

FOR SUBLEASE

1455 W GEORGIA ST, VANCOUVER, BC

2 FULL FLOORS - MOVE-IN READY OFFICE
3,680 SF + 5,080 SF OR COMBINED FOR 8,760 SF

BELOW MARKET RENT

BELOW MARKET RENT

CONTACT ME

ALAIN RIVERE

Personal Real Estate Corporation
Associate Vice President, The HTFG
604 662 5110 | alain.rivere@cbre.com

CBRE

HT
FG

THE HIGH
TECHNOLOGY
FACILITIES GROUP

PROPERTY DETAILS

SUITES	#200 & #700	
AREA	Suite 200 Suite 700 Total	5,080 SF (Full Floor) 3,680 SF (Full Floor) 8,760 SF
ASKING RENT	BELOW MARKET RENT <i>Contact Listing Agent</i>	
AVAILABLE	Immediately	
TERM	July 30, 2022 <i>Longer Term Negotiable</i>	

HIGHLIGHTS

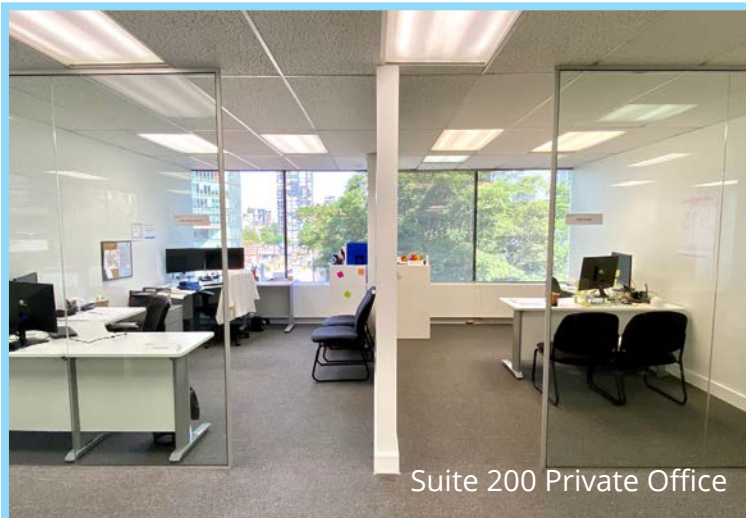
- Two Full Floors – may be leased together or separately
- Brand new building lobby
- Each floor recently renovated, new carpet and paint
- Windows on 4 sides, lots of natural light
- Fantastic city, mountain and water views
- Dedicated mens/womens washrooms per floor
- Ability to brand individual floor
- Two elevators, low traffic building
- Steps from Seawall, downtown core, and surrounded by amenities



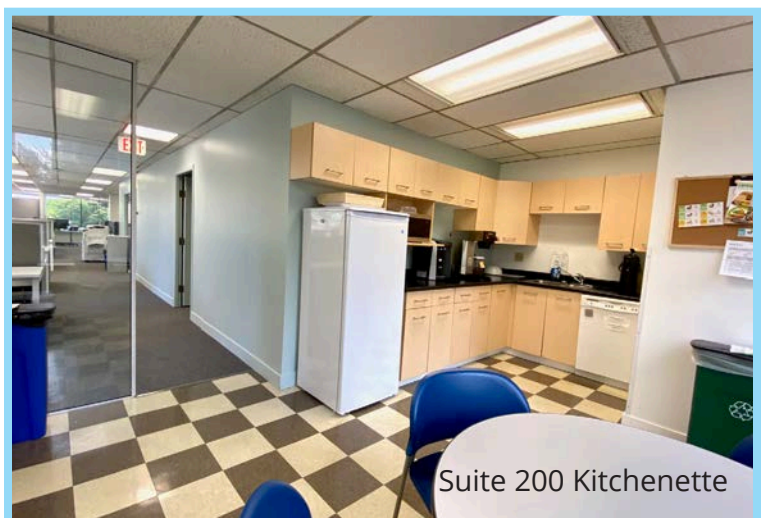
Suite 200 Open Office



Suite 200 Meeting Room



Suite 200 Private Office

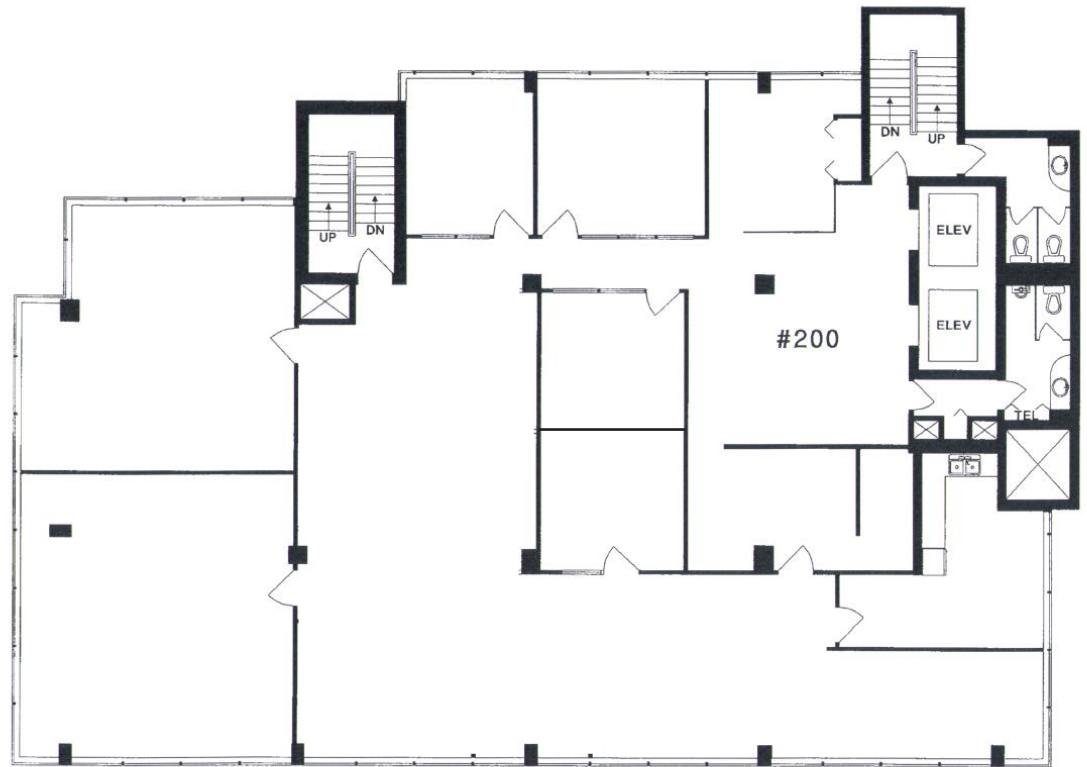


Suite 200 Kitchenette

FLOOR PLANS

SUITE 200

- Open office area
- 6 meeting rooms
- 3 private offices
- Kitchenette



SUITE 700

- Open office area
- 2 meeting rooms
- Kitchenette
- Private wrap around deck





Patio View North



Patio View East



Suite 700 Reception



Suite 700 Meeting Room



Suite 700 Open Office

THE LOCATION

1455 W Georgia St
Vancouver, BC

WEST GEORGIA STREET

BURRARD
EXPO LINE SKYTRAIN STATION

VANCOUVER CITY CENTRE
CANADA LINE SKYTRAIN STATION

BURRARD STREET

GRANVILLE STREET




1455 W Georgia is located in the heart of Downtown Vancouver's breathtaking Coal Harbor. The perfect blend of urban and nature, the building is a quick 7-minute walk to Burrard Skytrain Station and the Central Business District and a 2-minute walk to the iconic seawall. The neighbourhood is surrounded by numerous restaurants, cafes, shops along Robson and Denman Street.

NEARBY AMENITIES

45 Degree Bubble Tea House
6 Degrees Eatery
Blenz Coffee
Café Villaggio
Cardero's
Coal Harbour Community Centre
Fit4Less
Forage
Jang Mo Jib Korean

Marutama Ramen
PappaRoti
Shoppers Drug Mart
Soirette Pastry Boutique
Sura Korean
Tri Asian Food
White Spot
Whole Foods Market
Zabu Chicken

WALK SCORE

 **93** Walker's Paradise
 **100** Rider's Paradise
 **68** Bikeable

walkscore.com

ALAIN RIVERE

Personal Real Estate Corporation
Associate Vice President, The HTFG
604 662 5110 | alain.rivere@cbre.com

CBRE



THE HIGH
TECHNOLOGY
FACILITIES GROUP