

For Lease

The Beasley
860 Homer Street, Suite 301

Turnkey Plug-&-Play
Opportunity in Yaletown

Prime Office Space

- Available Immediately
- 2,192 r.s.f. - 10,170 s.f.

 **JLL** SEE A BRIGHTER WAY



Suite 301 Highlights



Move-In Ready / Turnkey

Skip the hassle and cost of a build-out. This space features an open-plan layout, private offices, a large boardroom, breakout rooms, and a large kitchen. High-quality furniture is also potentially available to make your client's transition seamless.



Exclusive Outdoor Space

The only full-floor opportunity in the building featuring two private patios reserved exclusively for the tenant.



Ultimate Flexibility

Lease the entire full floor or choose from three pre-planned demising options tailored to your size requirements.

Unbeatable Yaletown Location

Centrally located at the corner of Homer and Smithe Street, perfectly positioned between the vibrant Yaletown core and the Robson Street transit corridor. Tenants enjoy immediate access to premium restaurants, transit stations, hotels, and entertainment venues.

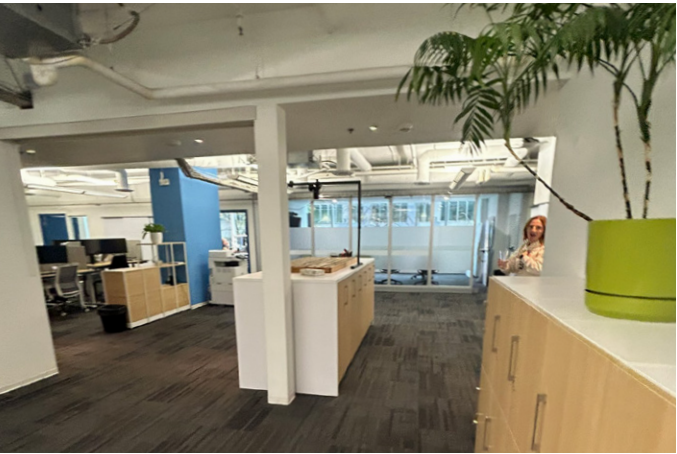
Limited-Time Broker Incentive

\$2.50 P.S.F. Bonus Fee to all procuring deals outside brokers for fully executed leases completed before **December 31, 2026**.



Salient Details

Address	860 Homer Street, Vancouver, BC
Available Area	2,192 r.s.f. up to 10,170 r.s.f. (full floor)
Availability	Immediate
Basic Rent	Contact Listing Agents
Additional Rent	\$17.33 p.s.f.
Parking	Contact Listing Agents
Building Amenities	Bike storage room, gym, amenity room, common washrooms with showers, and home to the renowned Homer Street Café



Flexible Demising Options

We can accommodate a wide range of space requirements.

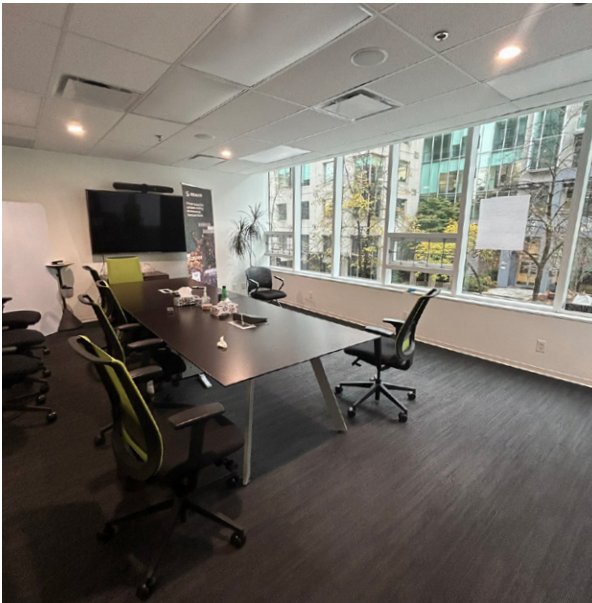
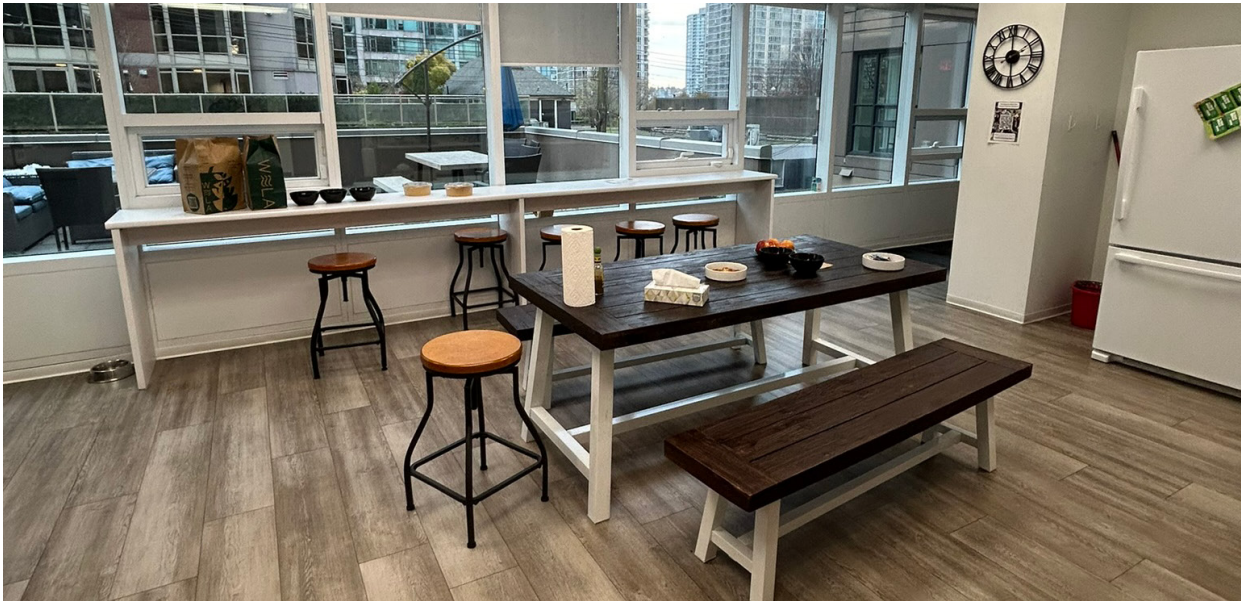
Full Floor Combined

10,170 s.f.

Demising Options

■ A: 3,843 r.s.f. ■ B: 3,415 r.s.f. ■ C: 2,192 r.s.f.

The Beasley / 860 Homer Street



The Beasley / 860 Homer Street



Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

Mark Trepp**Executive Vice President*

mark.trepp@jll.com

+1 604 998 6035

Corbin MacDonald**Vice President*

corbin.macdonald@jll.com

+1 604 998 6034