

FOR SALE OR LEASE GROUND FLOOR COMMERCIAL

1030 HOWE STREET, VANCOUVER, BC

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



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THE OPPORTUNITY

Lee & Associates Vancouver is pleased to offer the exclusive opportunity to acquire a fully built-out ground floor office strata unit in Downtown Vancouver. Located at 1030 Howe Street, a 12-storey mixed-use residential and commercial building, the property sits prominently at the corner of Howe and Nelson Streets, providing excellent visibility and accessibility. Its close proximity to both the Vancouver and Provincial Law Courts makes it particularly well-suited for legal and professional practices.

SALIENT DETAILS

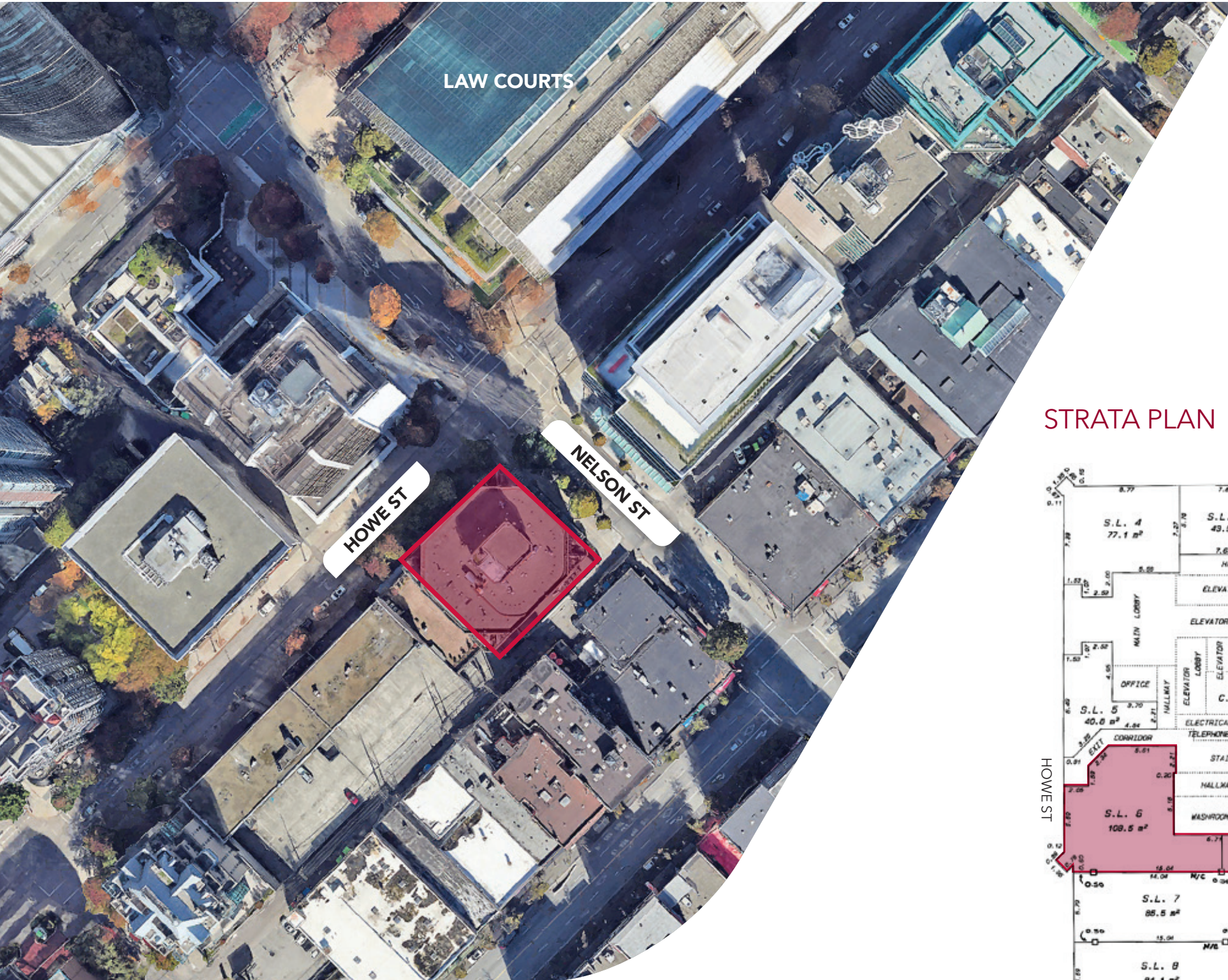
Civic Address	1030 Howe Street, Vancouver, BC
Legal Description	STRATA LOT 6 DISTRICT LOT 541 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN LMS2586
PID	023-598-310
Zoning	DD - Downtown District
Size	1,168 SF (from Strata Plan)
Strata Fees	\$1,147.51 per month
Property Taxes	\$13,831.90 (2025)
Asking Price	\$1,350,000.00
Asking Lease Rate	\$40.00 PSF



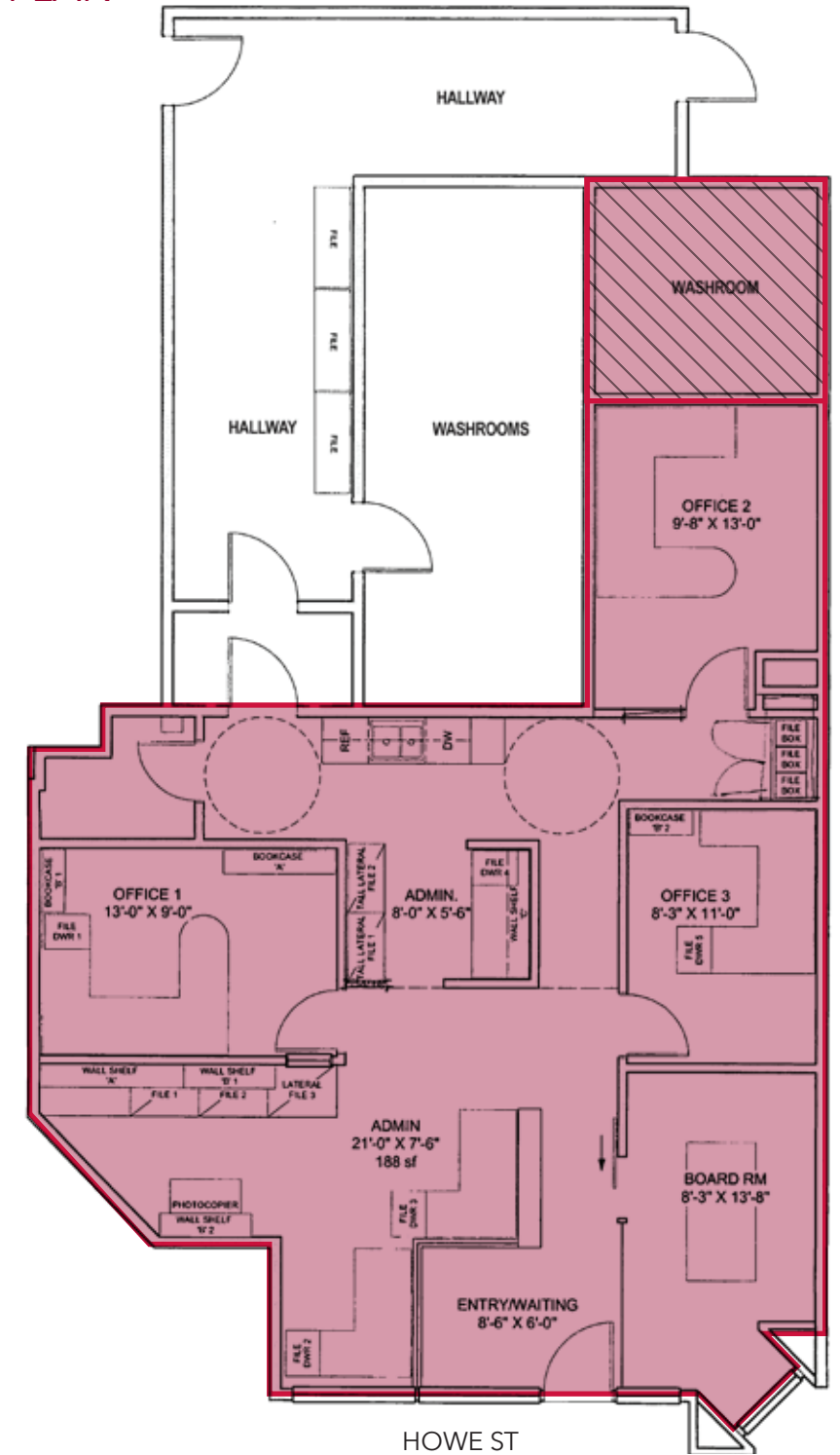
INVESTMENT HIGHLIGHTS

- » Proximity to Downtown Law Courts
- » Quality office improvements including:
 - » Three (3) private offices
 - » Boardroom
 - » Kitchenette
 - » Private washrooms
- » Bonus storage areas (limited common property)
- » Secured underground parking (1 + 1 rented)

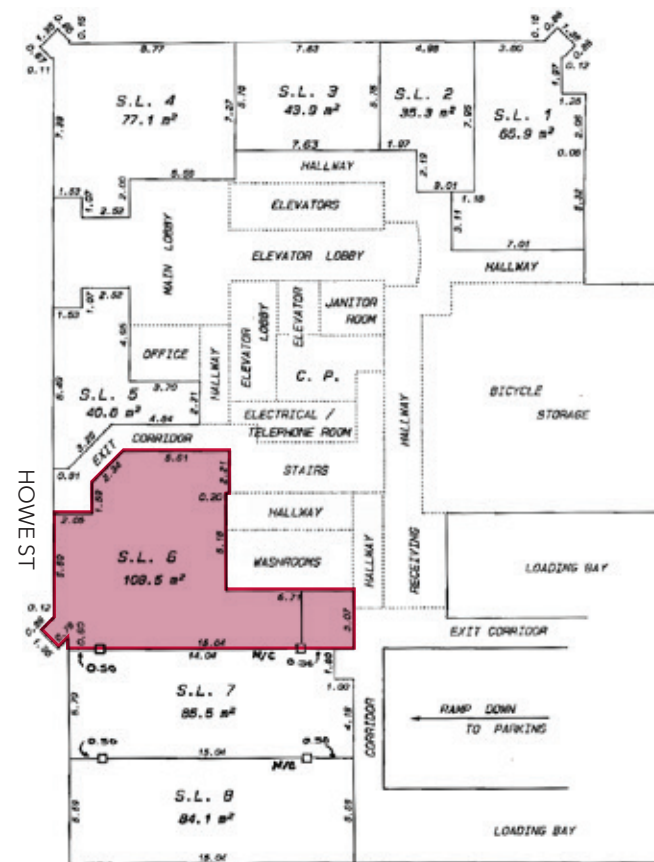




FLOOR PLAN



STRATA PLAN



*Not to scale - for illustrative purposes only.

LOCATION

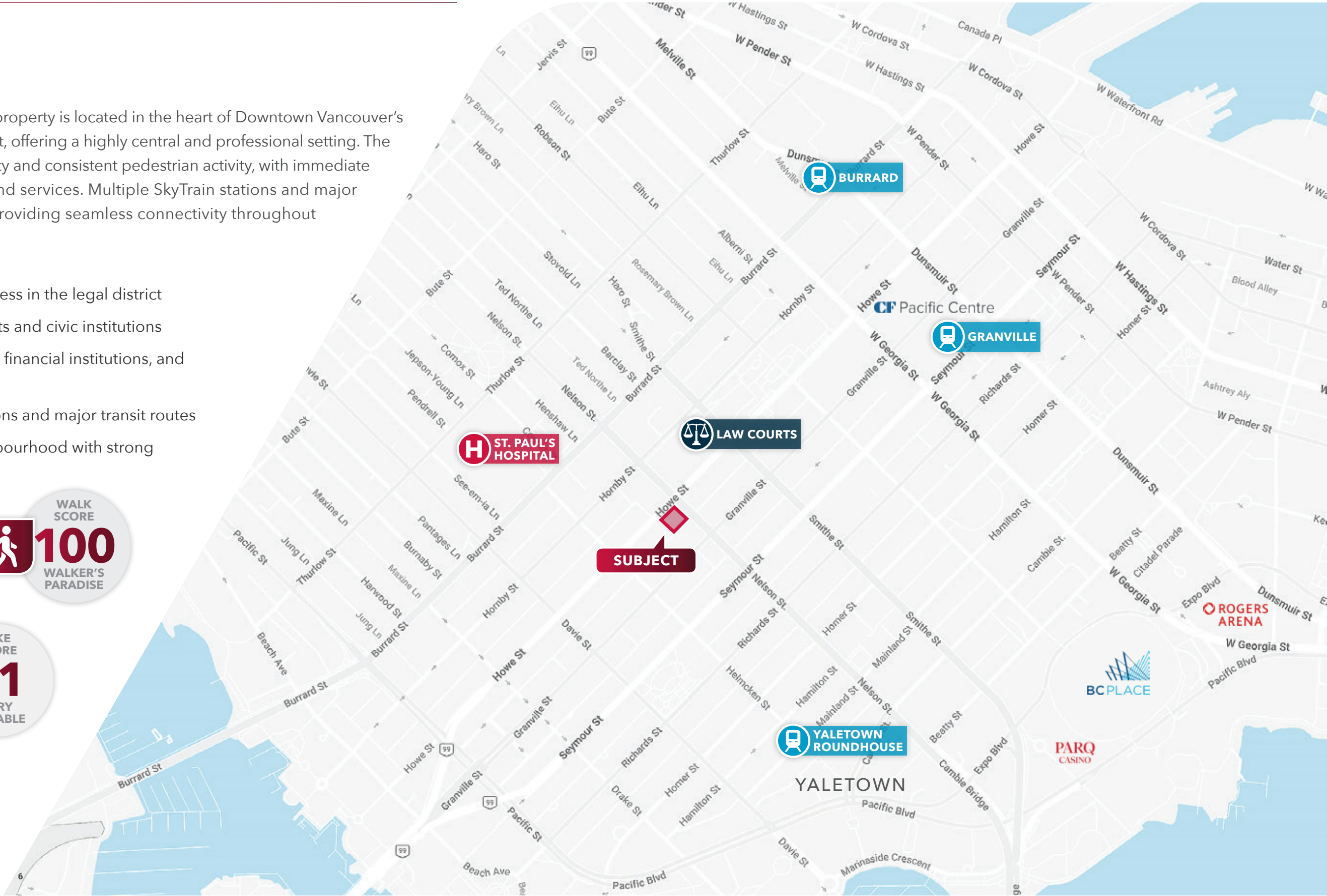
Positioned at 1030 Howe Street, this property is located in the heart of Downtown Vancouver's established legal and business district, offering a highly central and professional setting. The area benefits from excellent walkability and consistent pedestrian activity, with immediate access to the city's core amenities and services. Multiple SkyTrain stations and major bus routes are within a short walk, providing seamless connectivity throughout Metro Vancouver.

- » Prime downtown Vancouver address in the legal district
- » Steps to the Vancouver Law Courts and civic institutions
- » Surrounded by restaurants, cafés, financial institutions, and daily amenities
- » Excellent access to SkyTrain stations and major transit routes
- » High-density, amenity-rich neighbourhood with strong professional presence

WALK SCORE
100
WALKER'S PARADISE

BIKE SCORE
91
VERY BIKEABLE

TRANSIT SCORE
100
RIDER'S PARADISE



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