

FAIRVIEW

Plaza 500 500 W. 12th Avenue Vancouver, BC

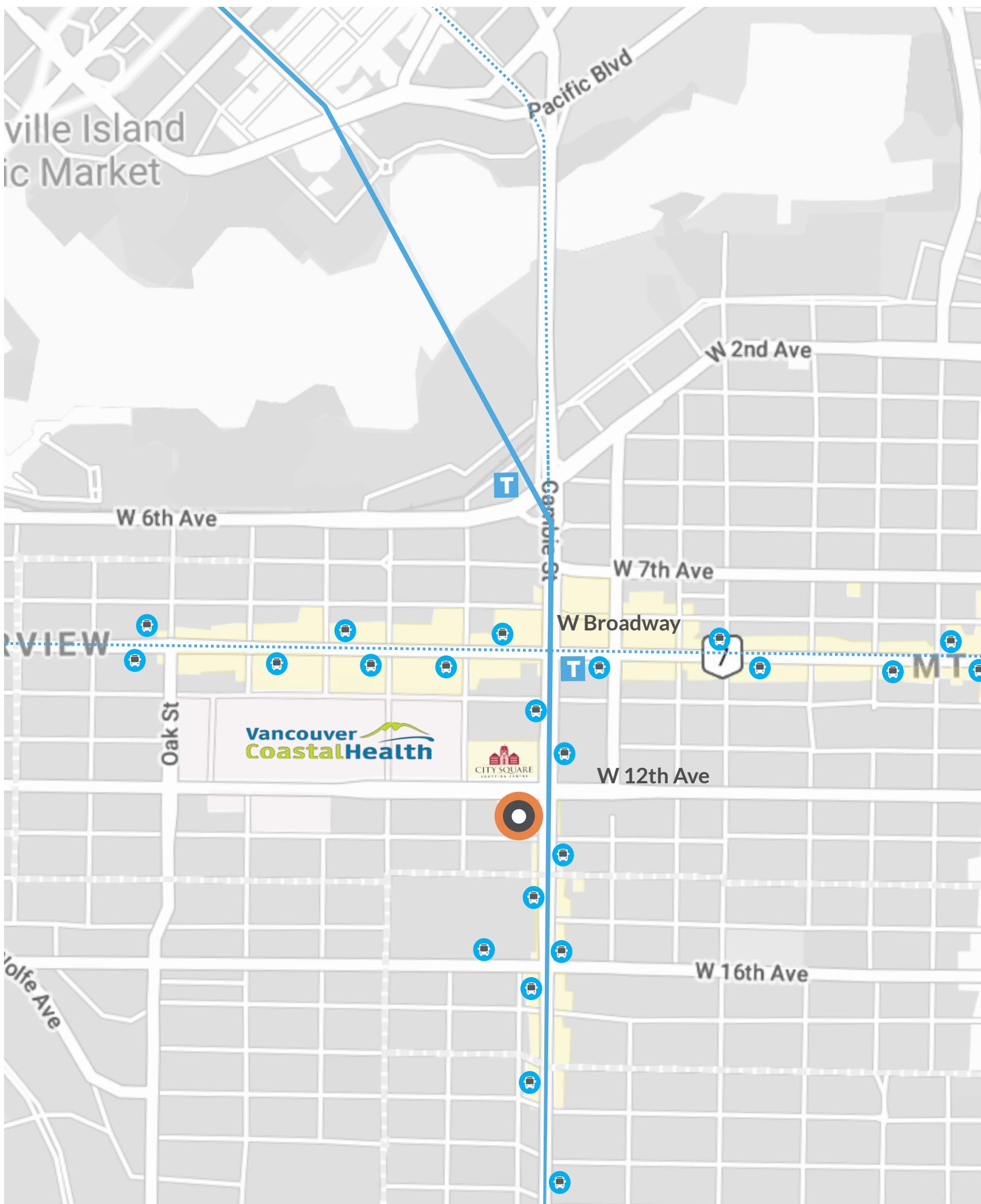


Plaza 500 is located in the Fairview Neighborhood of Vancouver - adjacent to the second largest central business district of Metro Vancouver and rated the 3rd most walkable neighborhood in Vancouver. It is situated across the street from Vancouver City Hall and City Square Shopping Centre and is surrounded by an abundance of residential and mixed-use housing.

Nearby amenities include a range of restaurants and businesses along West Broadway and Cambie street, including Home Sense, Home Depot, Whole Foods, Canadian Tire, Michaels, Best Buy and London Drugs.

The Canada Sky-Train Line, connecting YVR Airport to Downtown Vancouver, is located two blocks away, with several other major bus lines located directly outside of Plaza 500. The central location of Plaza 500 makes it conveniently accessible from all parts of Metro Vancouver.

GI GAMMON
INTERNATIONAL



COMMUTE DOWNTOWN

Drive - 6 minutes
Bike - 10 minutes
Transit - 16 minutes
Walk - 35 minutes



Canada Line - 0.3 km
Expo Line - 1.8 km



0.0 km
017 Oak/Downtown
015 Cambie/Olympic Vill.
N15 Downtown/Cambie



0.3 km
N9 Downtown/Lougheed S.
099 Commercial-Broadway



0.4 km
009 Boundary/Commercial
033 29th Ave Station/UBC



COMMERCIAL ZONE

LEASING OPPORTUNITY

Plaza 500 500 W. 12th Avenue Vancouver, BC

Plaza 500 is an exceptional retail and office lease opportunity for businesses. There is approximately 15,910 sf of high exposure, semi-improved retail space with demised units ranging from 3,161 sf to 5,524 sf and 17,662 sf of open shell office space on the second floor.

Select retail units are improved with key features such as private restrooms, HVAC, storage facilities and rough in plumbing and exhaust able to accomodate a commercial kitchen. The second-floor office space is ready for tenant improvements and offers businesses the ability to create a customized lay-out and design element that speaks on today's demand for functional office space.

Additional amenities include underground and surface parking spaces, concierge services and commercial loading. Plaza 500 is an opportunity for businesses to establish their flagship or headquarter business location in one of Vancouver's most high traffic areas



OFFICE

Plaza 500

500 W. 12th Avenue
Vancouver, BC

17,662 ft²

Features:

Shell condition
Open Space
Two outdoor patios

Availability:

Immediate

Zoning & Use:

C-2C - Office Use

Parking:

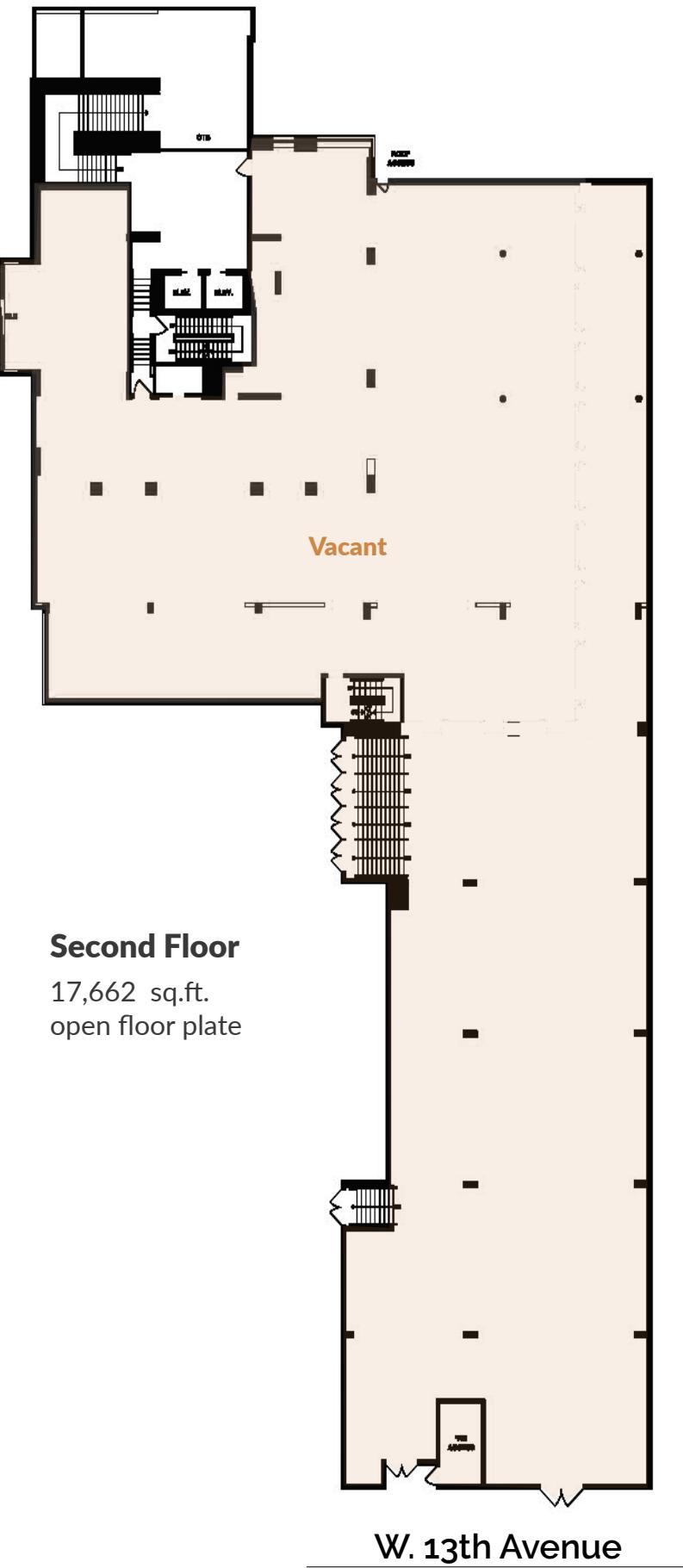
Secured Underground &
Surface

Additional Rent:

\$15.00/ft²

Base Rent

Contact Agents



Cambie Street



Open 2nd Floor Office Space - Vacant

RETAIL

Corner Unit

500 W. 12th Avenue
Vancouver, BC

7,023 ft²

Features:

High Exposure Corner Unit
HVAC system
Equipped for Commercial
Kitchen

Availability:

Immediate

Zoning & Use:

CD-1(62)
Retail Use
Restaurant & Lounge

Parking:

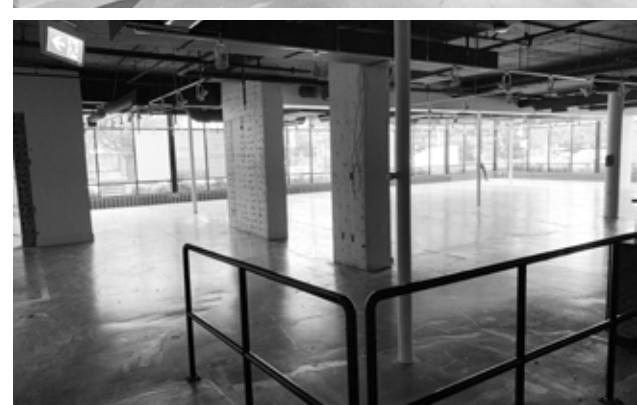
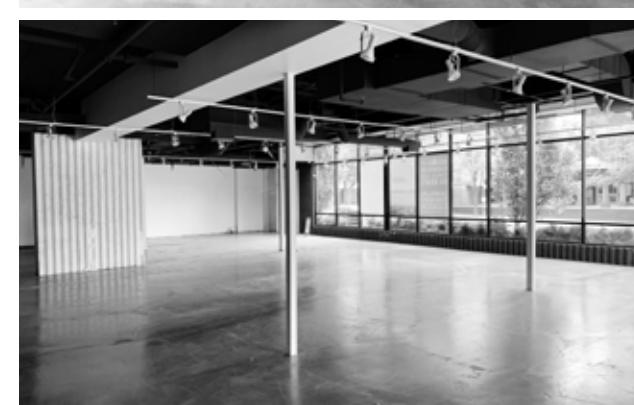
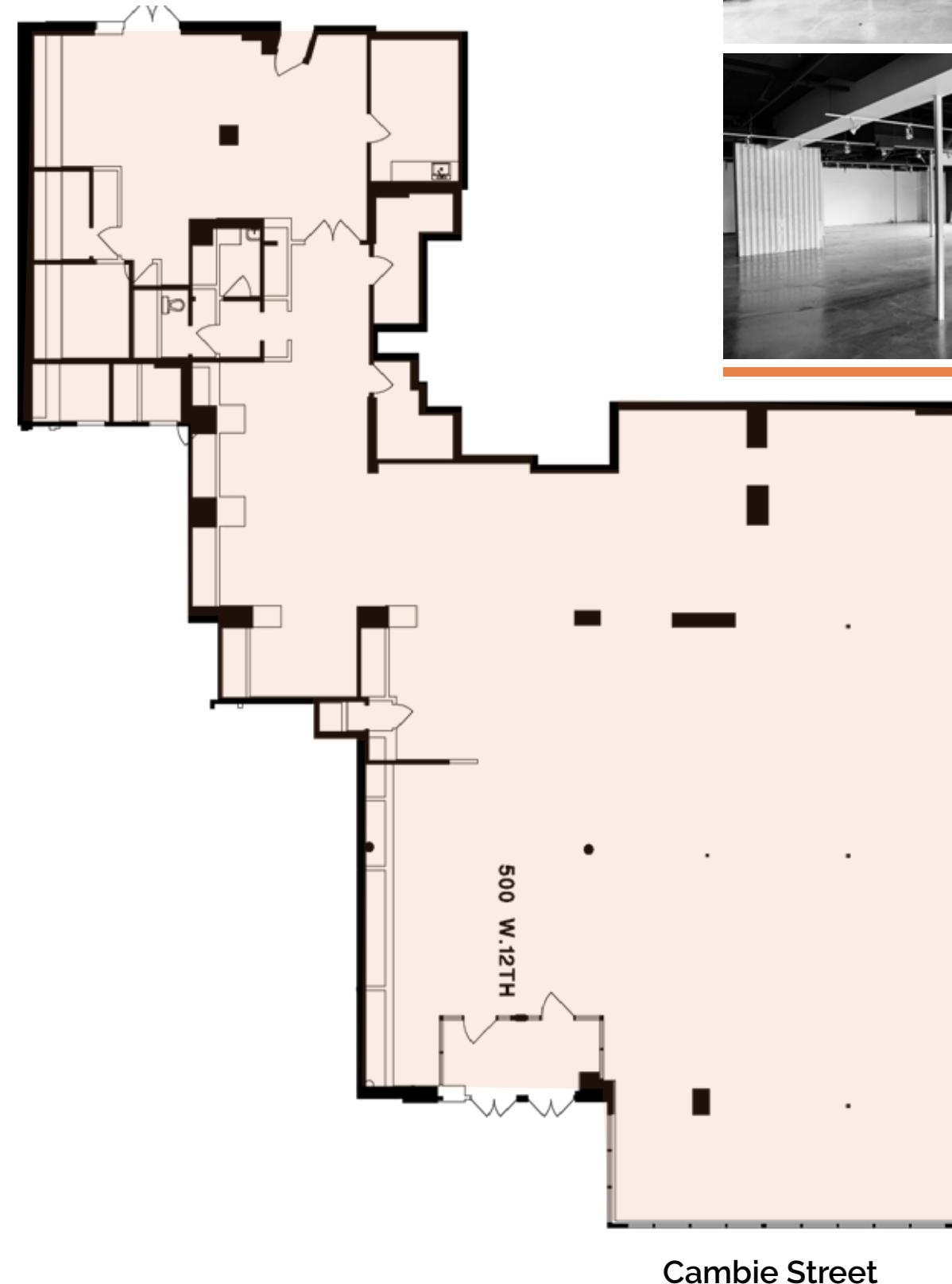
Secured Underground &
Surface

Additional Rent:

\$15.00/ft² (2022)

Base Rent:

Contact Agents



RETAIL

End Unit

2893 Cambie St.
Vancouver, BC

3,394 ft²

Features:

Shell condition
Plumbing for showers stalls & bathrooms
Double-pane, sound proof windows

Availability:

Immediate

Zoning & Use:

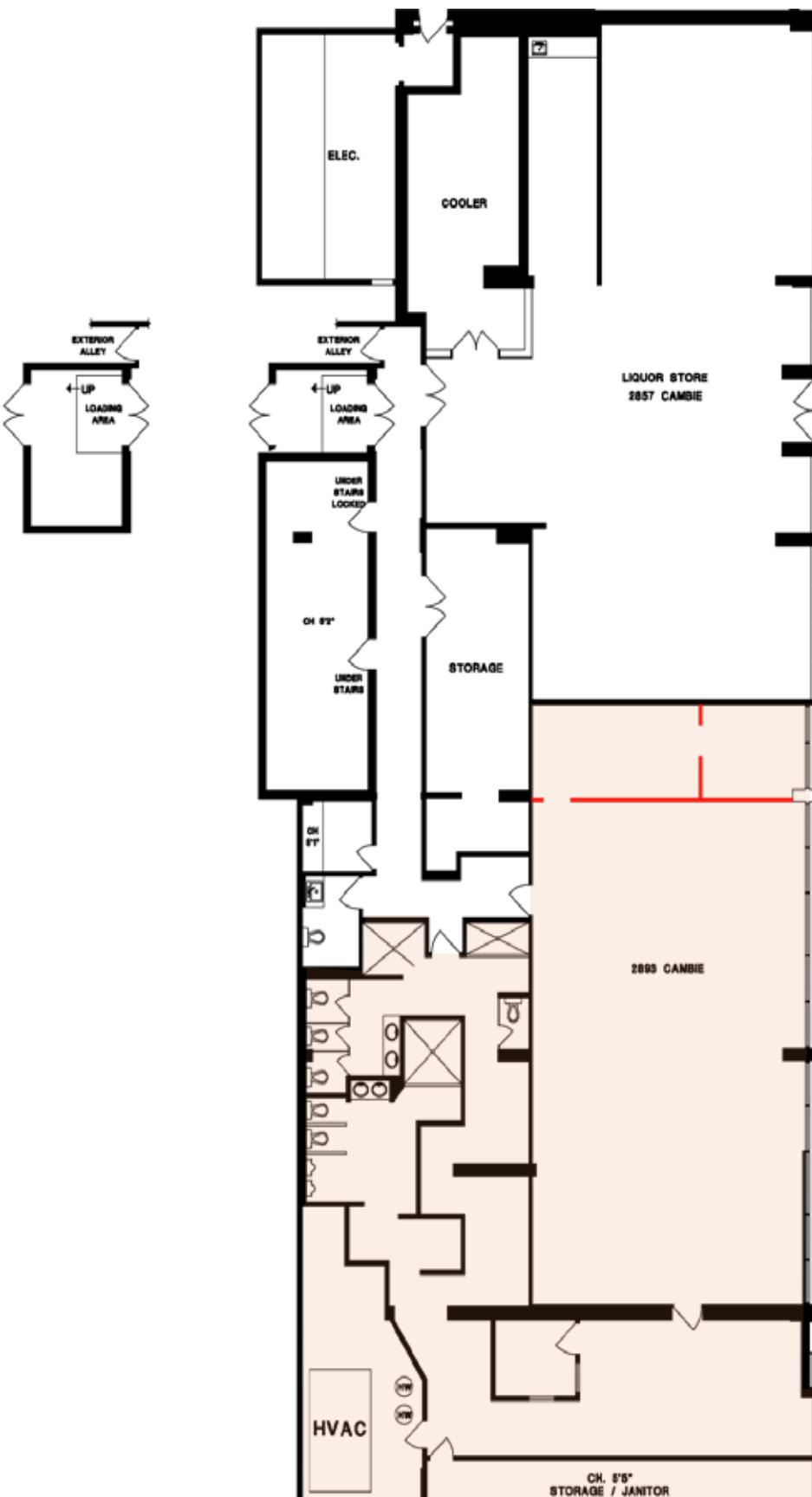
C-2C - Commercial Use

Parking:

Secured Underground & Surface

Additional Rent:
\$15.00/ft² (2022)

Base Rent: Contact Agents



Cambie Street





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