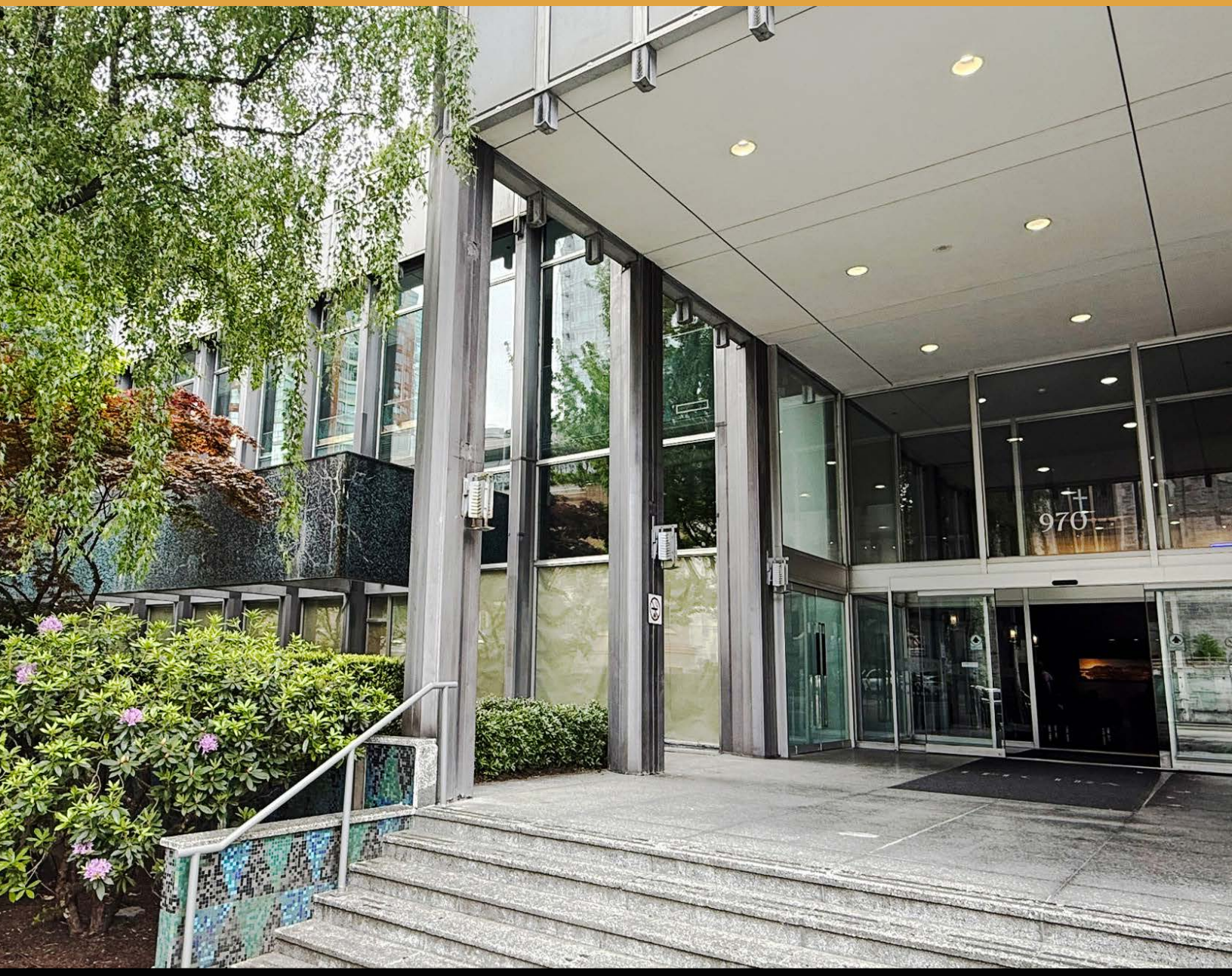
FOR SUBLEASE

#BK 1, 3, 5, 6 – 970 Burrard Street, Vancouver

Medical and Wellness Retail Sublease Opportunity



Kelvin Luk*
Principal
604.808.8192
kelvin@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com

Stephen Tran
Commercial Broker
604.377.3337
stephen@lukrealestategroup.com

*Personal Real Estate Corporation

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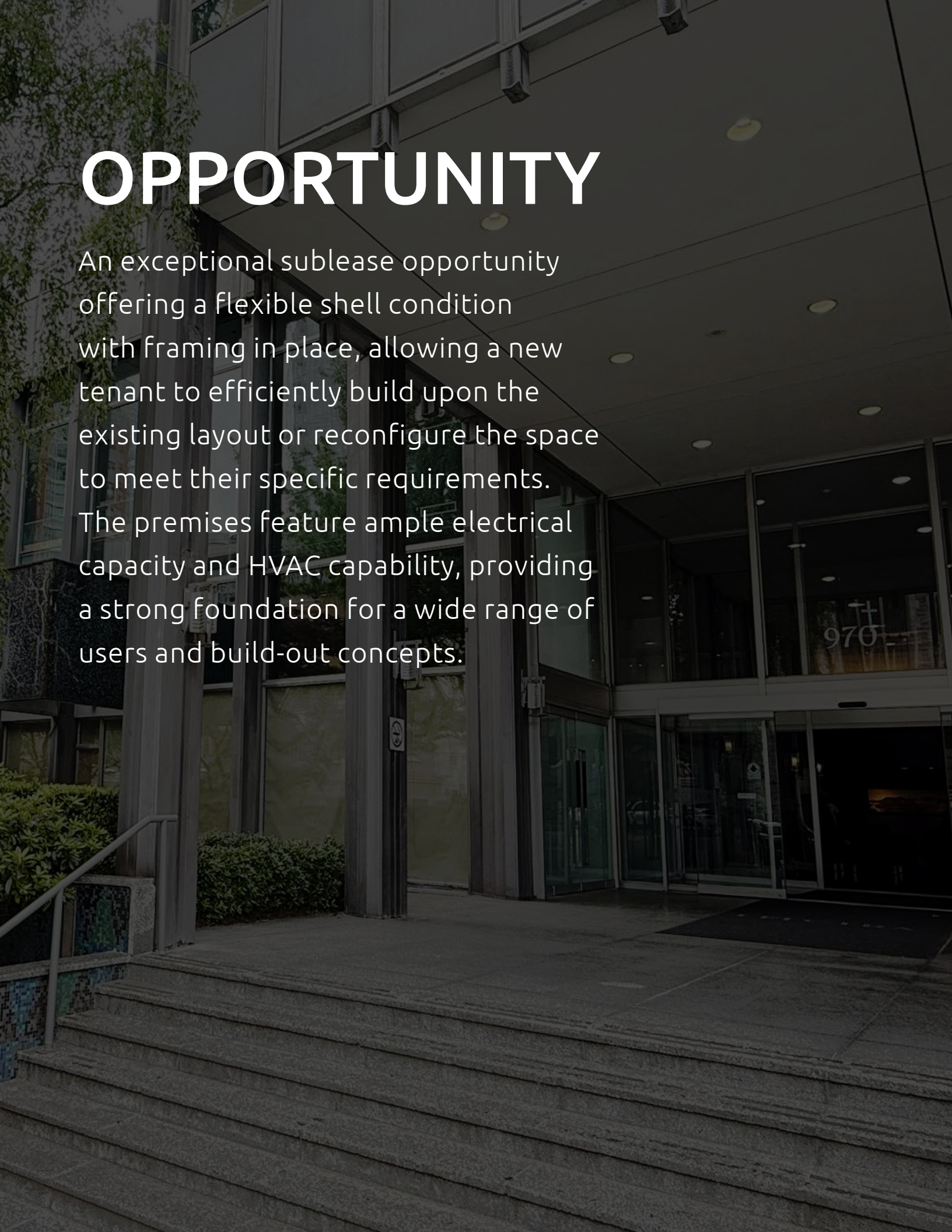


OPPORTUNITY

An exceptional sublease opportunity offering a flexible shell condition with framing in place, allowing a new tenant to efficiently build upon the existing layout or reconfigure the space to meet their specific requirements. The premises feature ample electrical capacity and HVAC capability, providing a strong foundation for a wide range of users and build-out concepts.



LOCATION

Prominently located at the northeast corner of Burrard Street and Nelson Street, The Electra is situated in the heart of Downtown Vancouver with excellent visibility, accessibility and connectivity. The Property is just steps from Robson Street, the Financial District, major transit connections, restaurants and entertainment amenities. The central location benefits from strong pedestrian activity and offers an ideal setting for professional, medical, wellness and service-oriented businesses.

PROPERTY DESCRIPTION

Originally constructed in 1957 as the landmark BC Electric Building and subsequently transformed into The Electra, the Property is one of Vancouver's notable office-to-residential adaptive reuse projects. Today, The Electra is a well-established mixed-use strata development combining residential and commercial uses within a prominent and historically significant Downtown Vancouver landmark.





HIGHLIGHTS

Functional Layout

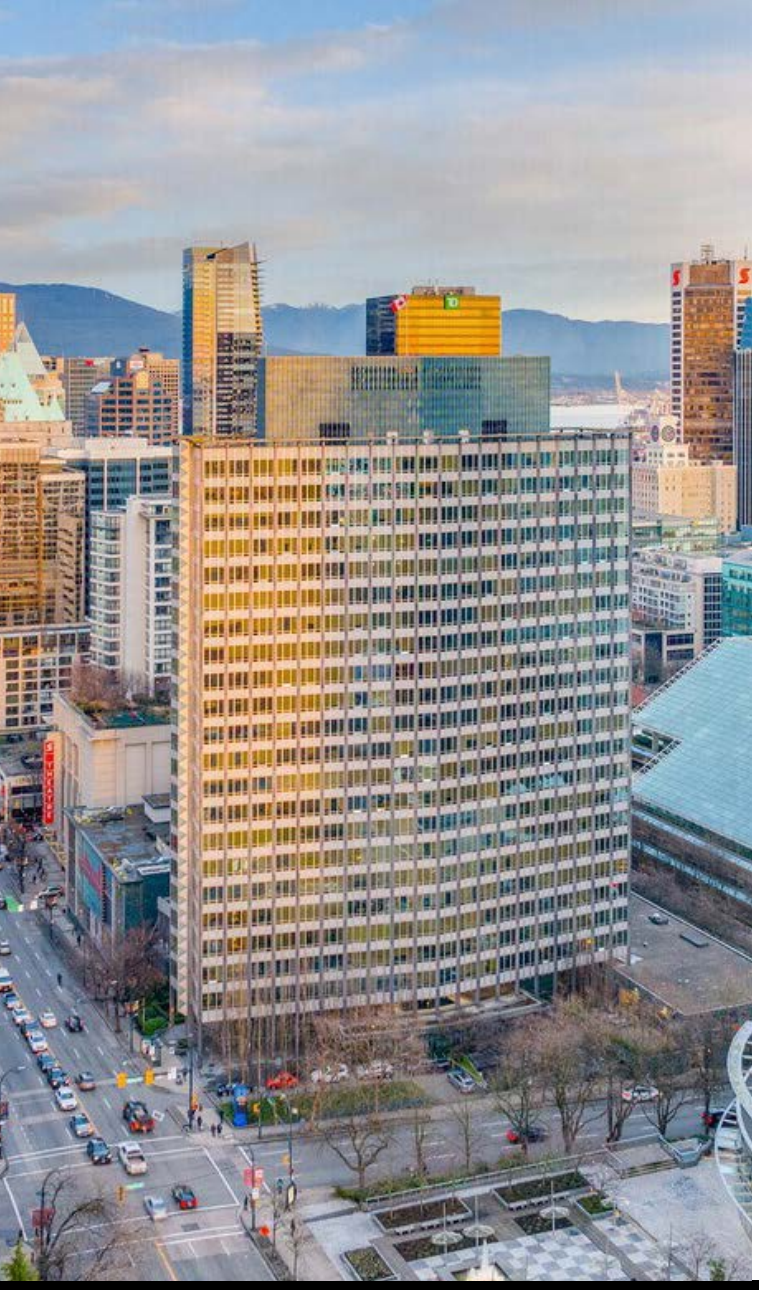
Adaptable shell-condition space with existing framing, offering flexibility for a customized layout. Features high ceilings, a bright solarium and dedicated ground-level retail entrance.

Strong Utilities

Ample electrical capacity and HVAC infrastructure to support a range of commercial uses and tenant requirements.

On-Site Amenities

Extensive amenities include bicycle storage, billiards, guest suites, fitness facilities, library, lounge, media room, outdoor terrace, party room, ping pong table, and rooftop garden and patio.







Property shown in shell condition. Image contains partially AI-generated content.

DETAILS

Civic Address:
#BK 1, 3, 5, 6 – 970 Burrard Street, Vancouver

Current Zoning:
CD-1(322)

Total SF*:
+/- 3,593 SF

Availability:
Immediate

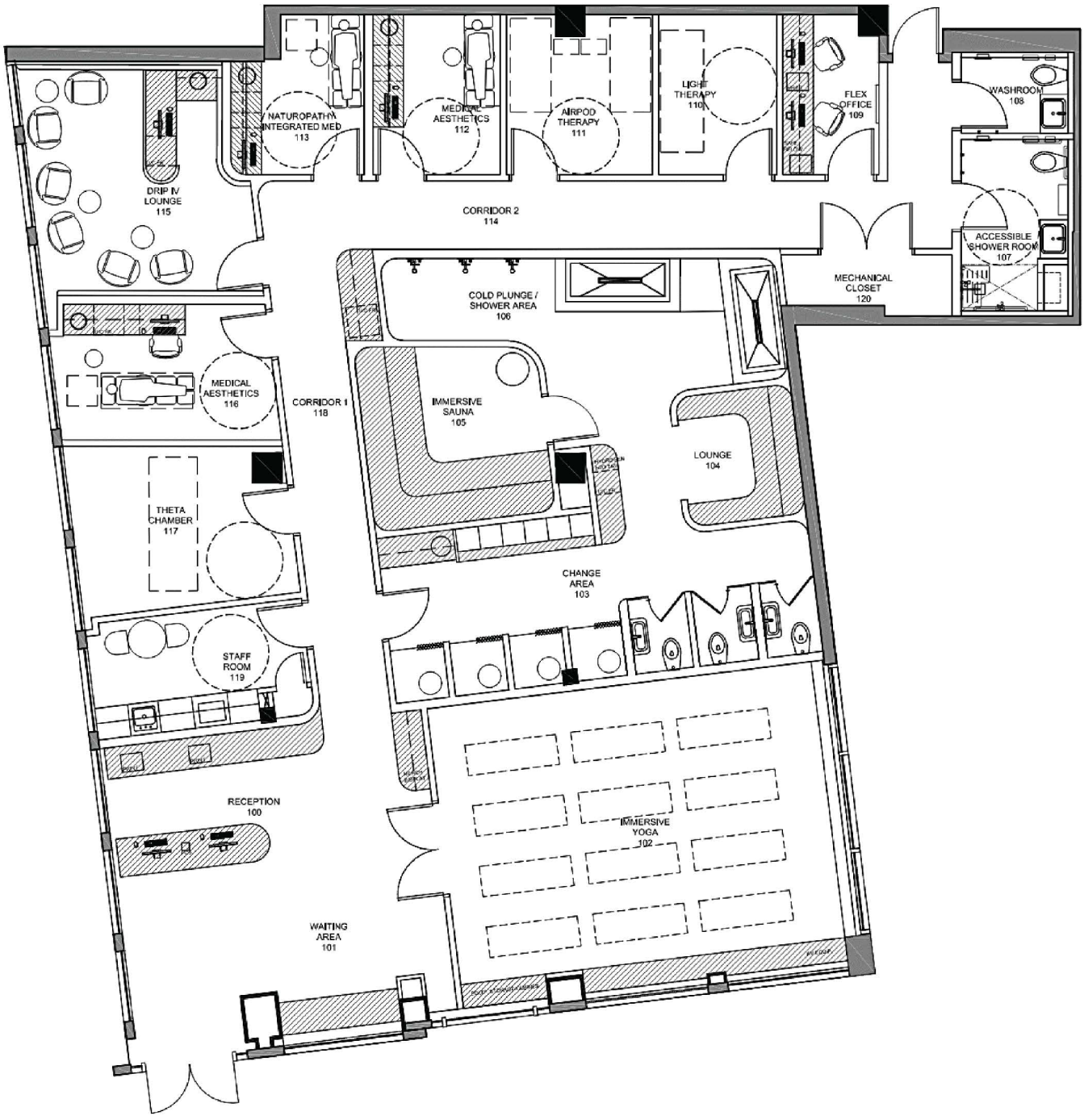
Asking Gross Rent:
Contact Listing Agent

Head Lease Expires:
2034

Features:
Dedicated ground-level retail entrance, shell condition with framing in place, ample electrical capacity and HVAC infrastructure, bright, open solarium area with high ceilings

** Size is approximate and subject to verification if deemed necessary.*

FLOOR PLAN



Floor plan is based on the Current Tenant's architectural plans and does not reflect a fully built-out space.

PHOTOS





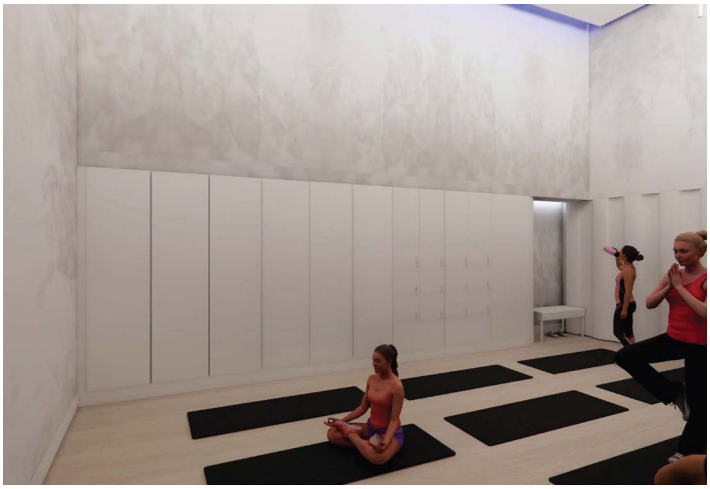


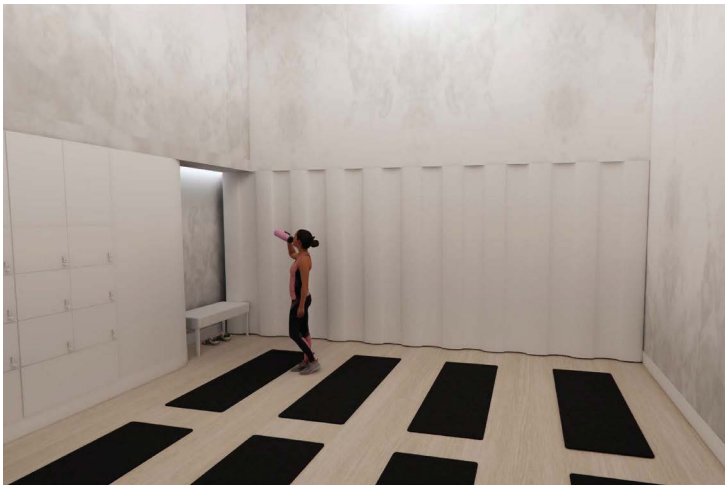
RECEPTION

**Artistic rendering is provided for illustrative purposes.*

PHOTOS







IMMERSIVE YOGA

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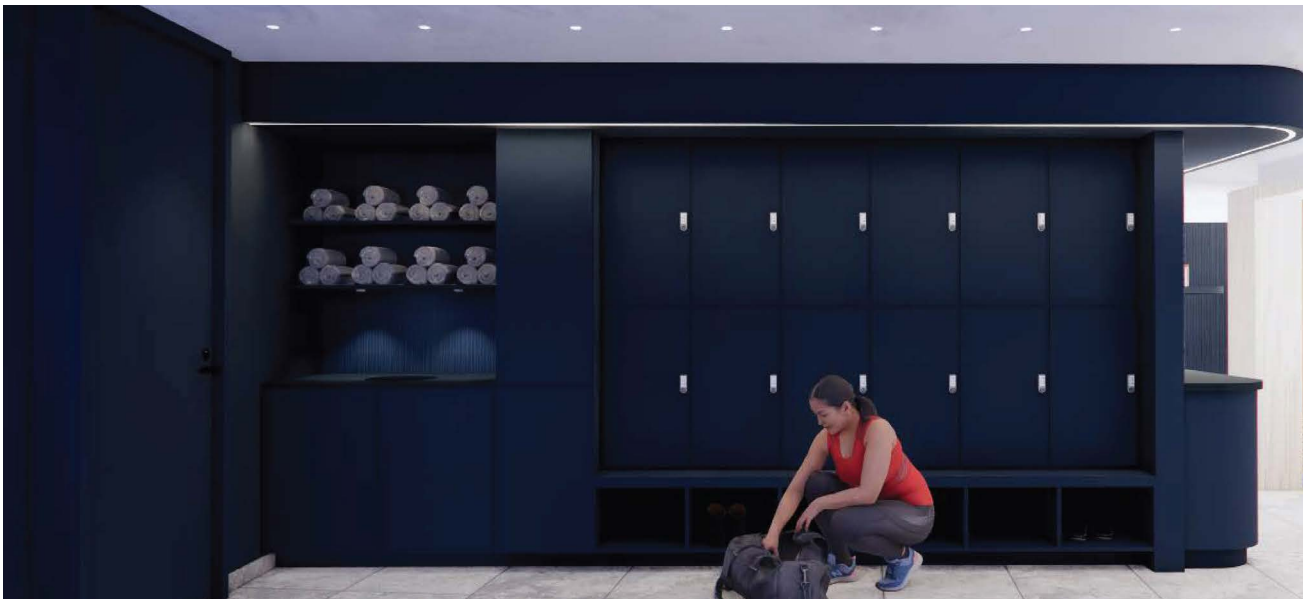





CHANGE AREA

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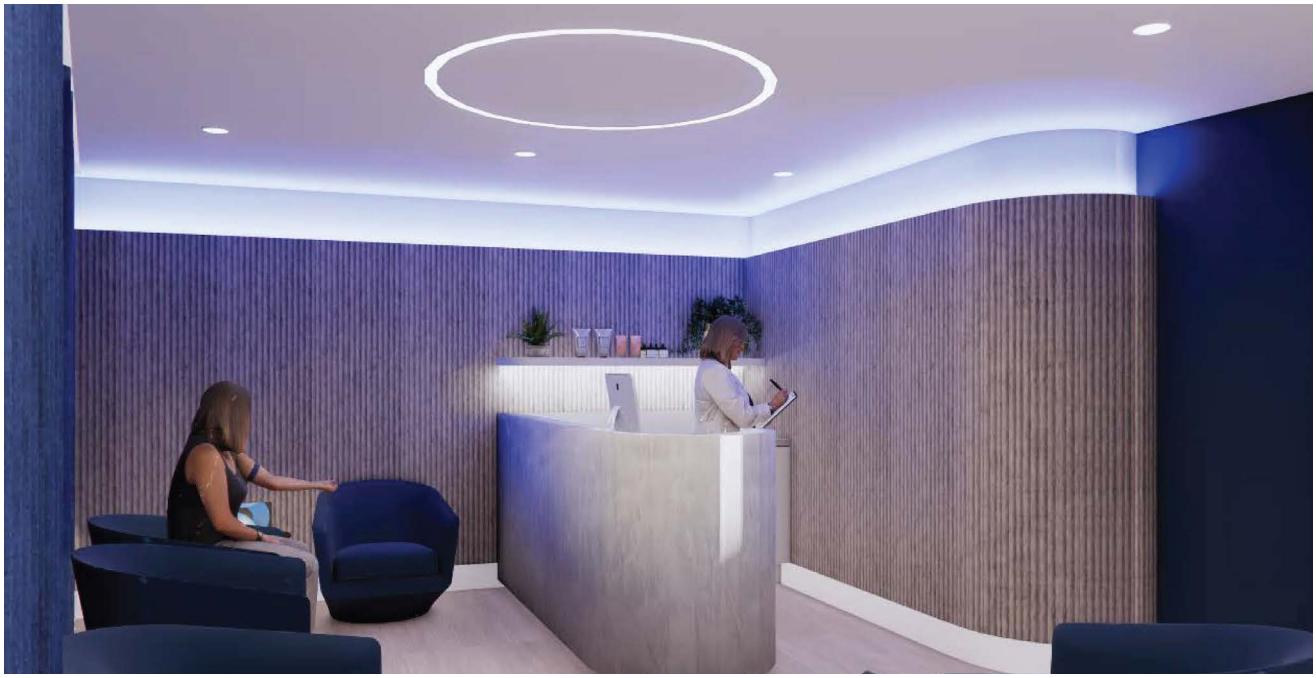
PHOTOS



MEDICAL AESTHETICS

IV LOUNGE



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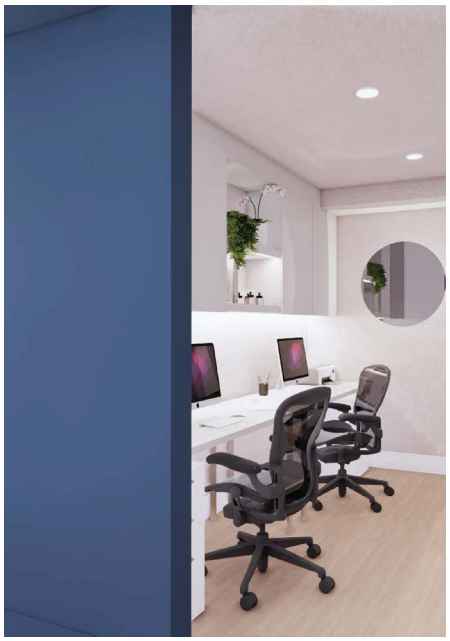
PHOTOS

OFFICE



STAFF AREA



CORRIDOR



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