

CREINVESTMENT.CA

THE ELECTRA

127 - 970 BARRARD ST
VANCOUVER, BC

OFFICE, MEDICAL & WELLNESS SPACE

FOR LEASE

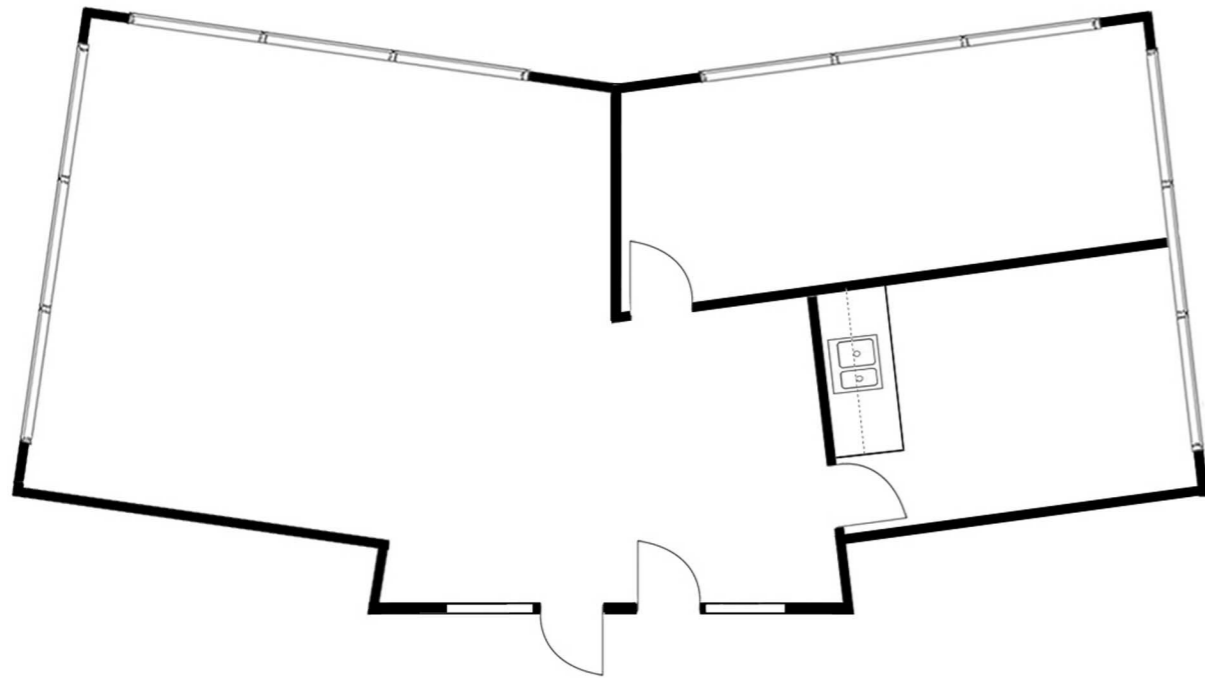


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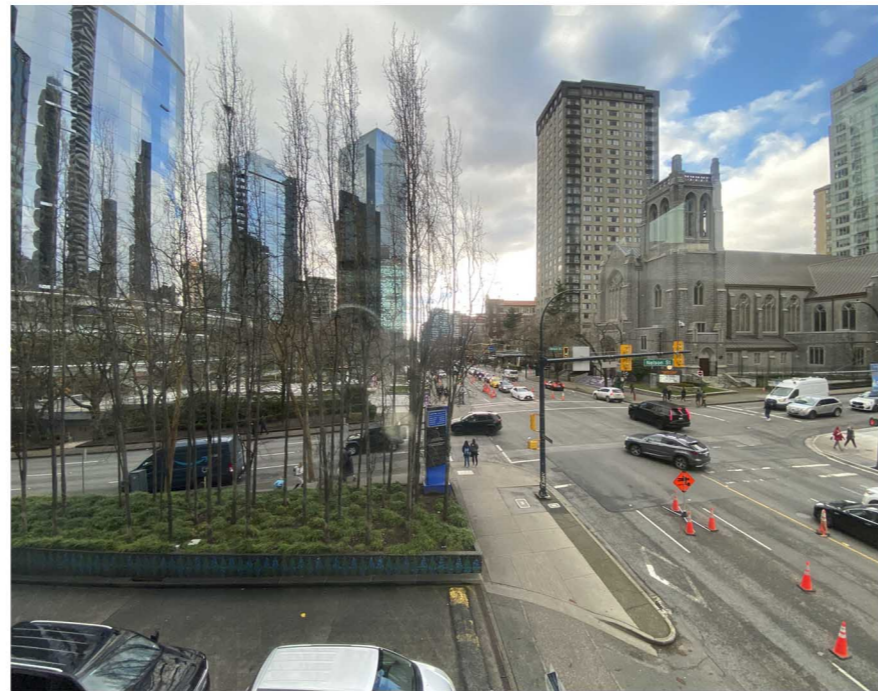
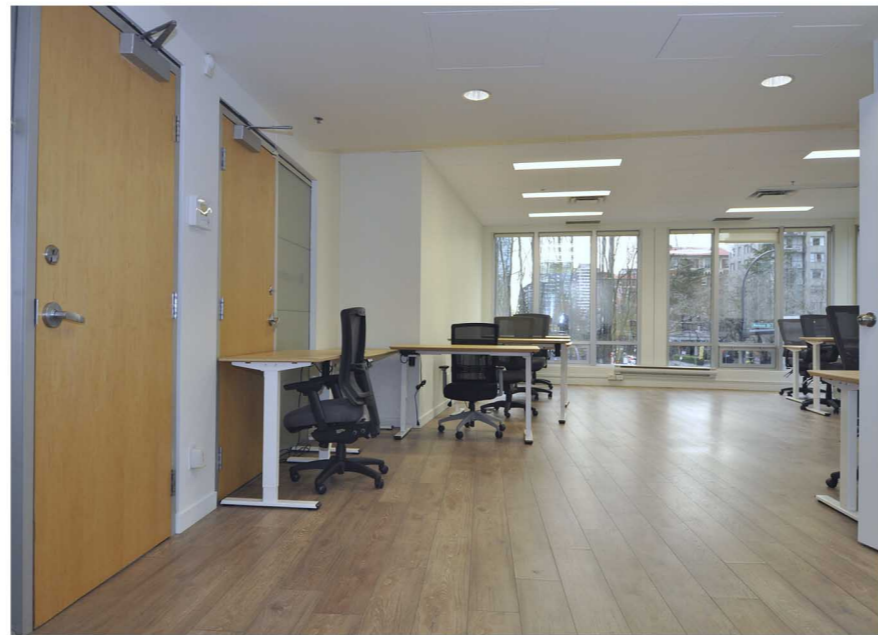
THE ELECTRA 127 - 970 BURRARD ST

Exceptional three sided double corner end unit office in The Electra with 180 degree views looking across and down Burrard St in two directions as well as across Nelson St with views of the Wall Centre Gardens and the newly built Butterfly by Westbank. This unique double corner end office showcases 80' +/- of window wall with tilt windows all around. The space also features in unit plumbing with a kitchen and sink, ideal for medical / wellness uses or general office convenience. The unit is nicely improved with a large open workspace, boardroom and kitchen break room with all new paint and laminate flooring. Optional office furnishings include 13 adjustable height desks, 12 chairs, boardroom table and chairs as well as a kitchen table with chairs. A parking arrangement is available to users of The Electra across the street at \$80 per month. The building is well maintained by strata with upgrades to the common areas. There is a common shared Boardroom within an atrium space available to use for building occupants at no charge. Well located in the centre of downtown, and just 1 block away from the Court House as well as Robson Sq while being an 8 min walk to Burrard Station.

LEASABLE AREA	1,228 SQUARE FEET	ADDITIONAL RENT	\$25.06 per SQ FT (2025 estimate)
ZONING	CD-1 (322)	LEASE RATE	\$30.00 per SQ FT
OCCUPANCY	IMMEDIATE		
SETUP	FULLY FURNISHED, OR VACANT UNFURNISHED		



SALIENT DETAILS



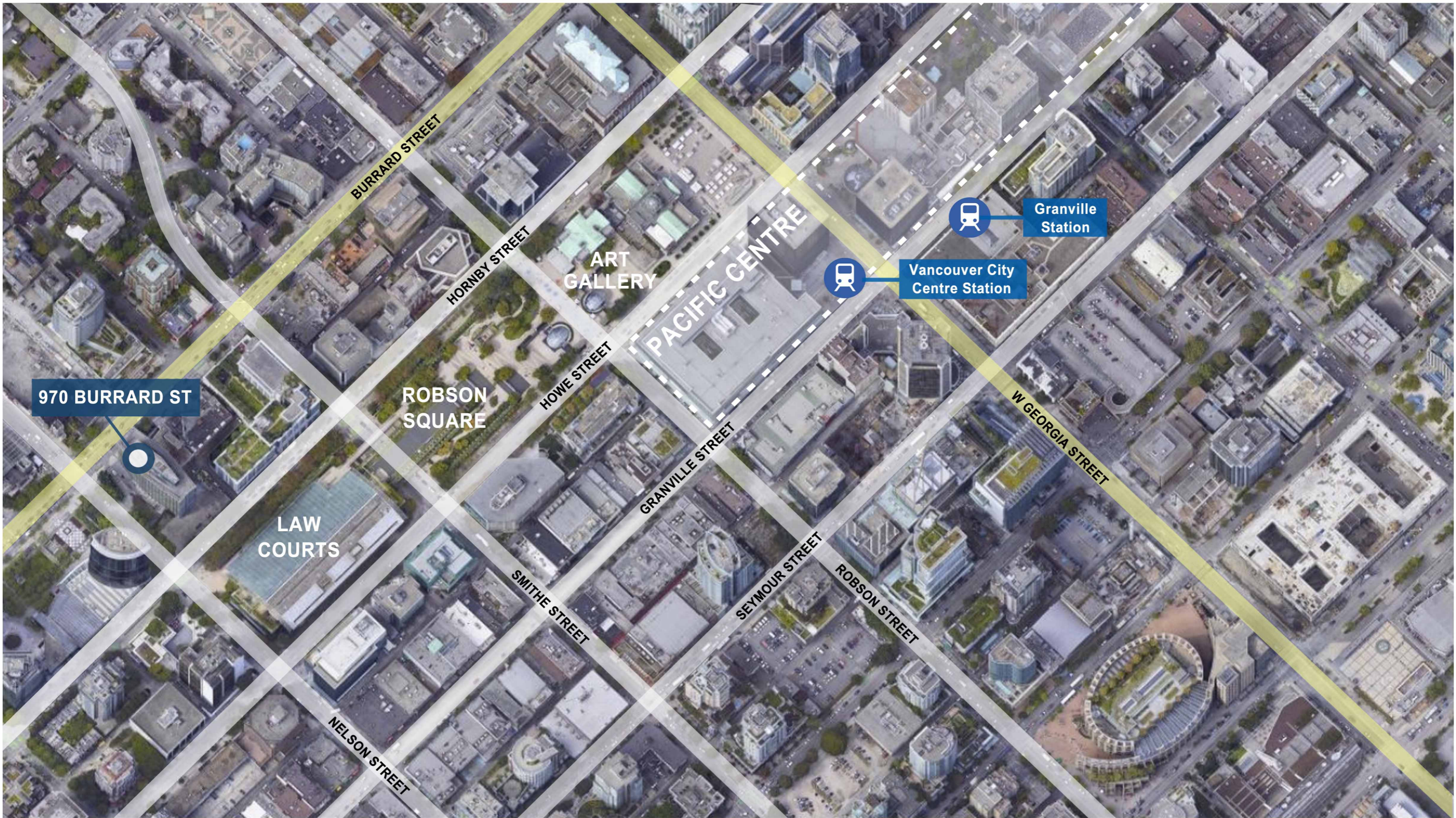
80' OF GLASS CITYSCAPES TILT WINDOWS 180° VIEWS
NATURAL LIGHT KITCHEN

THE ELECTRA

127 - 970 BURRARD ST

IMAGERY





970 BURRARD ST

BURRARD STREET

HORNBY STREET

HOWE STREET

PACIFIC CENTRE

GRANVILLE STREET

SEYMOUR STREET

ROBSON STREET

W GEORGIA STREET

NELSON STREET

SMITHE STREET

ROBSON SQUARE

ART GALLERY

LAW COURTS

Granville Station

Vancouver City Centre Station

For more information, please contact:

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AERIAL MAP



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