

CREINVESTMENT.CA

# PACIFIC PLACE

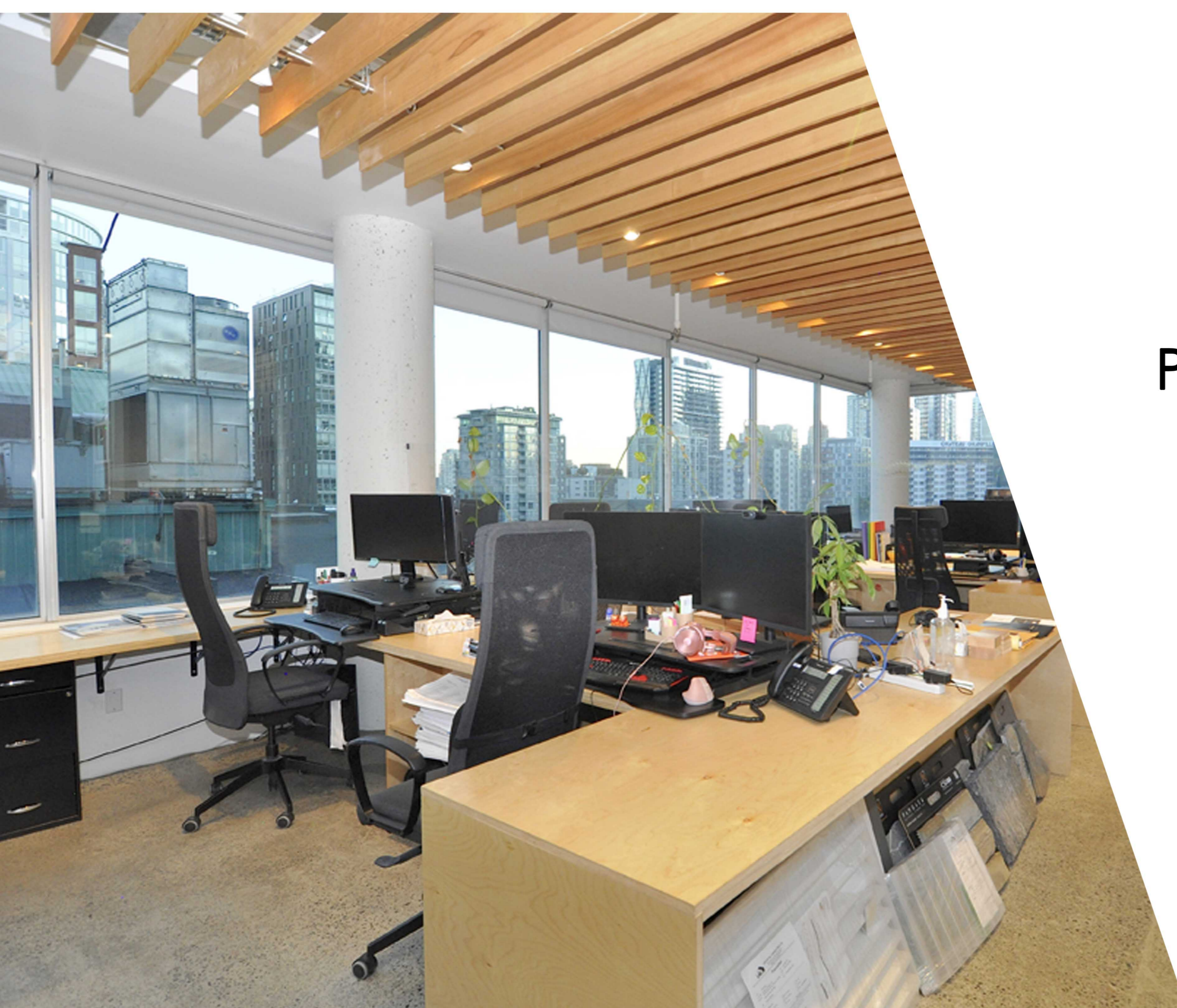
604-607, 938 HOWE ST  
VANCOUVER, BC

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CREATIVE OFFICE  
4 STRATA LOTS

**FOR SALE**

**RE/MAX**  
COMMERCIAL®



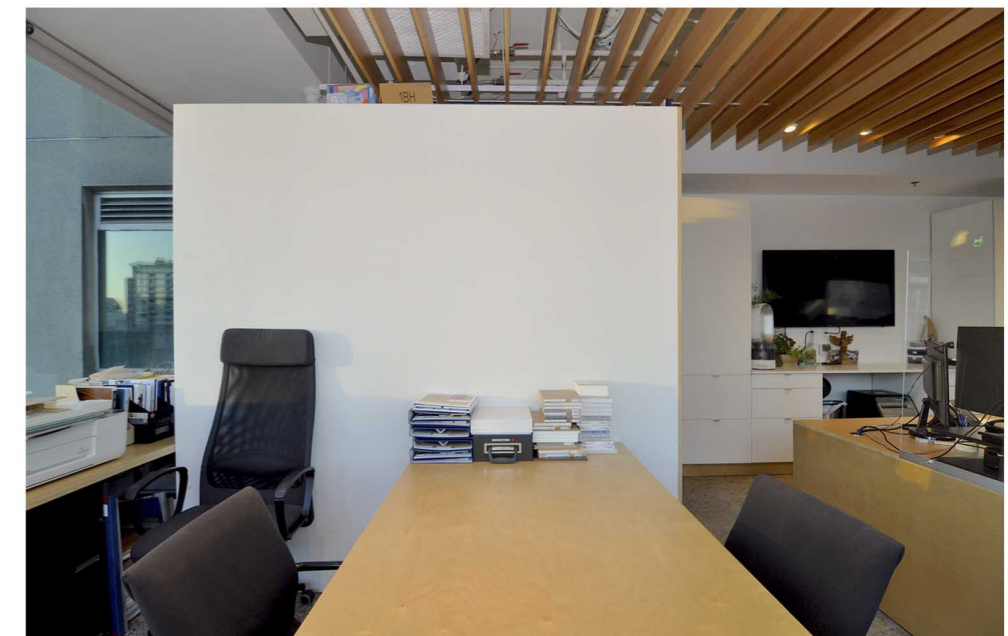
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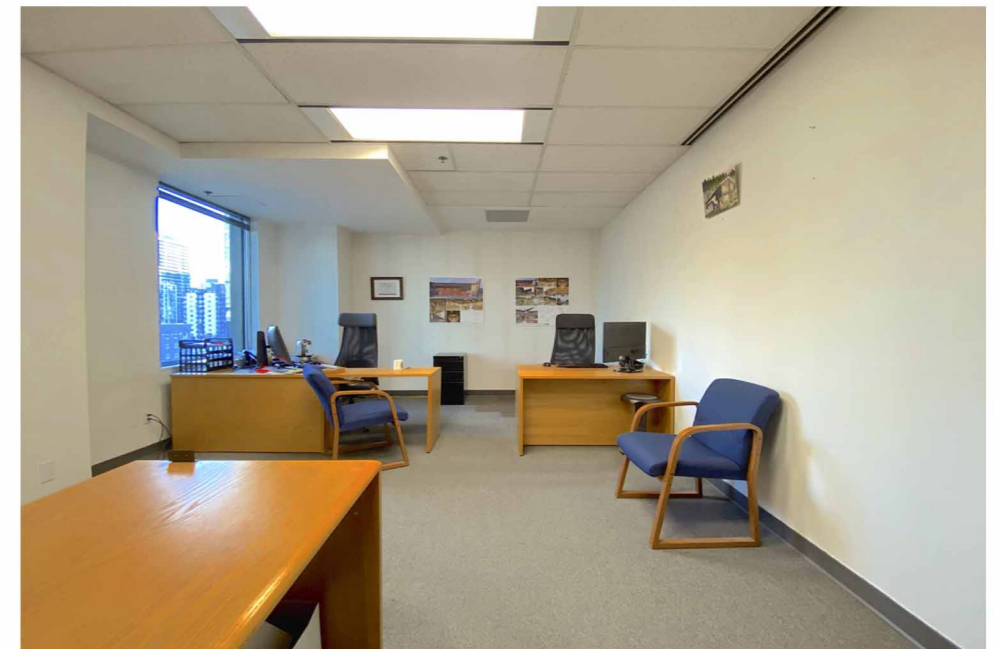
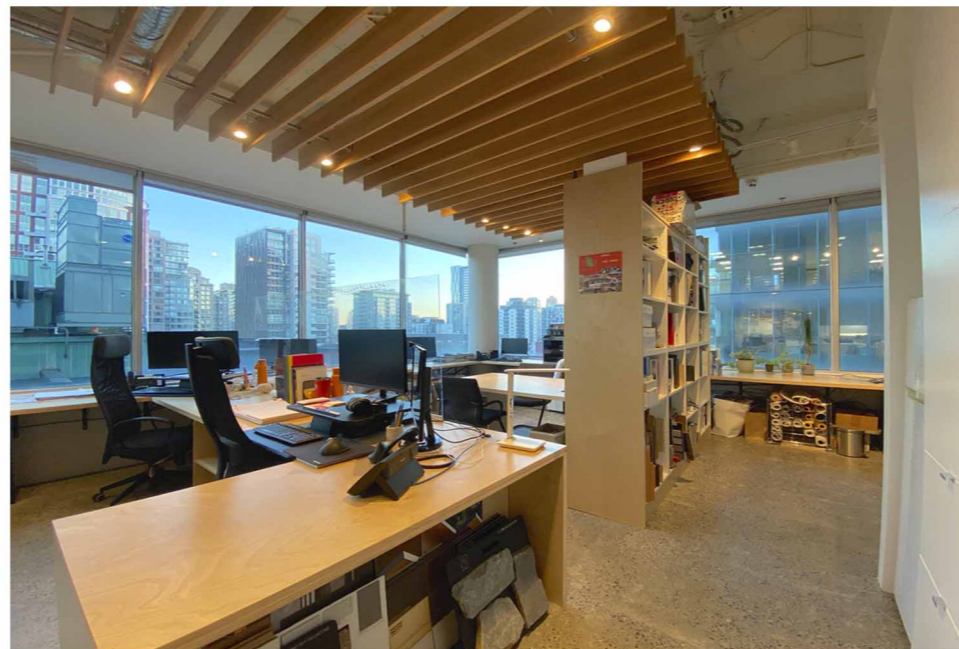
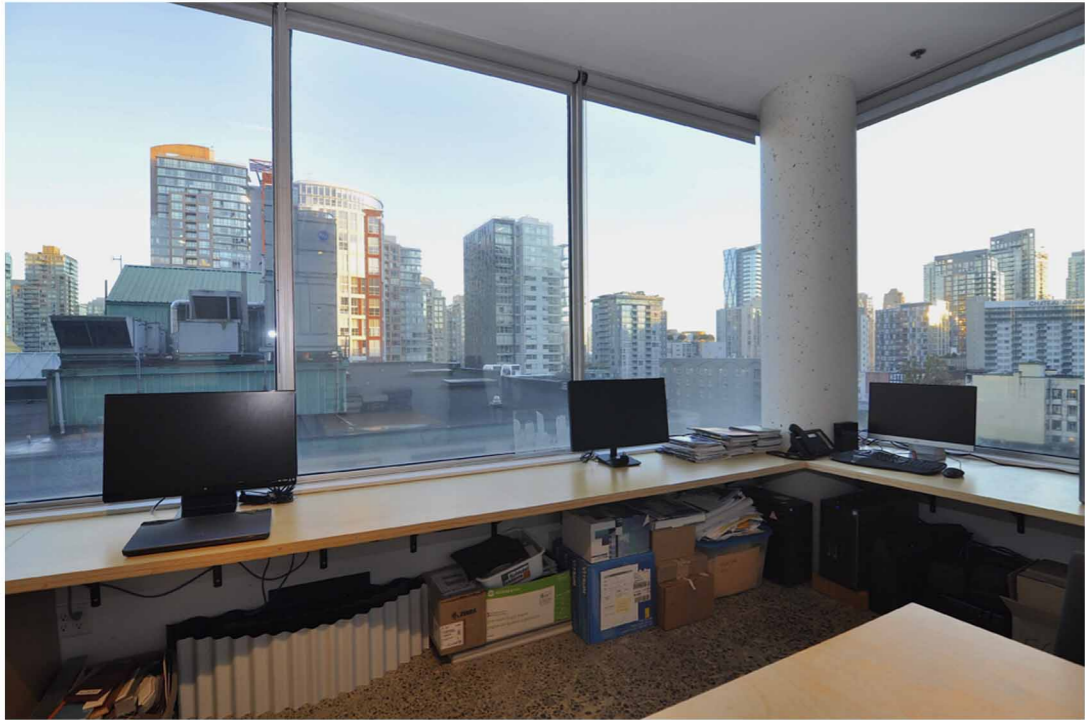
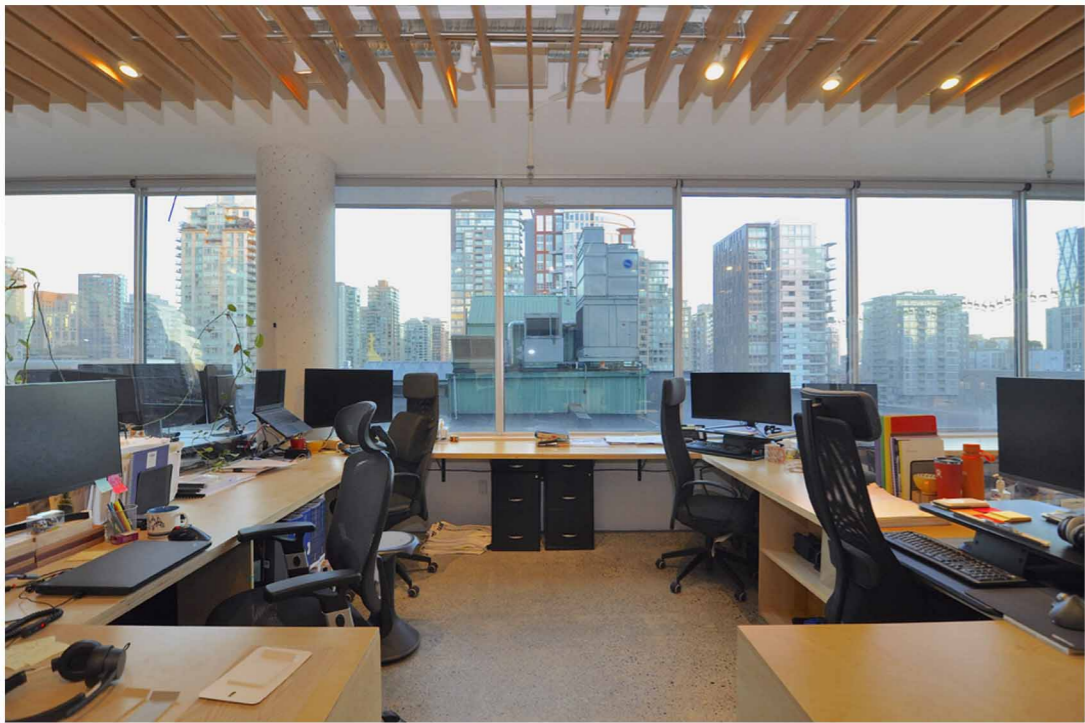
604-607, 938 HOWE ST

This architecturally inclined 1,099 SQ FT view office inclusive of 4 side by side office strata's, 3 which are continuous, are located in Pacific Place with downtown panoramic views of Yaletown and Stadium areas. The space offers an attractive improvement with polished concrete floors, exposed painted ceiling, acoustical hemlock wood slatted drop in ceiling, 57' of window wall, mechanically designed forced air, and built in birch wood workstations for high collaboration and high capacity seating as well as built in multi functional cabinet and counter space for office storage or social gatherings. A modern contemporary space for owner occupiers or investors seeking desirable office space to lease. With a west coast modern glass clad front exterior, the building features concierge service during office hours upon over height lobby ceilings, 1 shared boardroom plus 3 conference rooms, and kitchenettes on every floor. Ideally located in the amenity rich area of central downtown, a block away from Pacific Centre, Robson Sq, the Vancouver Art Gallery, and Granville St.

LEGAL ADDRESS	STRATA LOTS 72, 73, 74 & 75, PLAN LMS1997, DISTRICT LOT 541, NEW WESTMINSTER LAND DISTRICT
PID	023-100-583   023-100-591   023-100-605 023-100-613
AREA	1,099 SQUARE FEET (Registered Strata Plan)
ZONING	DD
OCCUPANCY	VACANT POSSESSION
STRATA FEE	\$1,016.06 MONTHLY
TAXES	\$15,014.25 (2024)
LIST PRICE	\$1,495,000.00

## SALIENT DETAILS





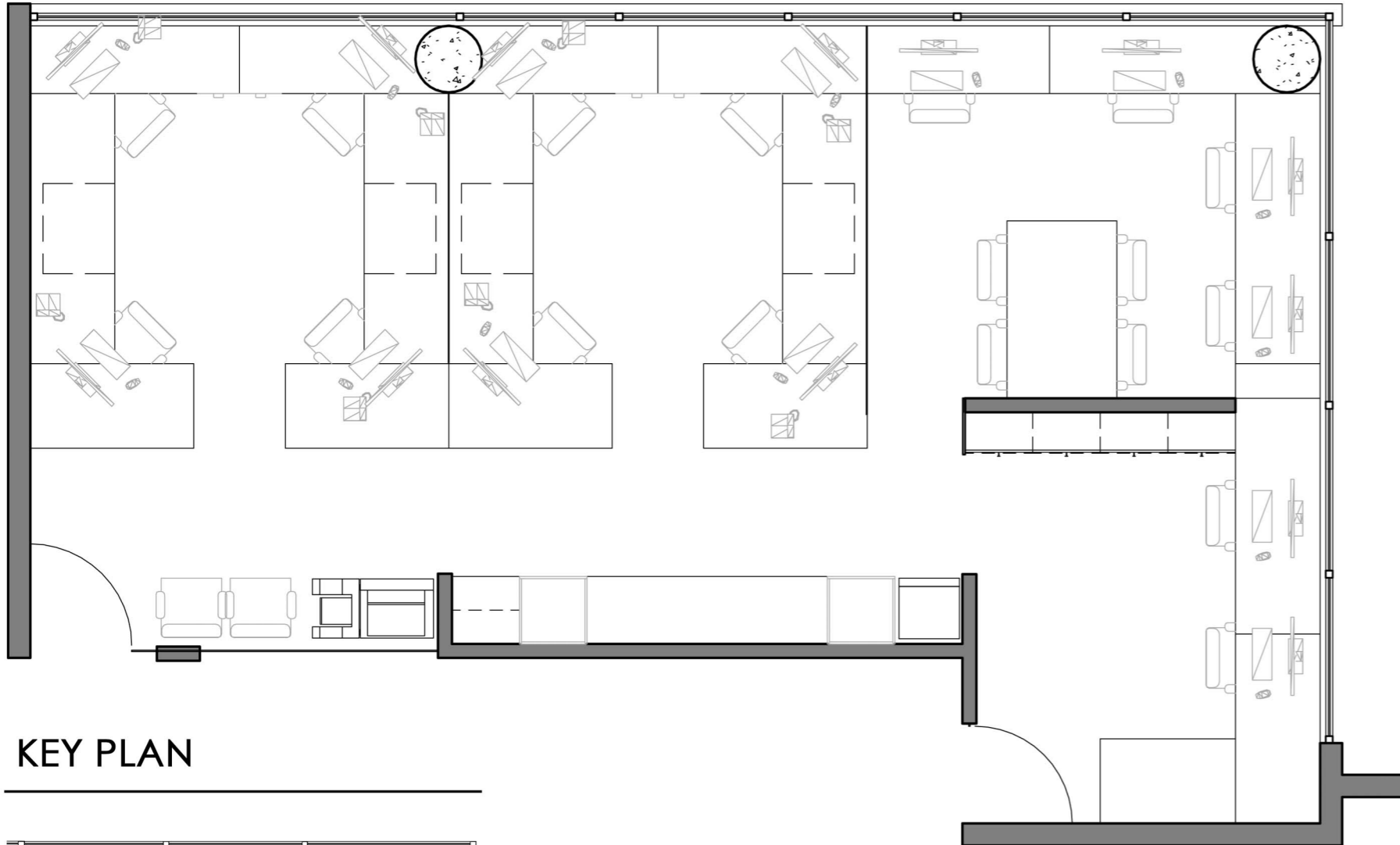
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604-607, 938 HOWE ST

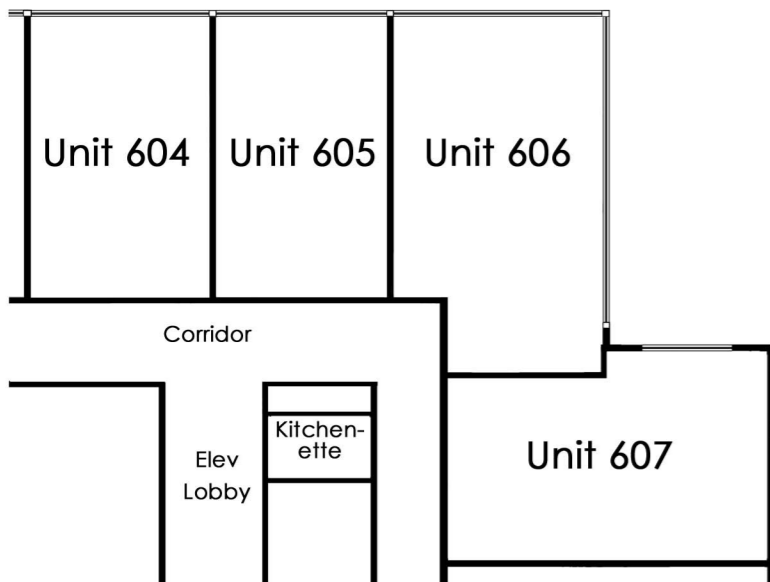
**VIRTUAL TOUR 360° LINK**  
CLICK HERE 

IMAGERY

# 604-606 FLOOR PLAN

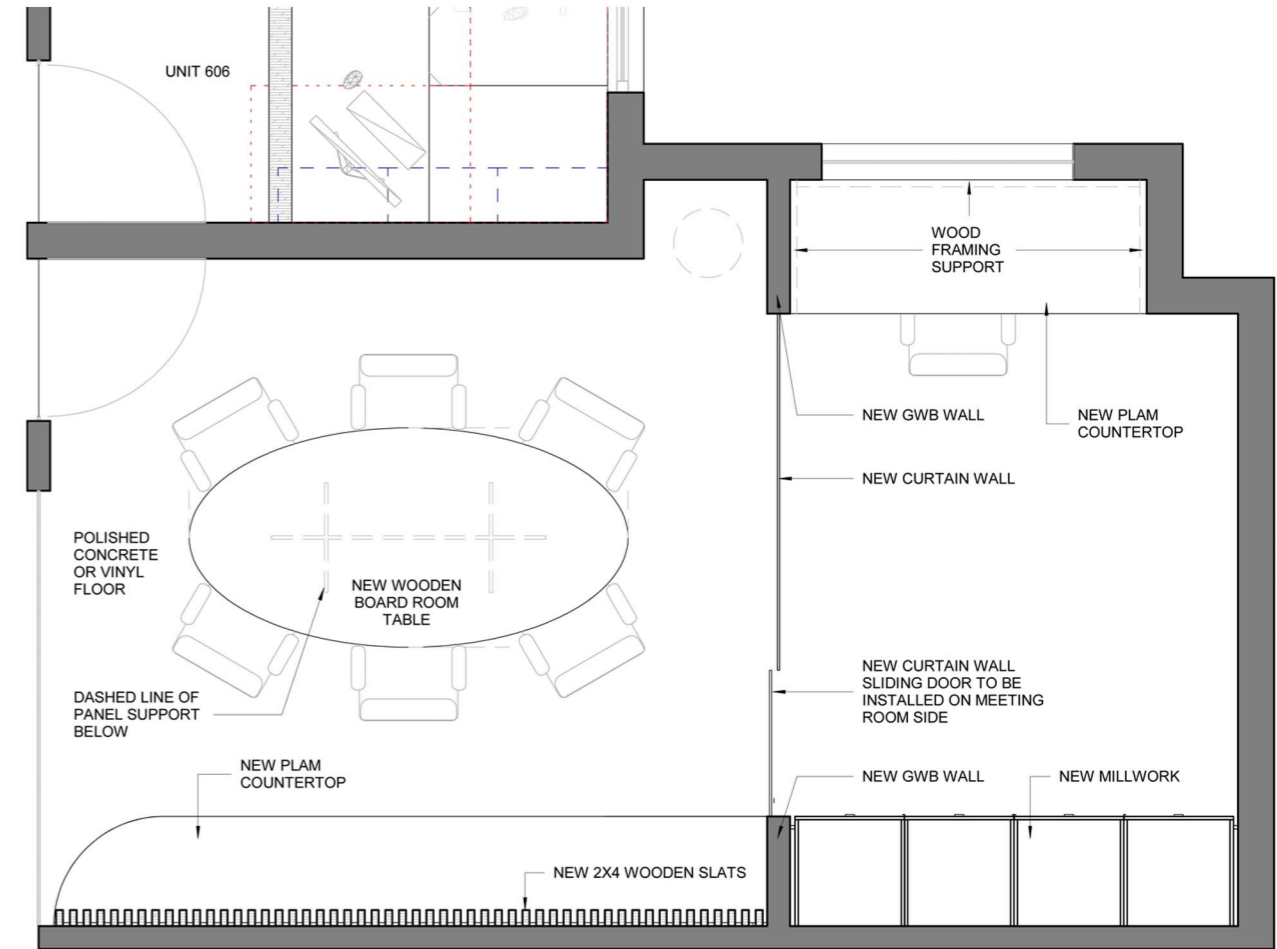


## KEY PLAN



## PLANS

# 607 PROPOSED PLAN



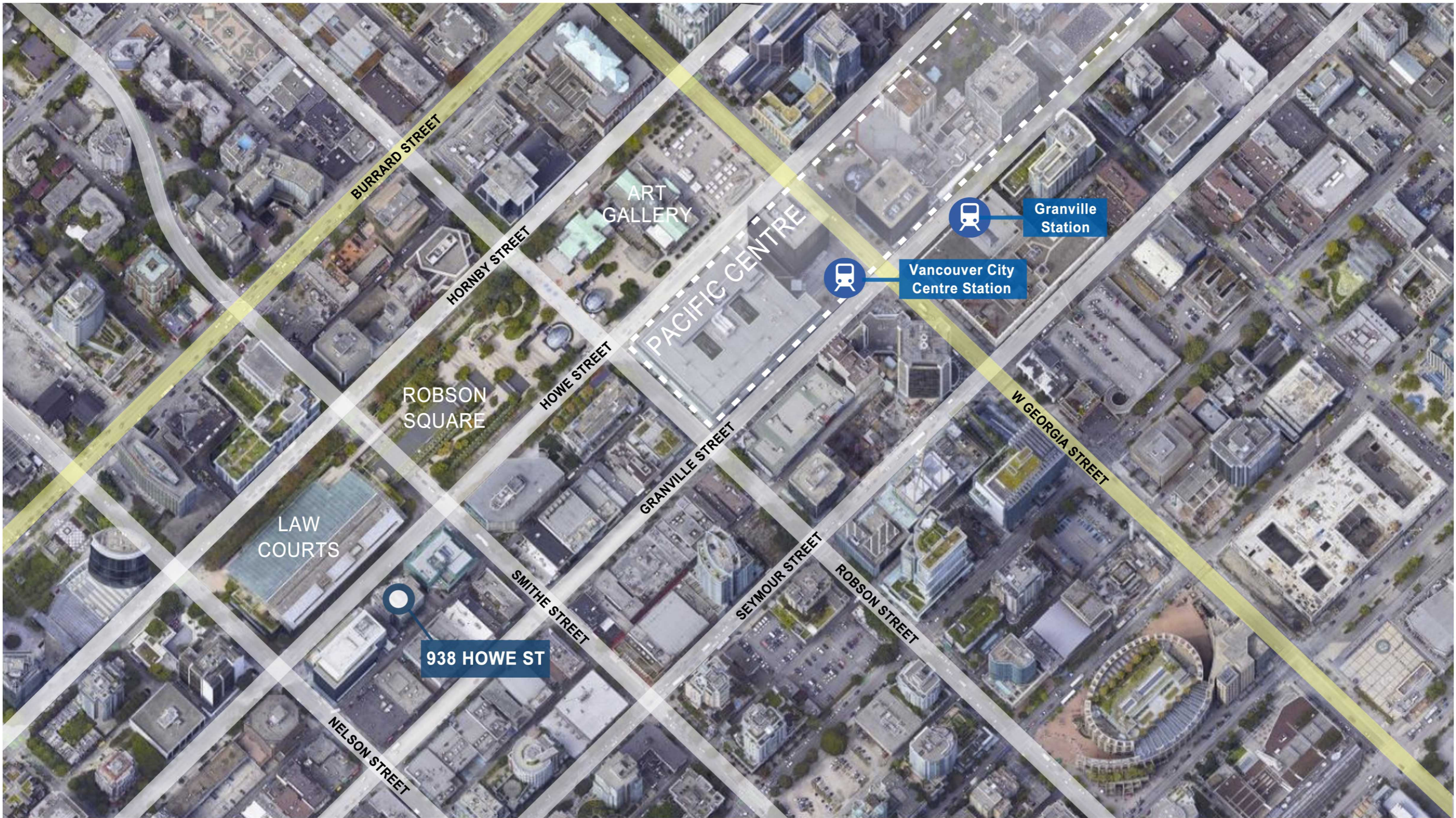
### Notes:

1. Proposed plan for unit 607 is a concept plan only. Unit 607 is currently improved with painted perimeter walls and carpeted floors which may be joined to unit 606 as may be desired by the purchaser.
- 2, Units 604, 605 and 606 may be demised along the original strata lot lines. All three units have separate hallway entry points, individual heat pumps, thermostats, as well as air ducts contained within the respective strata lot lines.

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AERIAL MAP

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