



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



DAYTIME
POPULATION

5 MINUTE
WALK

49,343

10 MINUTE
WALK

107,065

15 MINUTE
WALK

180,337



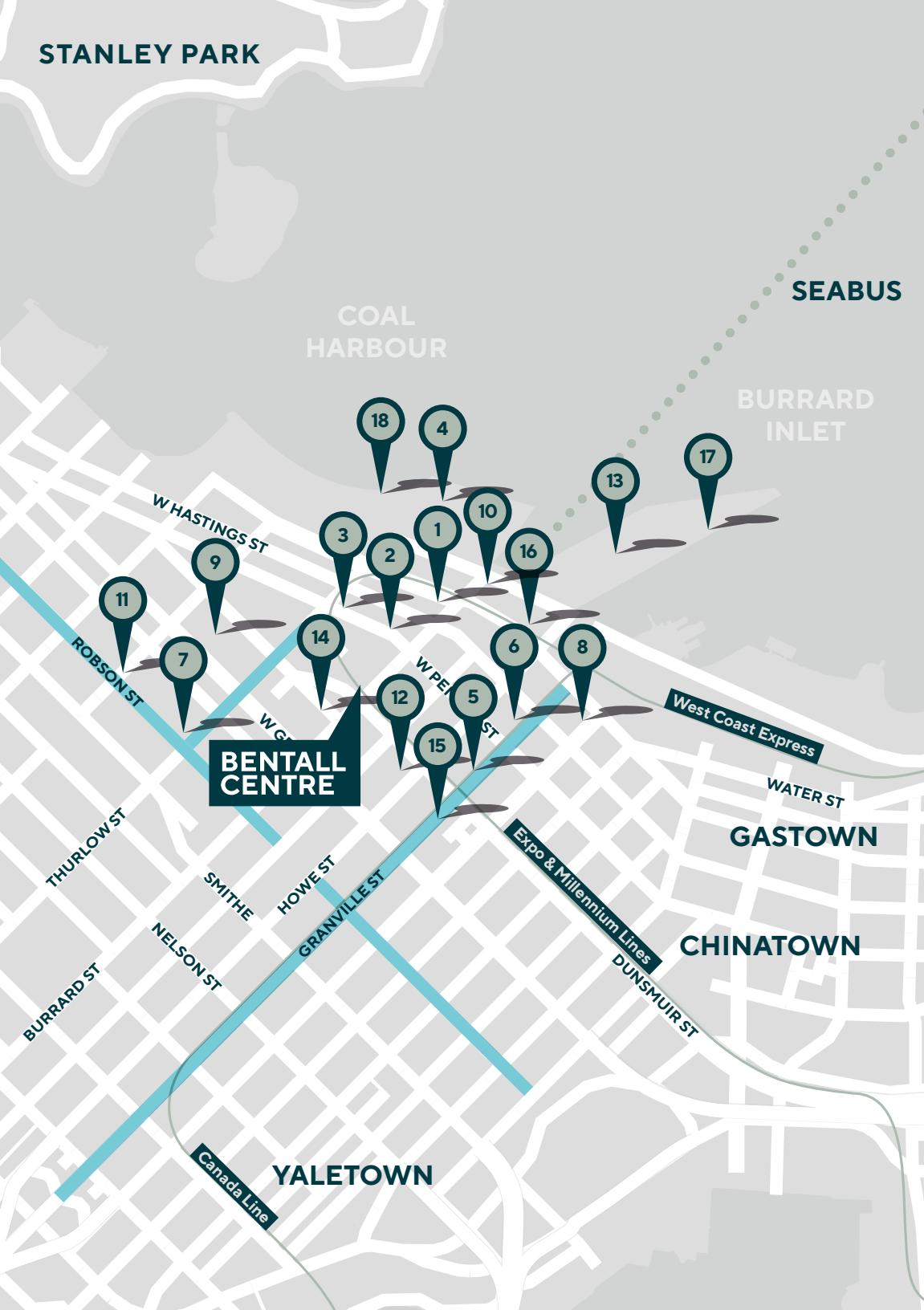
HOUSEHOLD
INCOME (2024)

\$165,529

84

BIKE SCORE
Very Bikeable

STANLEY PARK



Nearby retail and more

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

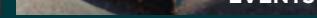
— Major Retail Street

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:	<u>Downtown District</u>
Asking Rent:	Contact Listing Agents
Additional Rent:	<p><u>BX1 - Tower One</u> Retail: \$28.50 PSF* Food Court: \$80.14 PSF*</p> <p><u>BX2 - Tower Two</u> \$30.80 PSF*</p> <p><u>BX3 - Tower Three</u> \$28.01 PSF*</p> <p><u>BX4 - Tower Four</u> \$27.40 PSF*</p>

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*

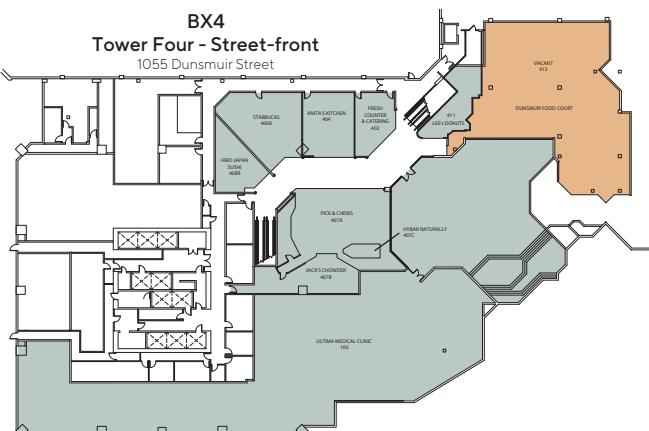
SITE PLAN

Concourse Opportunities

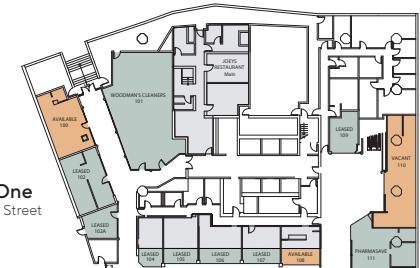
 **Available**

 **Leased**

 **Back of House**

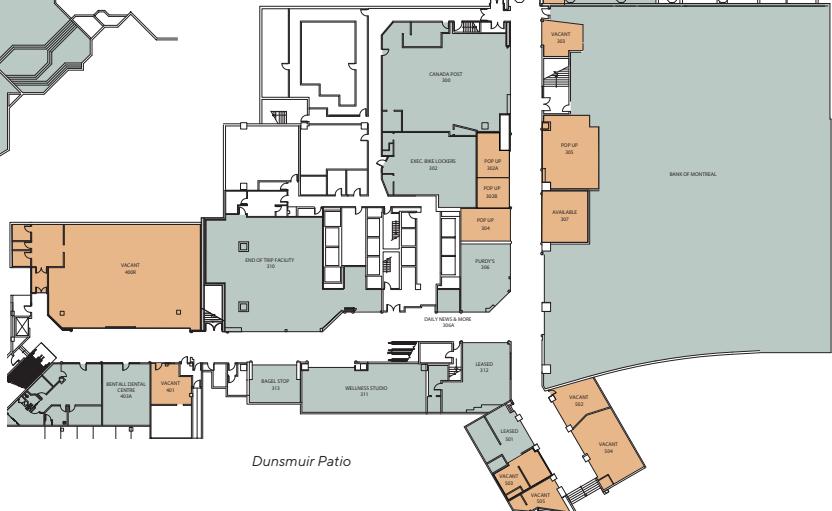


WEST PENDER STREET



BX2
Tower Two
555 Burrard Street

BX3
Tower Three
595 Burrard Street



DUNSMUIR STREET



*Additional rent is approximate and subject to change.

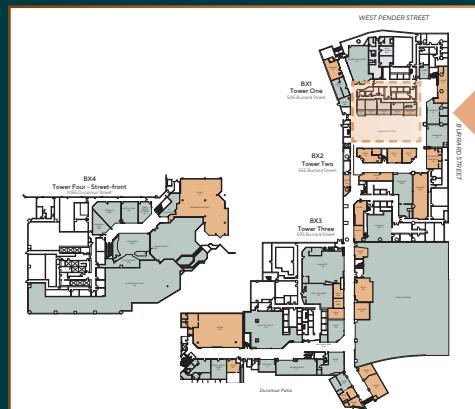
BX1 - Tower One

Burrard Food Court

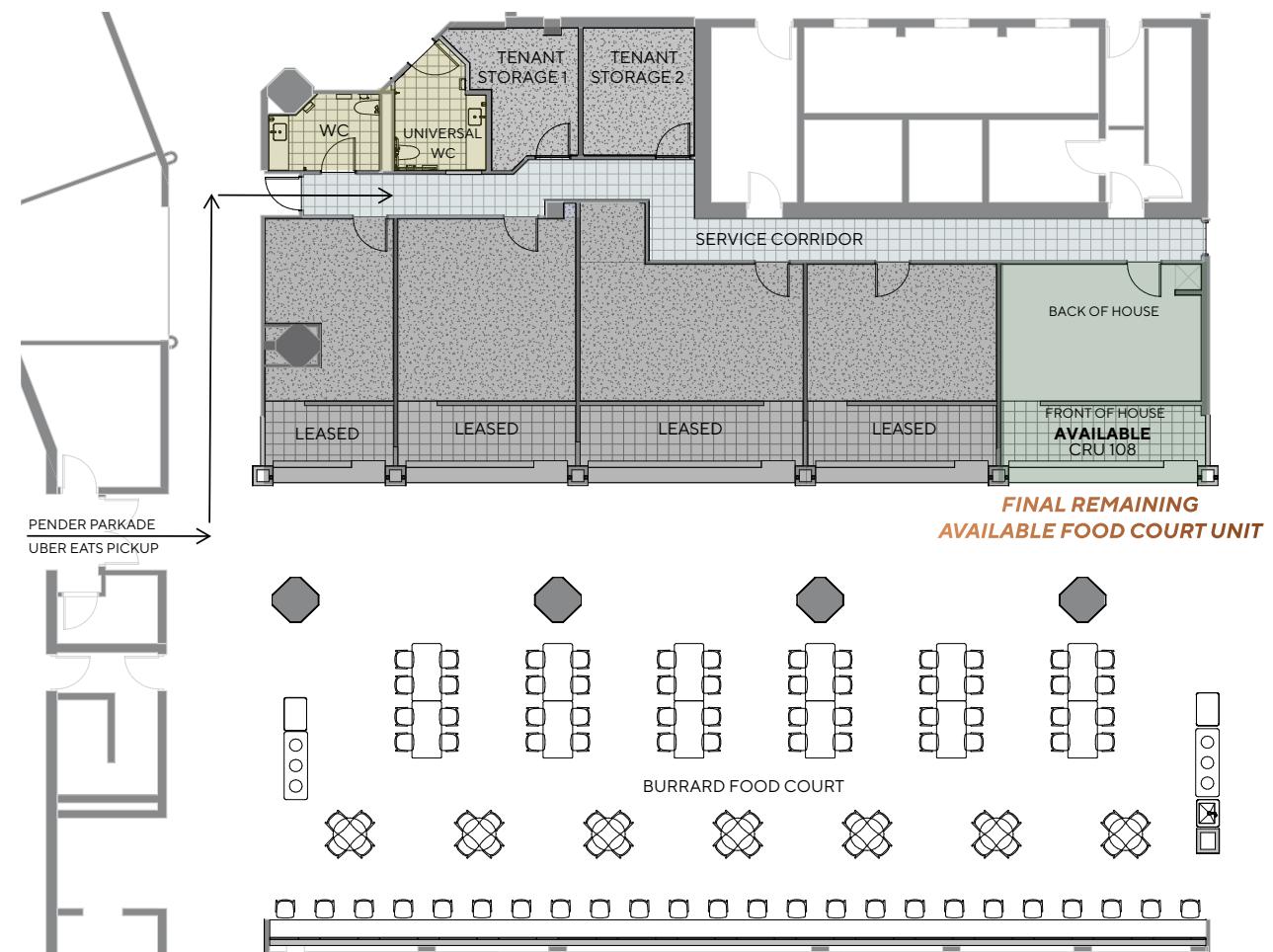
Prime opportunity to lease a white box quick service restaurant space in the newly renovated Burrard Food Court, located in Shops of Bentall Centre concourse below BX1 Tower One.

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

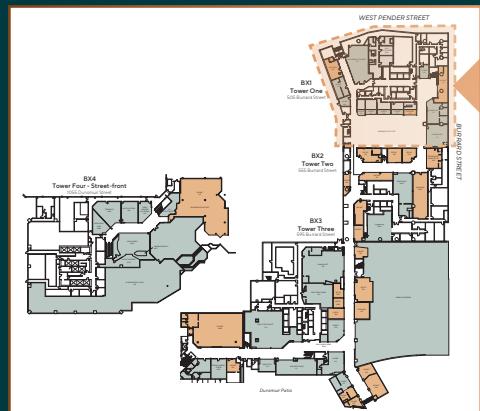
Unit 100: 519 SF

Unit 108: 325 SF*

Unit 110: 876 SF

*Restaurant venting available.

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



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

Prominent tenants include:

O HUB

tipalti

SHAPE

**JOEY
RESTAURANTS**

Concourse Opportunities

Available

Leased

Back of House



**Additional rent is approximate and subject to change

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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

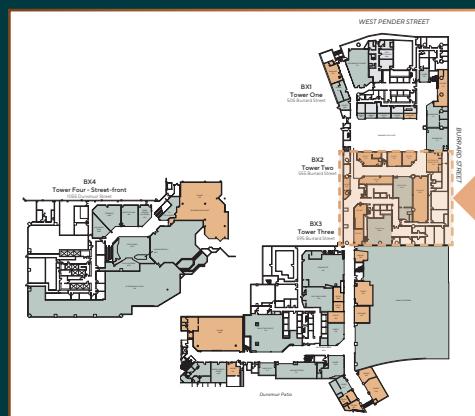
Unit 205R: 1,250 SF

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.**

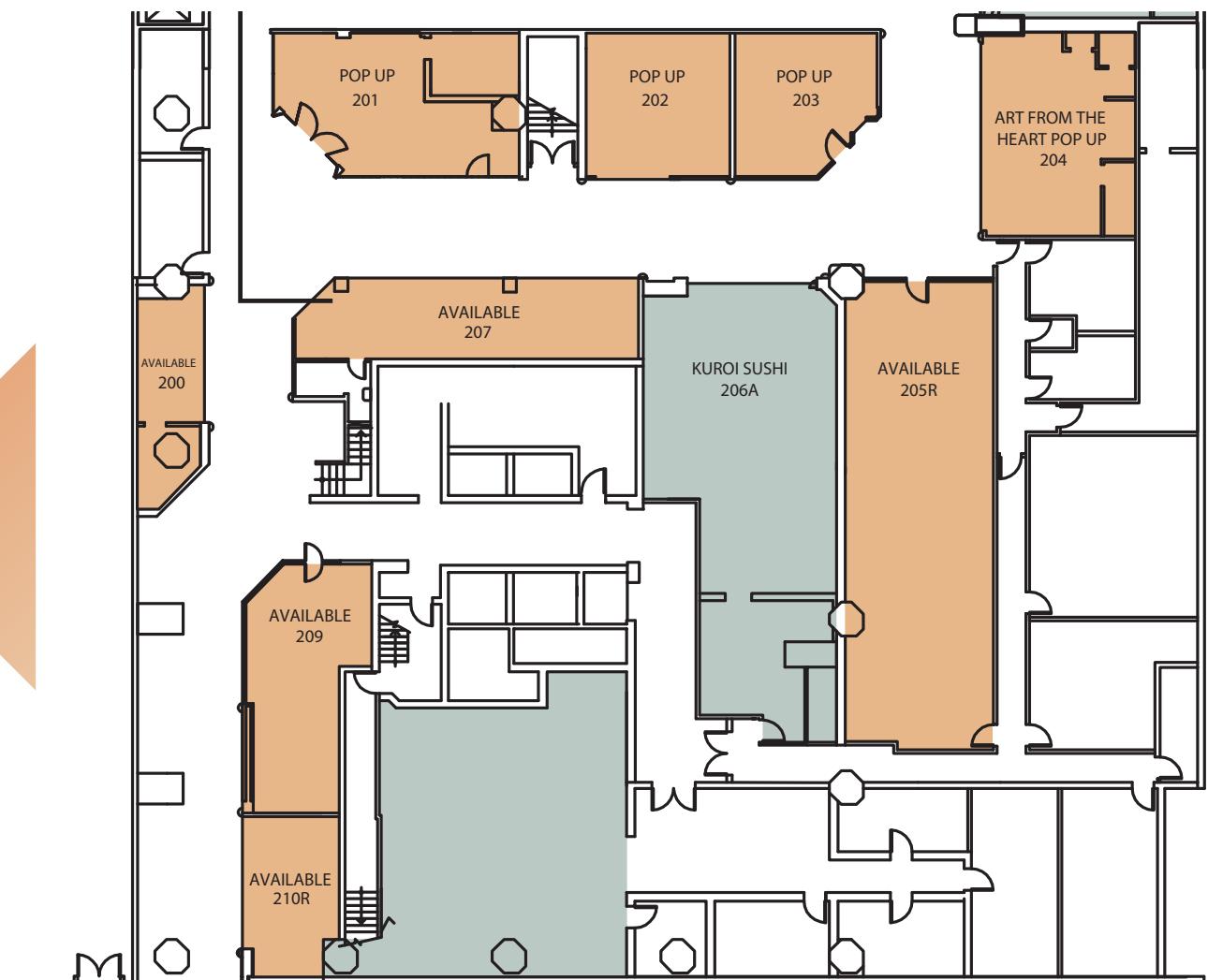
Prominent tenants include:

weWork **AXIS**

Concourse Opportunities

Available

Leased



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Learn More at BentallCentre.com

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

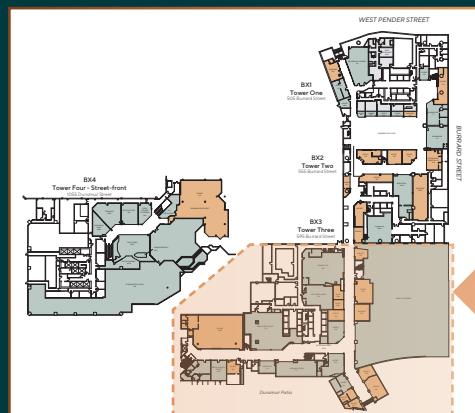
Unit 502: 410 SF

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:

wesgroup



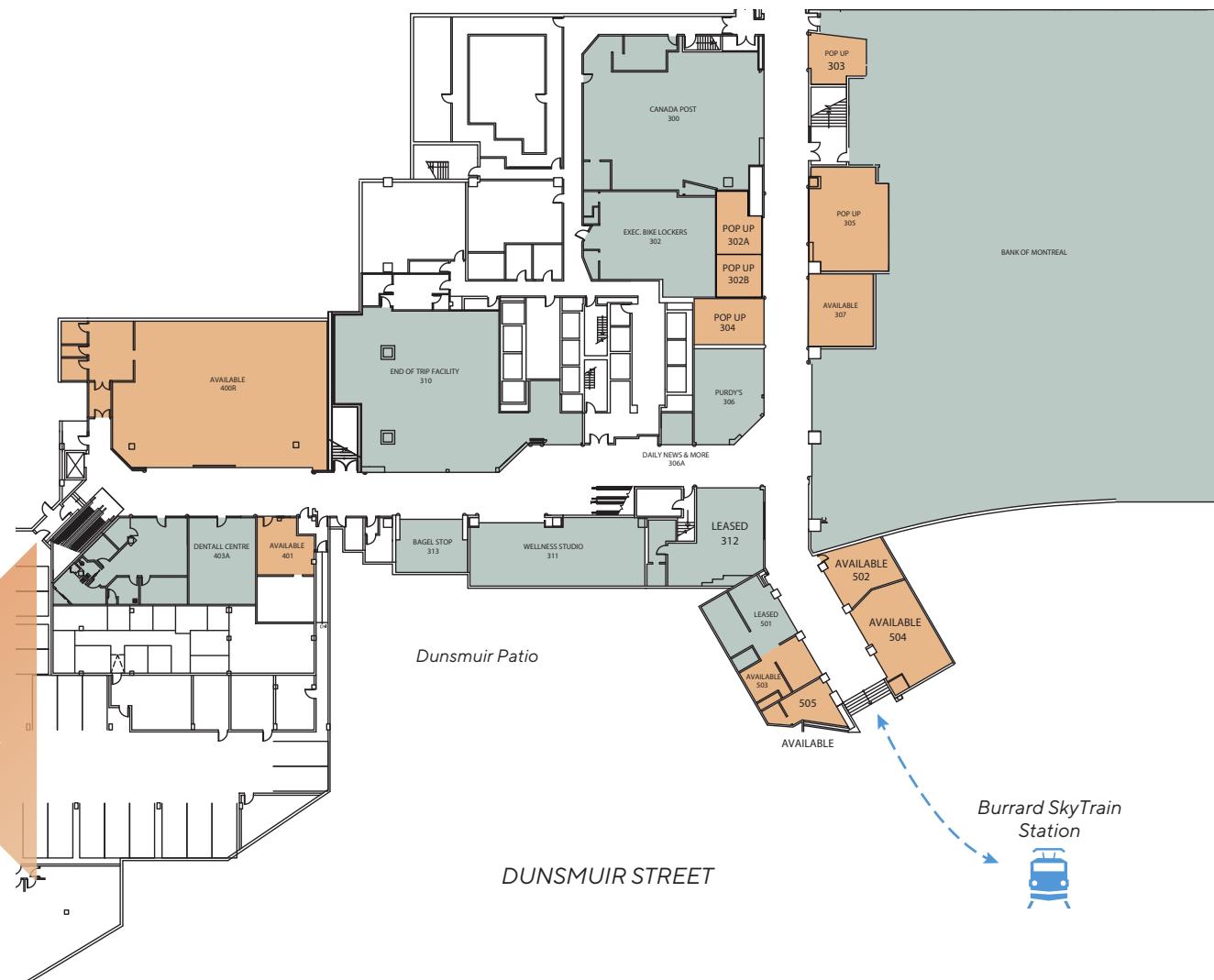
boughtonlaw



Concourse Opportunities

Available

Leased



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Learn More at BentallCentre.com

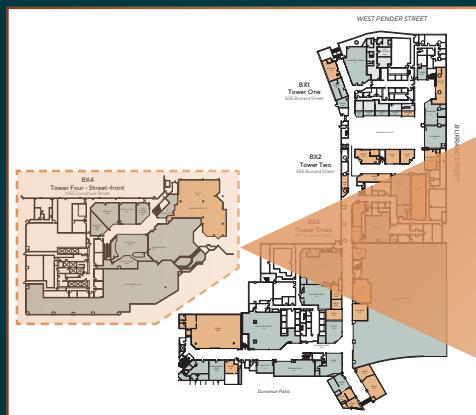
BX4 - Tower Four

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.**

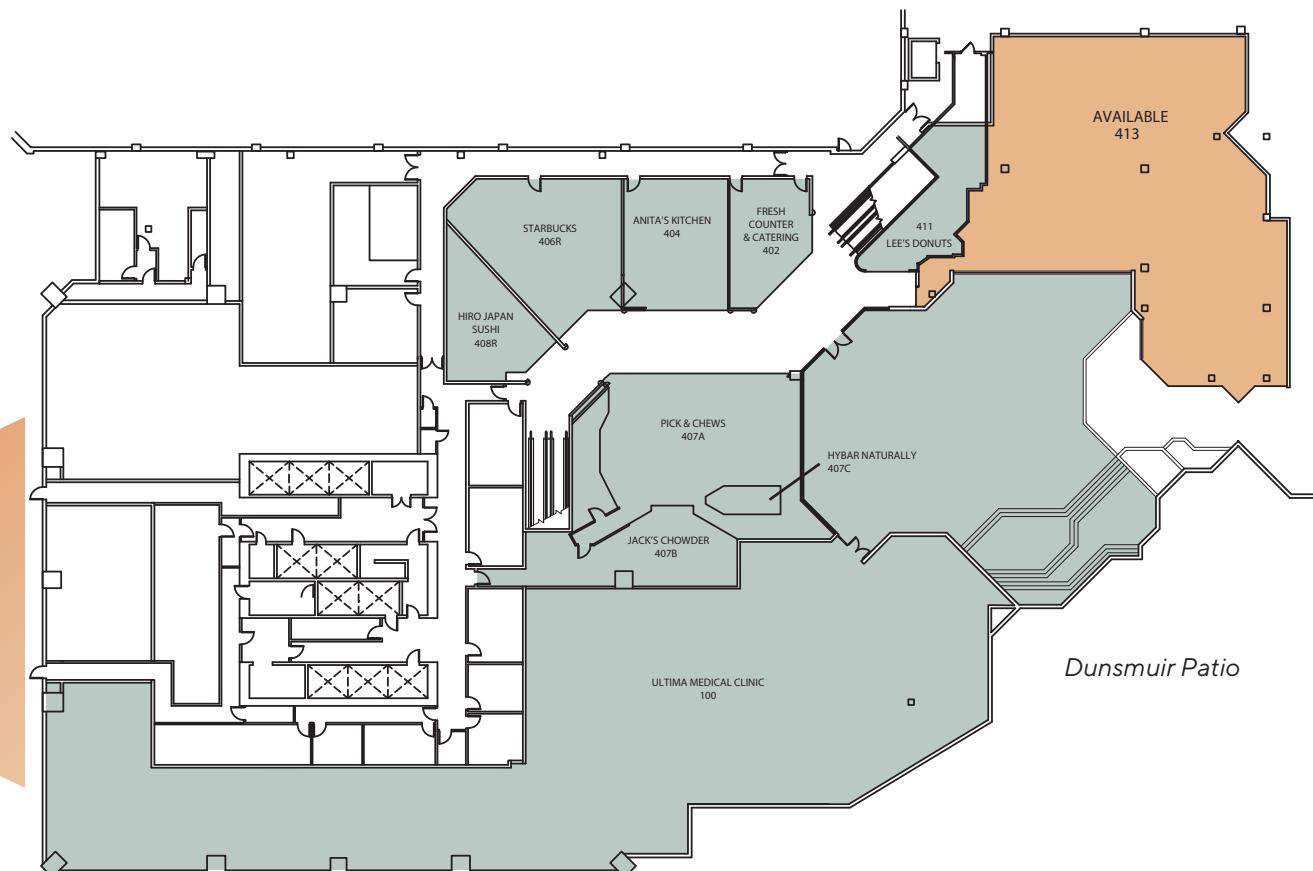
Prominent tenants include:



Concourse Opportunities

Available

Leased



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Learn More at BentallCentre.com

BX3 - Tower Three

595 Burrard Street

Total Leasable Area

Available: 15,918 SF

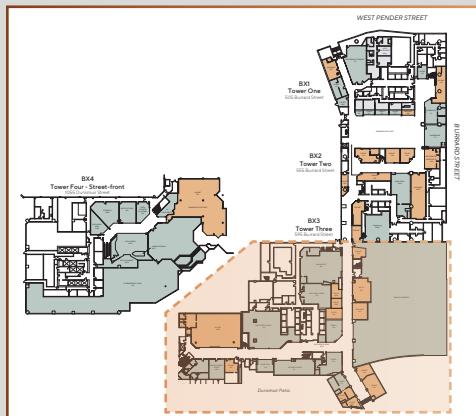
Demising Options:

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:

wesgroup 

boughtonlaw 

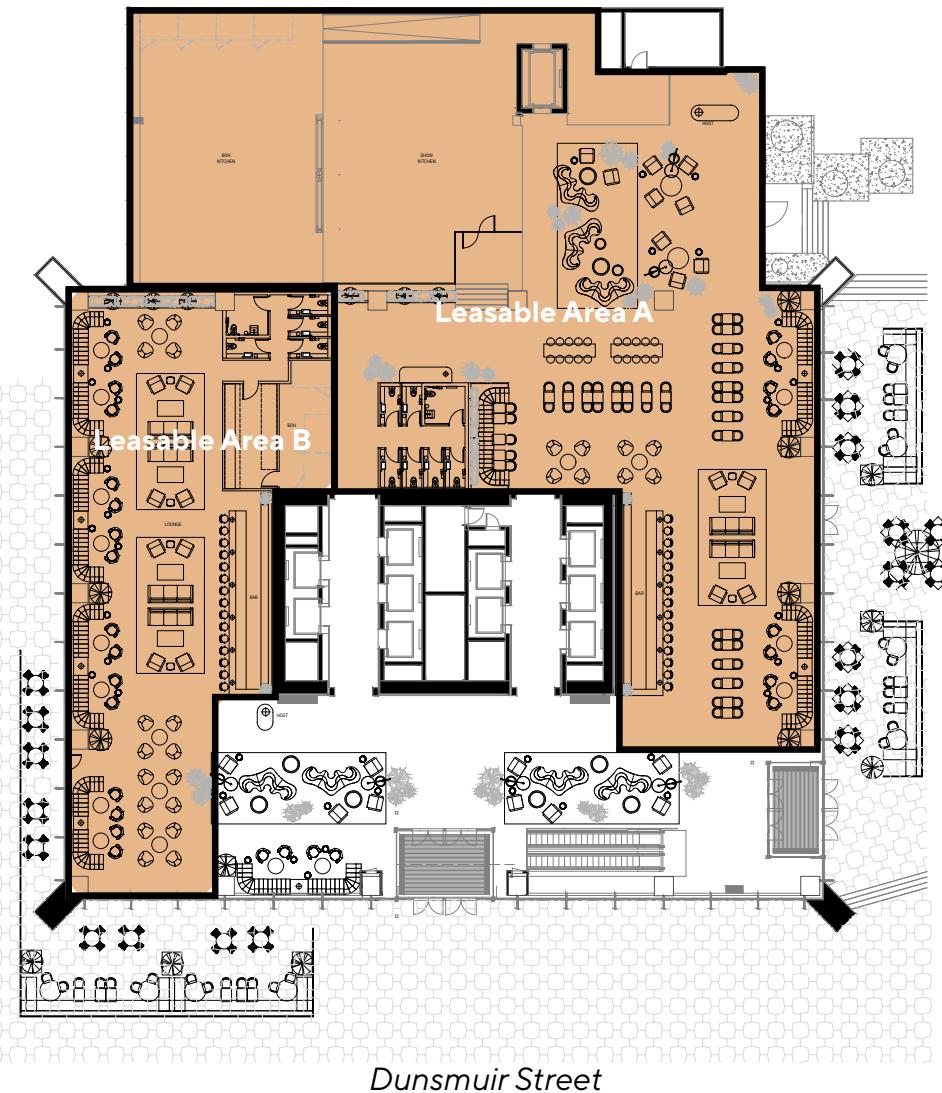
cisco 

BMO 

Ground Floor Opportunities

 Available

 Leased



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

Learn More at BentallCentre.com



bentall
centre



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Marcus & Millichap

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PROPERTY MANAGEMENT AND LEASING BY
HUDSON CANADA MANAGEMENT ULC

HUDSON
PACIFIC
PROPERTIES

Additional rent is approximate and subject to change