

# PACIFIC PLACE

405, 938 HOWE ST  
VANCOUVER, BC

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TURNKEY OFFICE  
**FOR SALE**

# PACIFIC PLACE

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Improved with abundant millwork, unit 405 maximizes efficiency of its 230 SF with built in wall cabinetry, and desktop work stations. The wraparound work station is ideal for multi tasking, or multiple individual users. The table facing window takes in skyline views of downtown on either side of an urban scene to a retrofitted turn of the century office building. A shared kitchenette on the 4th floor is 5 steps away, with the buildings main shared board room on the 4th floor as well. 3 more conference rooms are situated on different levels of the building. Pacific Place, in its west coast inspired design, features a structural glass clad front exterior lobby with overheight ceilings and concierge service during business hours of the week. Ideally located in the amenity rich area of central downtown, a block away from Pacific Centre, Robson Sq, and Granville St. With a strong sales track record at 938 Howe St, unit 405 is ideal for investment by owner users or investors seeking added rental income with a turnkey office improvement.

**LEGAL ADDRESS** STRATA LOT 38, PLAN LMS1997, DISTRICT LOT 541,  
NEW WESTMINSTER LAND DISTRICT

**PID** 023-100-249

**AREA** 230 SQUARE FEET (Registered Strata Plan)

**ZONING** DD

**OCCUPANCY** VACANT POSSESSION

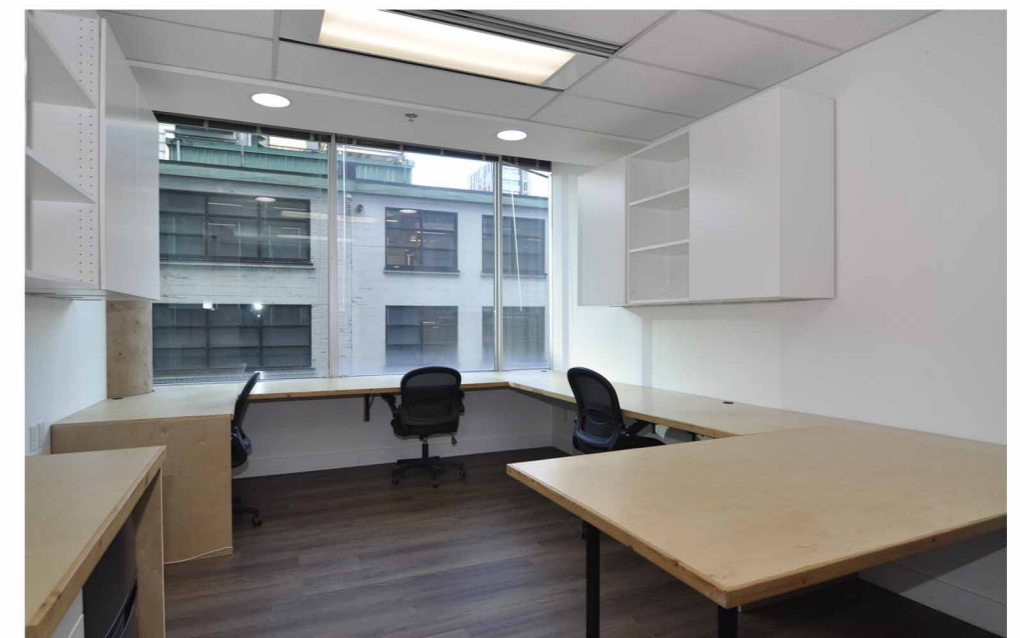
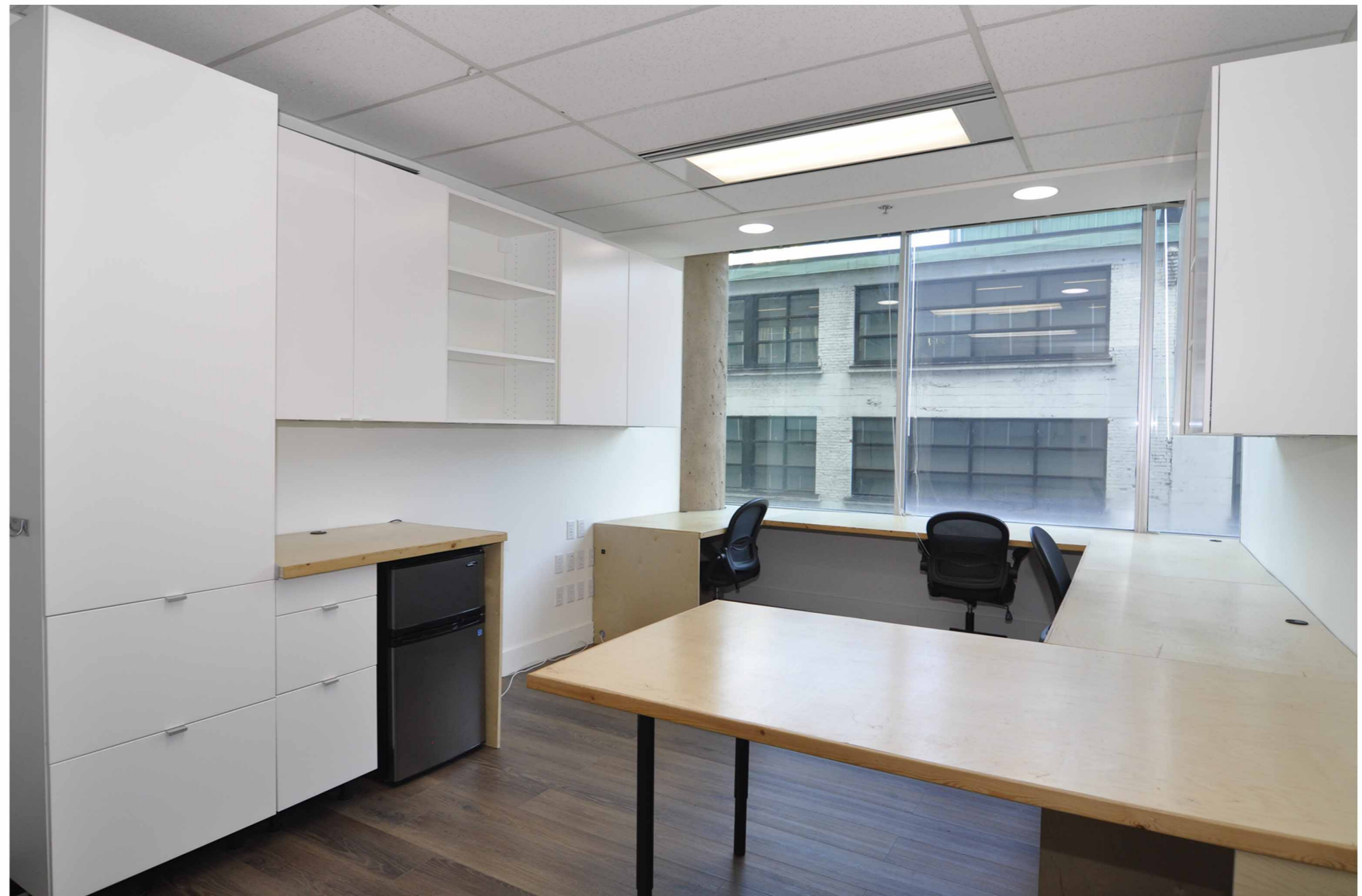
**STRATA FEE** \$212.96 MONTHLY

**TAXES** \$2,980.32 (2024)

**LIST PRICE** \$310,000.00

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## SALIENT DETAILS

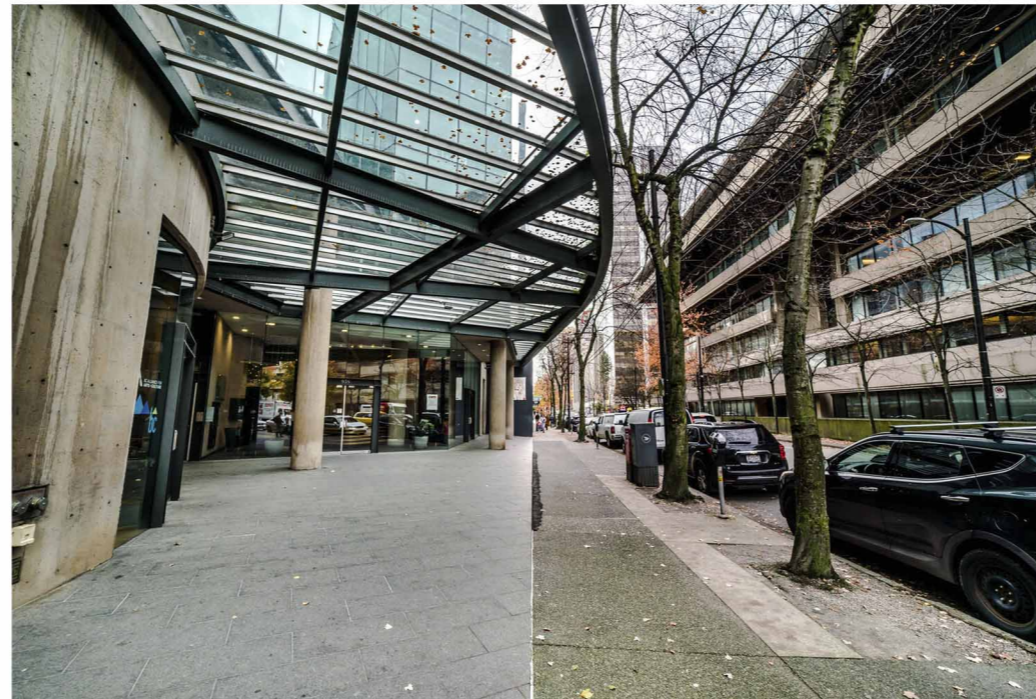
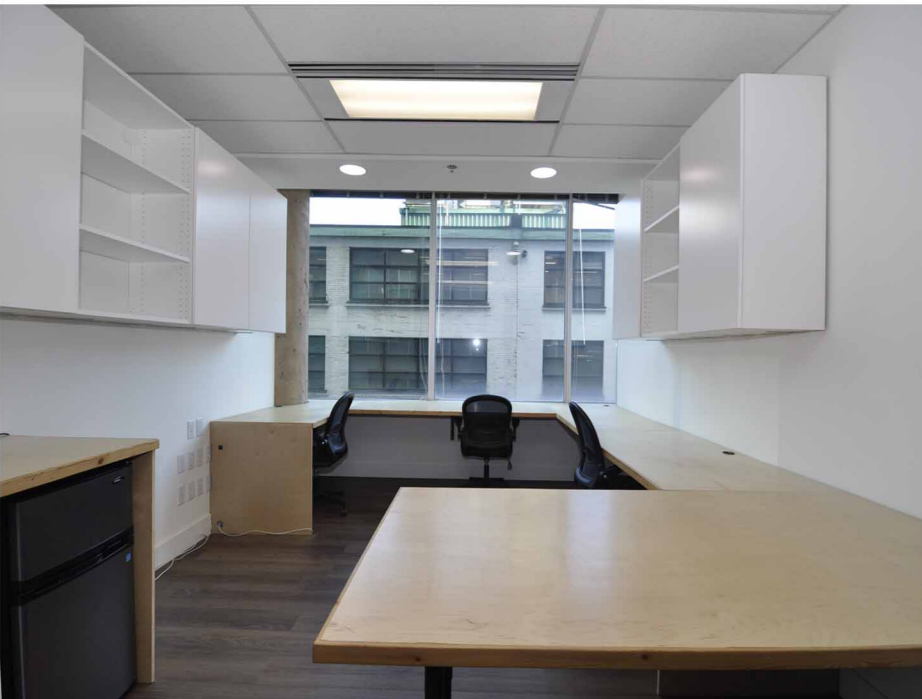
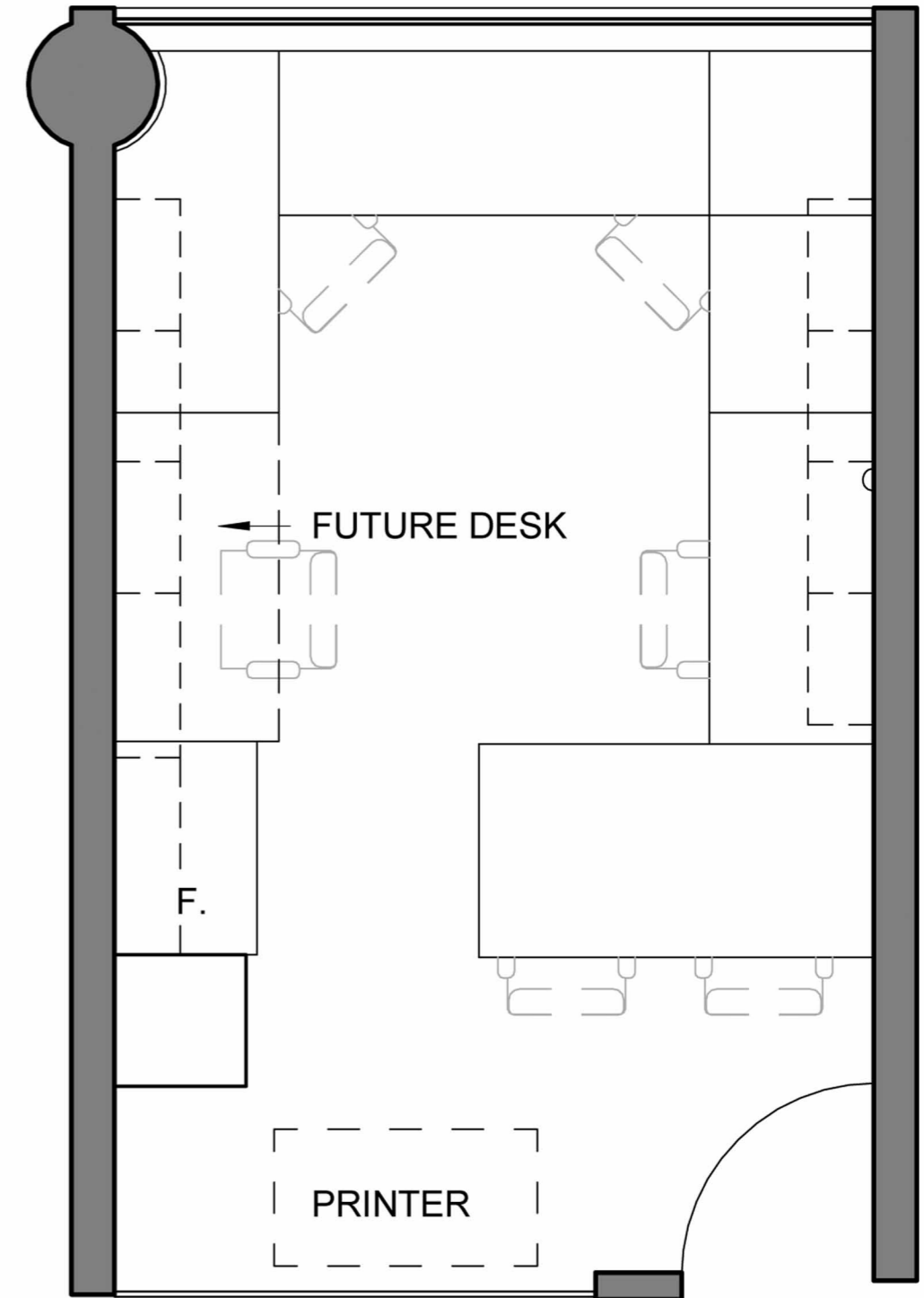


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## 405 FLOOR PLAN

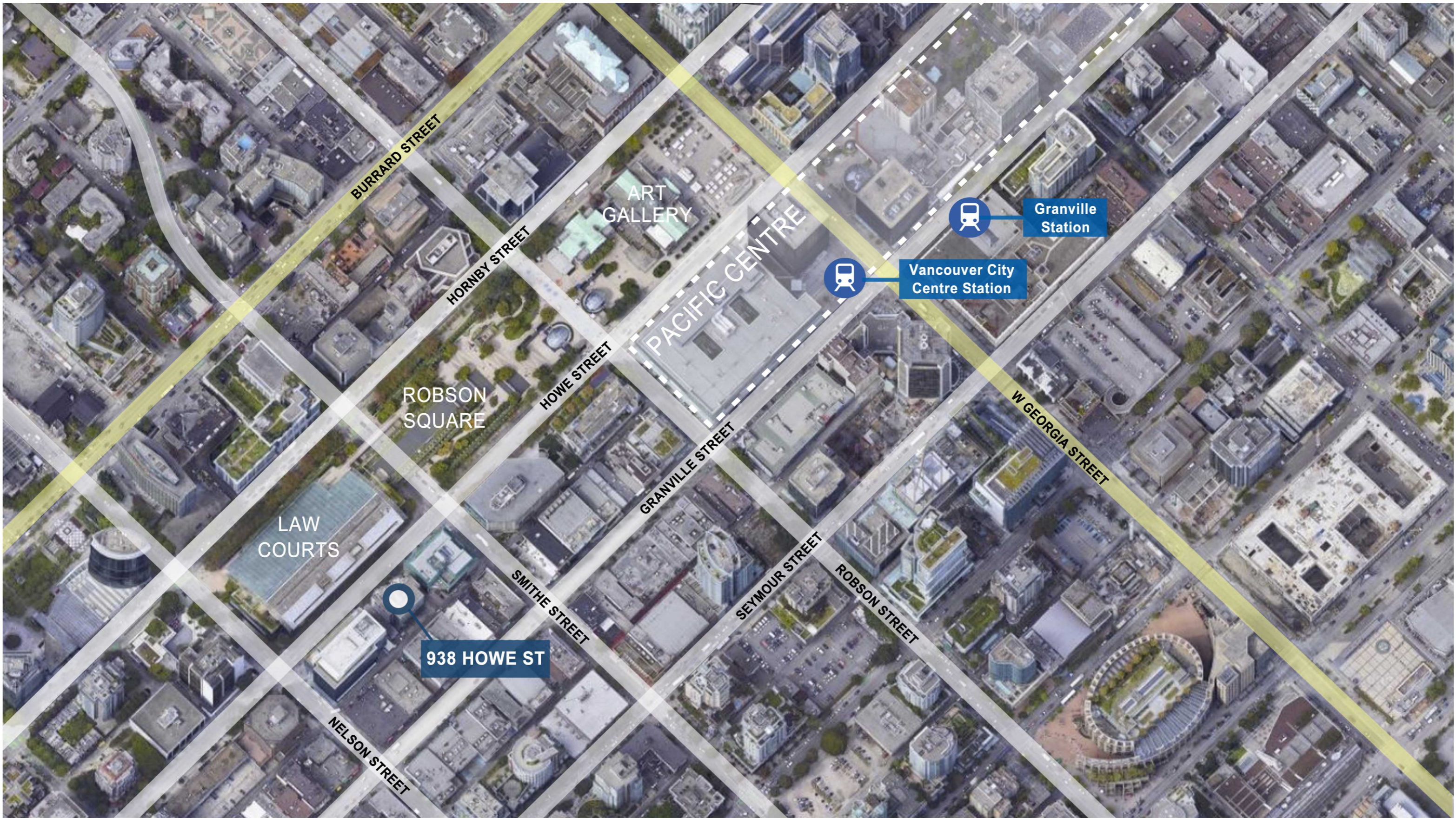


CAPTURES

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AERIAL MAP

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