

Active	209 938 HOWE STREET	For Sale	Office
C8074920	Downtown VW		Office
List Date: 1/7/2026	Exp Date: 9/30/2026		
Seller Accept Date:		For Sale Price:	\$498,000
Subj Removal Date:	DOM: 14	Orig. Pri... \$498,000	Prev. Price:\$0
Completion Date:	Org: V	Leased/Sold Price:	/



Zoning: **DD-DOWN...** Gross Prop Tax: **\$0.00** Tax Yr: **2025** Sale Type: **Asset**
P.I.D.#: **023-099-941** Building/Complex Name: **Pacific Place**

Rare opportunity to own a 454 SF office suite in Pacific Place, 938 Howe Street, Downtown Vancouver. This Class A strata office offers a central location with 24/7 access, concierge, shared boardrooms, and kitchenettes. Open layout ideal for professional services or corporate office. DD zoning supports office use. Steps from Robson Square, Law Courts, and transit. Laneway loading available; limited secured parking nearby. This suite provides a chance to secure space in a landmark Downtown Vancouver office building.

MEASUREMENTS:

Subj. Space Sq.Ft: **454** Space Avail for Lse:
Subj. Space Width Whse/Indust.Sq.Ft:
Subj. Space Depth: Office Area Sq. Ft:
Land Size Sq.Ft: **0.00** Retail Area Sq. Ft:
Land Size Acres: **0.00** Mezzanine Sq. Ft:
Acres Freehold: Other Area Sq. Ft:
Acres Leasehold: Main Resid. Sq.Ft:
Subj Prop Width ft.: Min. Divisible Space:
Subj Prop Depth ft.: Max. Contig. Space:

LEASE DETAILS:

Lease Type:
Lease Expiry Date:
Lse Term/Months:
Is a Sub-lease?:
Strata Fees/Month: **\$430.00**

Seller's Int.: **Registered Owner**
Int. In Land: **Strata**
First Nat.Res:
Occupancy: **Owner**

NET / GROSS RENT DETAIL...

Basic Rent per Annum/SF:
Est. Additional Rent / SF:
Basic Rent per Month:
Est. Add. Rent per Month:
Basic Rent per Annum:

Gross Rent per Annum/SF:
Gross Rent per Month:
Gross Rent per Annum:

BASIC BUILDING & PROPERTY DETAILS:

of Buildings: # of Docks
of Storeys: # of Grade Doors:
of Elevators: # of Loading Doors:
Parking Spaces: Clear Ceiling Ht (ft):
Year Built: **1995** Class of Space: **A**
Building Ty... **Office Building**

Potential to Redevelop? Comments:

Environ. Assess.Done? **Not Applicable** Comments:

MULTI-FAMILY DETAILS:

of Bachelor Apts:
of Studio Apts:
of 1 Bdrm Apts:
of 2 Bdrm Apts:
of 3 Bdrm Apts:
of 4+ Bdrm Apts:
of Penthouse Apts:
Total # of Apts
of Other Units:
Total # of Units:
APOD Cap Rate

BUS/BWP & AGR DETAILS:

Major Business Type:

Minor Business Type:

Business Name (d.b.a.):

Bus. Oper. Since (yr):

Confidentiality Reqd:

Major Use Description:

LEGAL: STRATA LOT 8, PLAN LMS1997, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

REALTOR REMARKS: Prime opportunity to acquire Unit 209 in prestigious Pacific Place, 454 SF Class A office. Central Downtown location near Robson Square and Law Courts. DD zoning allows professional office use. 24/7 access, concierge, shared boardrooms, kitchenettes. Laneway loading; limited nearby secured parking. Ideal for owner-occupiers or investors. Confirm Form B prior to sale

DESIGNATED AGENT(S):

1 **Allen Ko - CONTC: 778-997-8388**
Renanza Realty Inc. - OFC: 888-428-6808
allenko@gmail.com

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Commission: **3.225% ON 1ST \$100,000; 1.1625% ON BALANCE**

Seller/Landlord:**Privacy Protected**

Sell Firms: 1.

Buyer Agents:1

2.

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3.

APPOINTMENT INFORMATION:

Contact Listing REALTOR®

Allen

778-997-8388

Virtual Tour:

Brochure: