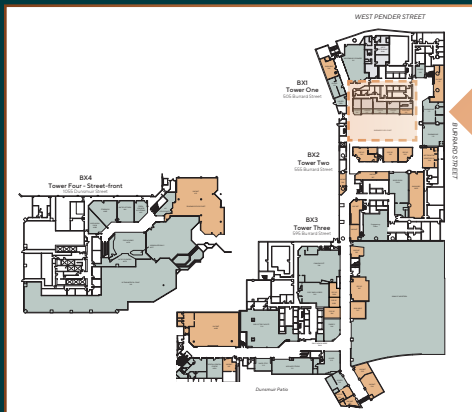
Additional Rent: \$80.14 PSF (2024 est.)**

Available: Immediately

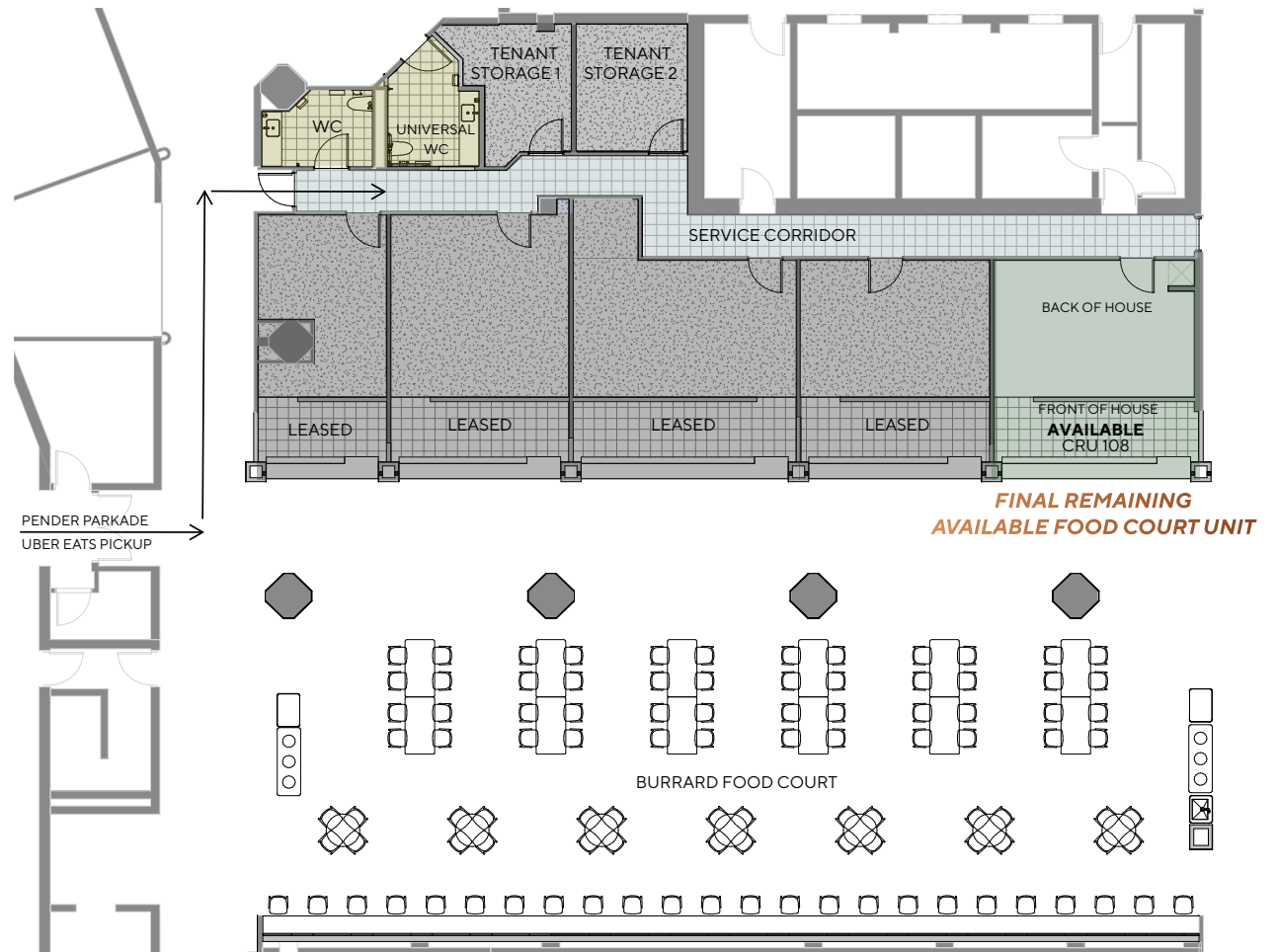
Delivery Condition: White Box

Parking Stalls: 1,000

Foot Traffic Counts: Approximately 13,000 per day (average)



CONCOURSE FOOD COURT OPPORTUNITY



Renderings are conceptual and subject to change

*Additional rent is approximate and subject to change
**Approximate and subject to change from time to time

Learn More at BentallCentre.com

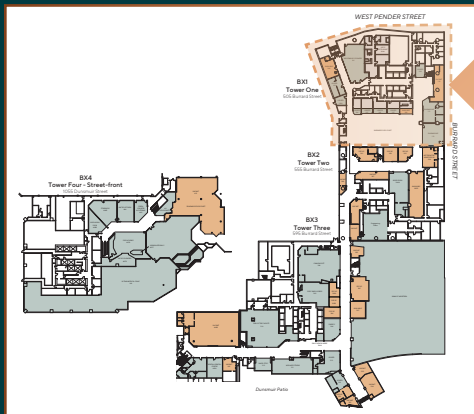
BX1 - Tower One

505 Burrard Street

Unit 100: 519 SF
 Unit 108: 325 SF*
 Unit 110: 876 SF

*Restaurant venting available.

Additional Retail: \$28.50 PSF**
 Rent: Food Court: \$80.14 PSF**



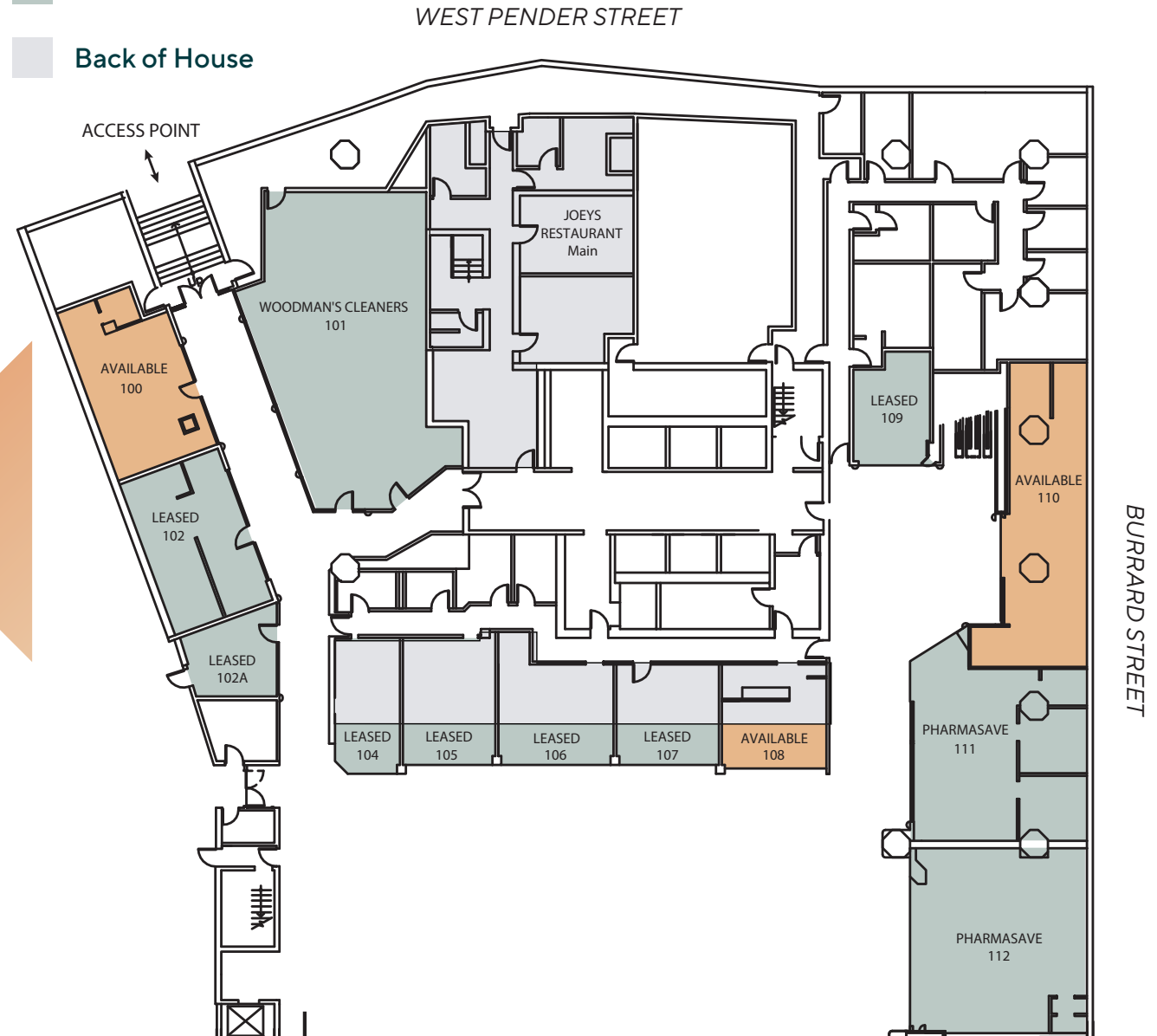
**260,000 SF of office above,
 spread over 22 floors.**

Prominent tenants include:



Concourse Opportunities

- Available
- Leased
- Back of House

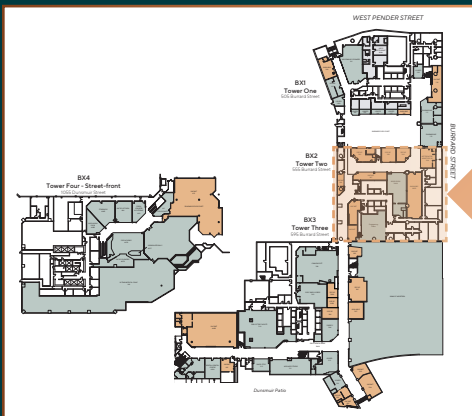


**Additional rent is approximate and subject to change

BX2 - Tower Two

555 Burrard Street

Unit 200:	338 SF
Unit 201:	661 SF
Unit 202:	403 SF
Unit 203:	372 SF
Unit 204:	617 SF
Unit 205R:	1,250 SF
Unit 207:	571 SF
Unit 209:	501 SF
Unit 210R:	286 SF
Additional Rent:	\$30.80 PSF*

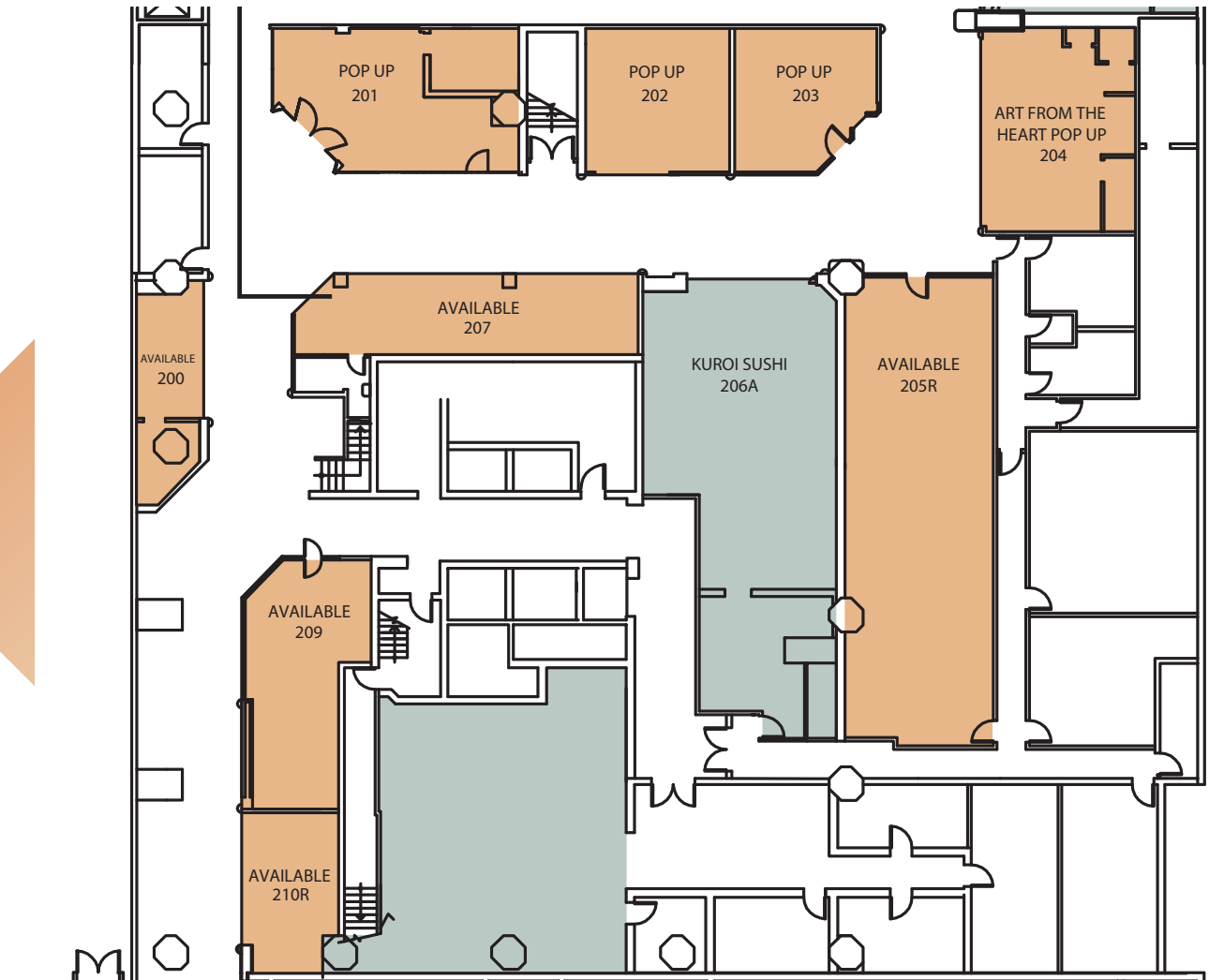


**175,000 SF of office above,
spread over 18 floors.**

Prominent tenants include:

wework **AXIS**

Concourse Opportunities



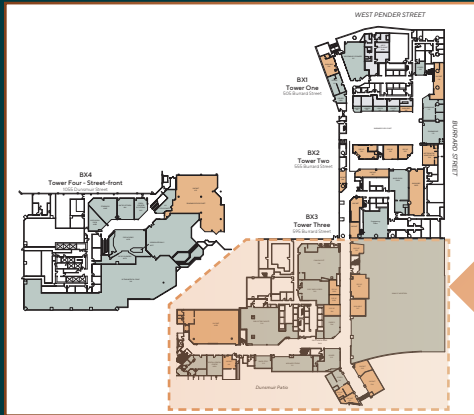
*Additional rent is approximate and subject to change

BX3 - Tower Three

595 Burrard Street

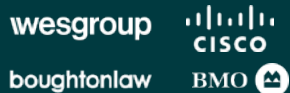
Unit 302A:	231 SF
Unit 302B:	176 SF
Unit 303:	299 SF
Unit 304:	346 SF
Unit 305:	909 SF
Unit 307:	531 SF
Unit 400R:	3,907 SF
Unit 401:	663 SF
Unit 502:	410 SF
Unit 503:	381 SF
Unit 504:	730 SF
Unit 505:	258 SF

Additional
Rent: \$28.01 PSF*



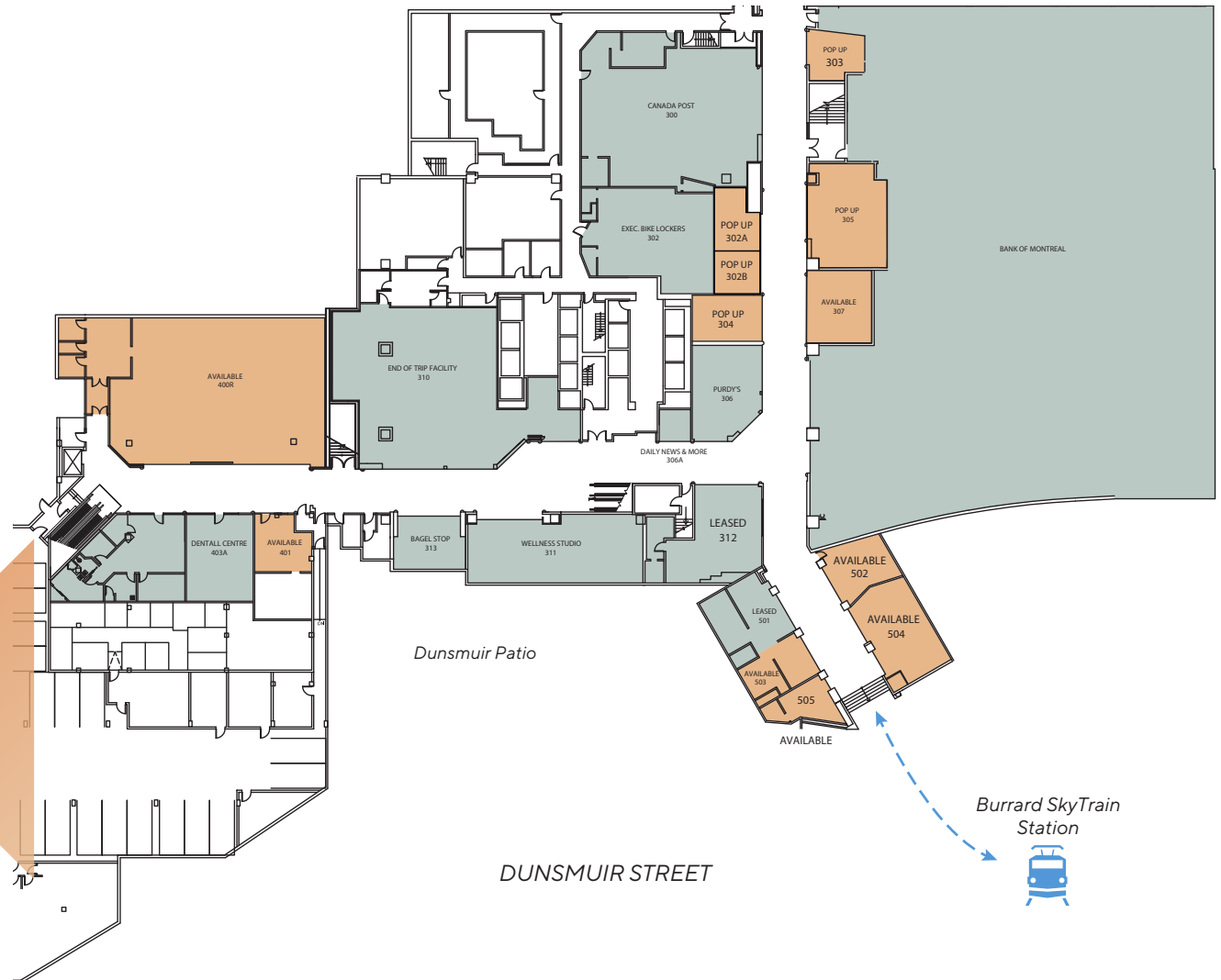
**475,000 SF of office above,
spread over 32 floors.**

Prominent tenants include:



*Additional rent is approximate and subject to change

Concourse Opportunities

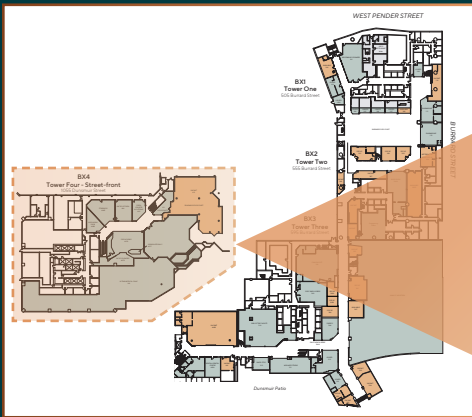


Learn More at **BentallCentre.com**

BX4 - Tower Four

Building B
1055 Dunsmuir Street

Unit 413: 4,376 SF
Additional
Rent: \$27.40 PSF*

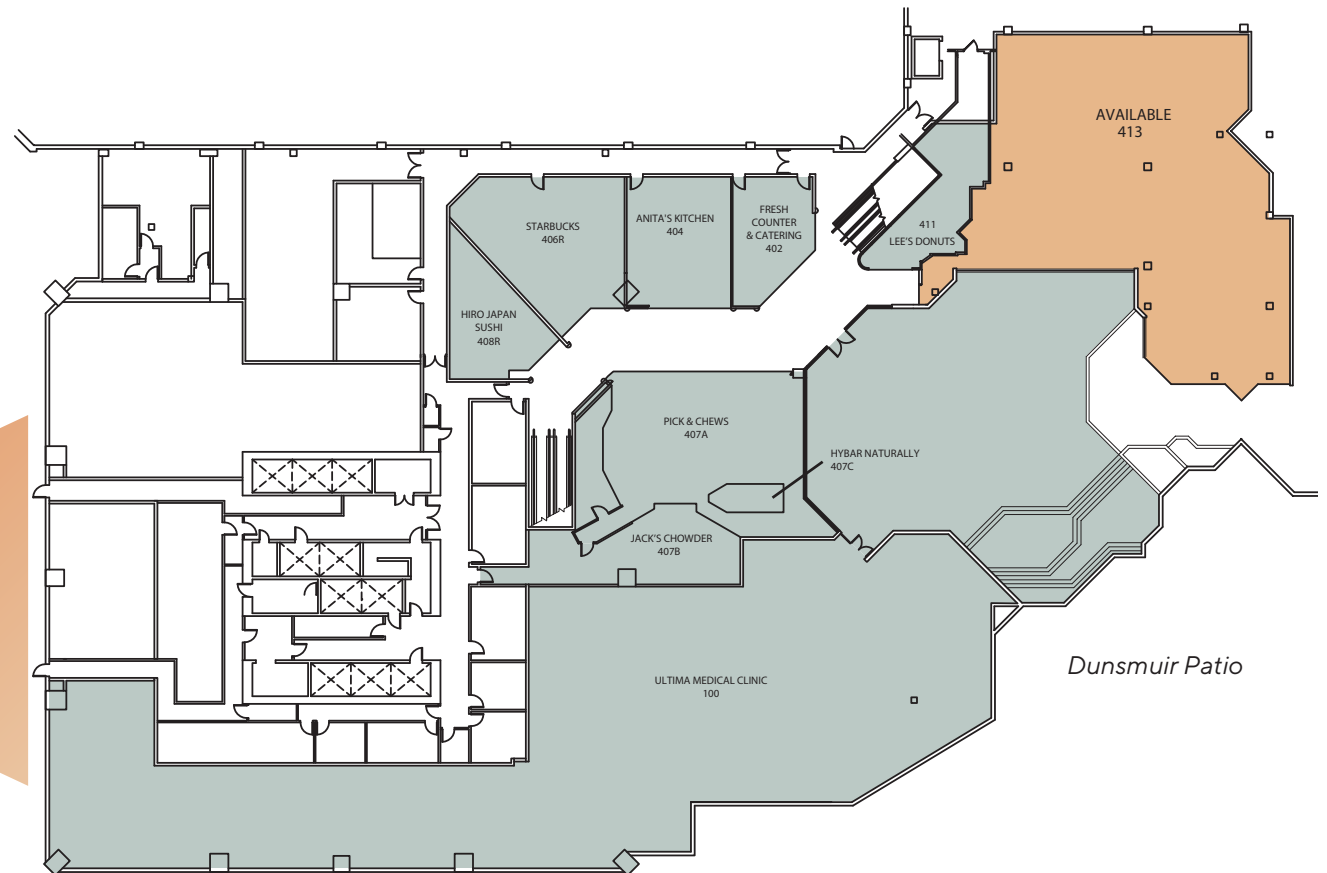


**550,000 SF of office above,
spread over 35 floors.**

Prominent tenants include:



Concourse Opportunities



*Additional rent is approximate and subject to change

BX3 - Tower Three

595 Burrard Street

**Total Leasable Area
Available: 15,918 SF**

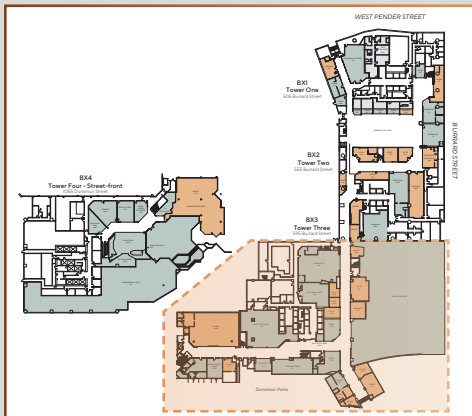
Demising Options:

Leasable Area A: 11,454 SF

- Large Restaurant
- Bar (East)
- Kitchen (Annex)
- Patio (East)

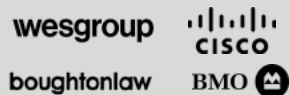
Leasable Area B: 4,464 SF

- Small Restaurant
- Patio (West)

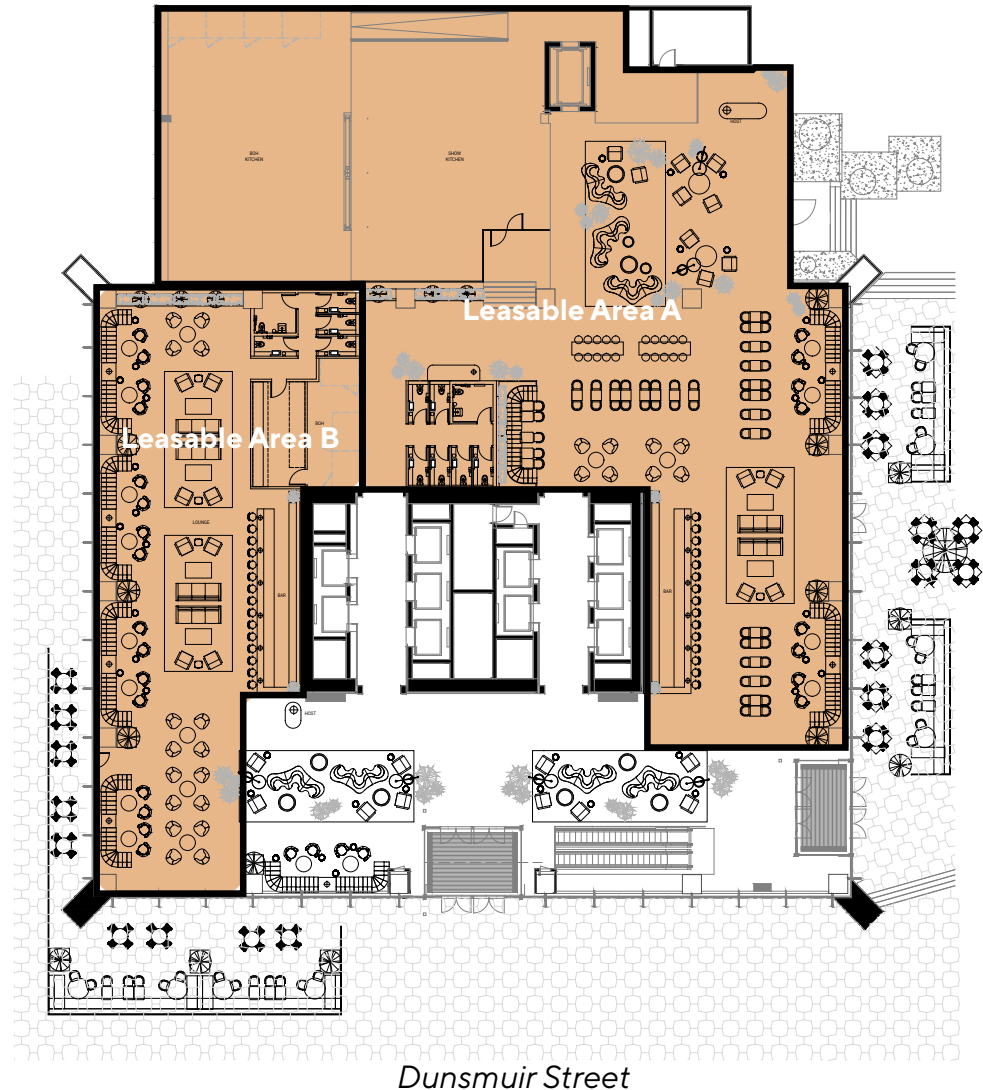


**475,000 SF of office above,
spread over 32 floors.**

Prominent tenants include:



Ground Floor Opportunities



References to square footage and configuration are approximate and subject to change

Learn More at [BentallCentre.com](https://www.BentallCentre.com)



bentall centre

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PROPERTY MANAGEMENT AND LEASING BY
HUDSON CANADA MANAGEMENT ULC

Additional rent is approximate and subject to change

