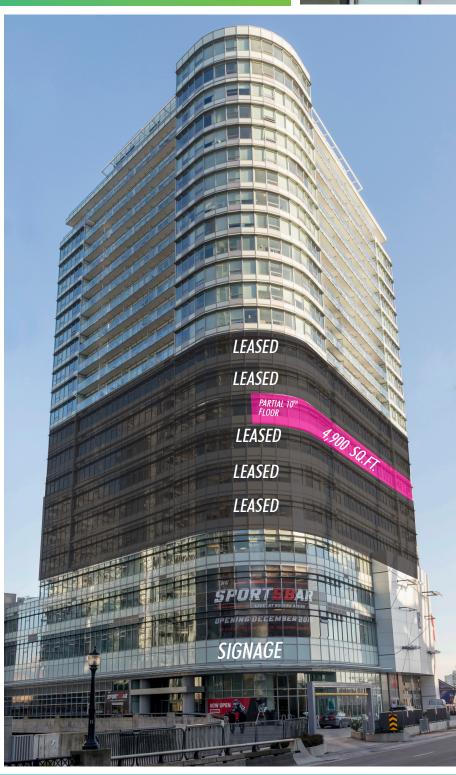
FOR LEASE 89 West Georgia Vancouver, BC







LAST UNIT

- 10th Floor: 4,900 sq.ft. approx. built out space
- Available for Fixturing immediately
- 26 storey mixed use building
- **LEED Gold**
- Lease Rates: \$35.00 per sq. ft.
- Operating costs and taxes: \$15.77 per sq. ft. (2019 estimate)
- 1 parking stall per 1,500 sq. ft., at market rates
- Adjacent to SkyTrain
- Designed by B+H architects

Transit Score 📙 100



Walk Score



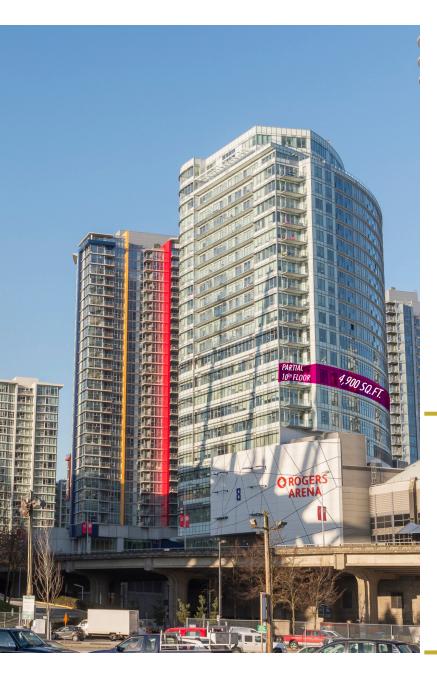
Bike Score



89 WEST GEORGIA STREET

VANCOUVER, BRITISH COLUMBIA

89 West Georgia Street is located in the South-East area of the Downtown Core, with views of False Creek Inlet on one side of the building and the North Shore Mountains on the other. Outside of the modern Georgia Street entrance, the surrounding area offers an array of services and amenities within a short walking distance. Only one block to Stadium-Chinatown SkyTrain Station, six blocks to Yaletown-Roundhouse Canada Line Station and within close proximity to all major bus routes, 89 West Georgia Street is a LEED GOLD building - one of the three Aquilini Centre mixed-use rental towers with 469 rental apartments - within walking distance of Vancouver's stadiums, shops, parks and more.



BUILDING FEATURES:

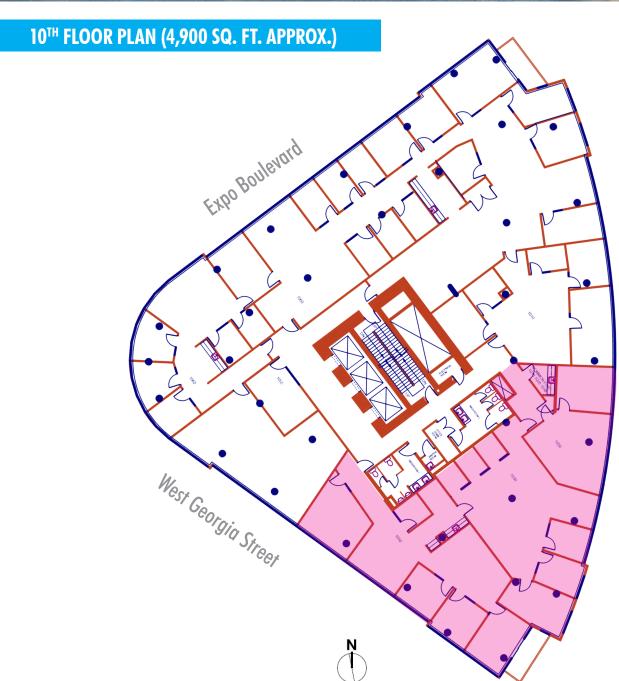
- Exclusive West Georgia Street office entrance
- Modern, boutique "A" class building
- Flexible floor plans
- State-of-the-art gym, showers and change room
- Secure bike storage in parkade
- Close access to Rogers Arena events
- Hourly guest parking available in Rogers Arena
- The Sportsbar LIVE! at Rogers Arena (524-person capacity)
- Four pipe fan coil HVAC System



LEED Gold features:

- High level energy and water efficiency
- High efficiency double glazing
- Operable windows
- Solar shading
- Abundance of natural light











CONTACT US:

Blair Quinn Personal Real Estate Corporation $+1\,604\,662\,5161$ | blair.quinn@cbre.com Marcus Keighron Personal Real Estate Corporation $+1\,604\,662\,5143$ | marcus.keighron@cbre.com

CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC V6E 0C3

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not present, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequentian, for the Information or the recipient's reliance upon the Information. The Information are changed and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE loga are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DM11 Spatial, Environics Analytics, Microsoft Bing, Google Earth

