



FOR SUBLEASE

901- 525 SEYMOUR ST
VANCOUVER, BC

MOVE-IN READY, FURNISHED DOWNTOWN
OFFICE @ BELOW MARKET RENT

ALAIN RIVERE
Personal Real Estate Corporation
604 662 5110 | alain.rivere@cbre.com

CBRE

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TECHNOLOGY
FACILITIES GROUP

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AVAILABLE SPACE

Suite	901
Area	1,296 SF
Available	Immediately
Term	Feb 28, 2021 (longer term negotiable)
Asking Rate	Contact Listing Agent
Op Costs	\$14.27 PSF (2020 Est.)
Furniture	Available

SPACE HIGHLIGHTS

- Efficient Open Plan Layout
- Long window line for an abundance of natural light
- Exposed painted ceilings
- Kitchen area with island
- Glass boardroom
- Furniture available

BUILDING FEATURES

- Modernized heritage building
- Central downtown location and transit accessible
- Heat, electricity, janitorial, and garbage/recycling/compost pick-up included
- 24-hour building access
- Owned and managed by Aquilini



BOARDROOM WITH VIEW



OPEN AREA

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KITCHEN



KITCHEN



OPEN AREA



OPEN AREA

THE LOCATION

Centrally located in the heart of downtown Vancouver, 525 Seymour Street is a short 5-minute walk to Waterfront Station offering easy connection to all parts of the Lower Mainland. The space is surrounded by countless restaurants, cafes, amenities, and a quick 3-minute walk to the popular Pacific Centre shopping mall.

WALK SCORE

 **98**
WALKER'S
PARADISE

 **100**
RIDER'S
PARADISE

 **67**
BIKER'S
PARADISE

walkscore.com

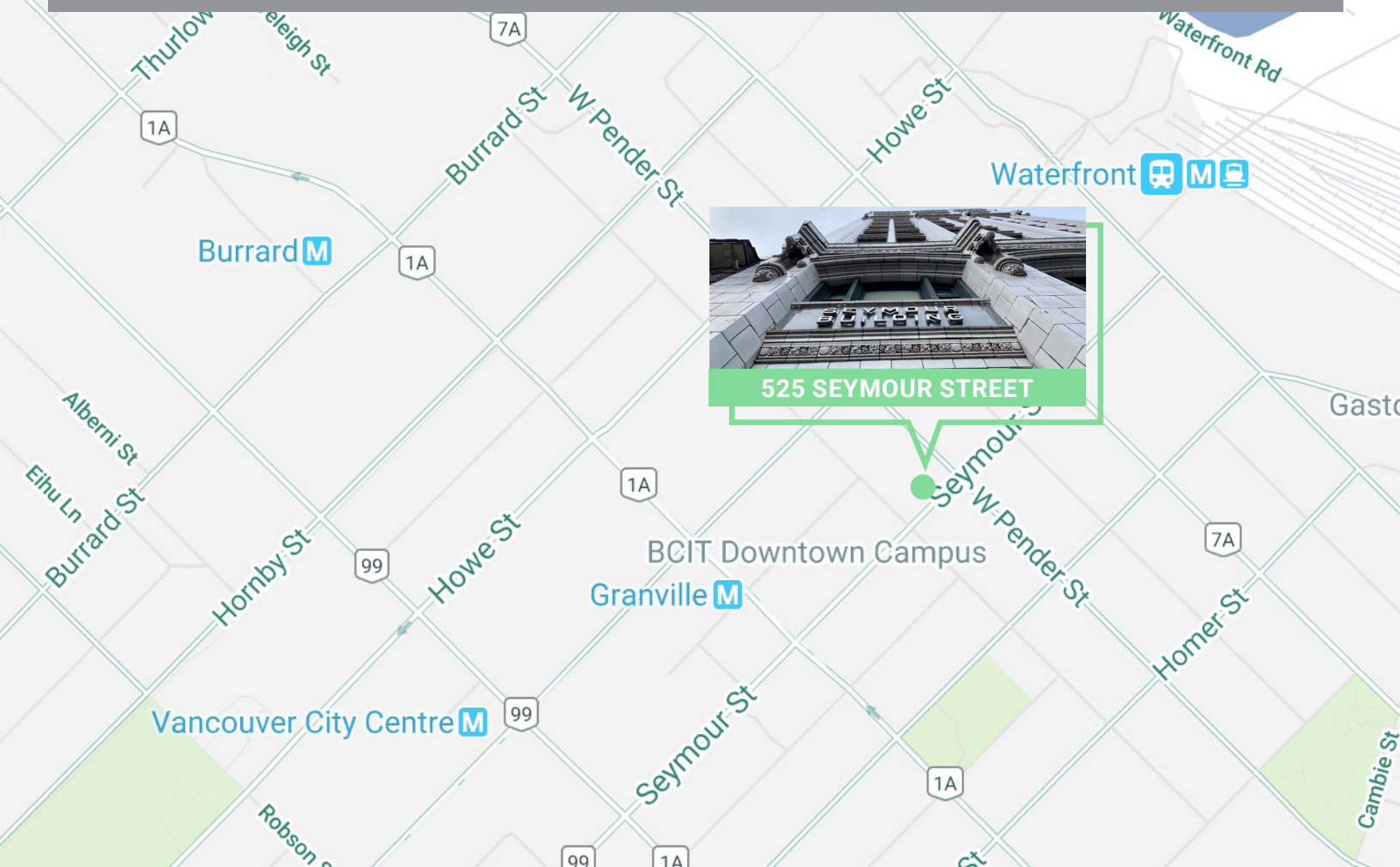
RESTAURANTS & CAFÉS

Baghdad Café
Cactus Club Café
CoCo Fresh Tea & Juice
Finches
Guu
Gyoza Bar
La Taqueria
Moose's Down Under
Pacific Centre
Peaceful Restaurant
Ramen Gojiro

Rogue Kitchen & Wetbar
SMAK
St Regis Bar & Grill
Starbucks
Steamworks
Tim Hortons
Tractor Foods
Trees Organics

AMENITIES

Canada Post
HSBC Bank
RBC Royal Bank
Rexall
Shoppers Drug Mart
Steve Nash Fitness
TD Canada Trust



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