

FOR SUBLEASE

525 SEYMOUR STREET
VANCOUVER, BC

MODERNIZED HERITAGE OFFICE SPACE DOWNTOWN VANCOUVER



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CBRE

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AVAILABLE SPACE

Suite	301
Area	2,254 SF
Available	June 1, 2020
Expiry	Jan. 30, 2022 (longer term negotiable)
Asking Rate	Contact Listing Agent
Op Costs	\$14.27 PSF (2020 Est.)

SPACE HIGHLIGHTS

- Newly improved suite with exposed ceiling
- Corner unit with lots of natural light
- HVAC and opening windows
- 3 offices/meeting rooms
- 2 call rooms
- 1 large meeting room or separate work area
- Large open area
- Kitchenette
- Furniture negotiable

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



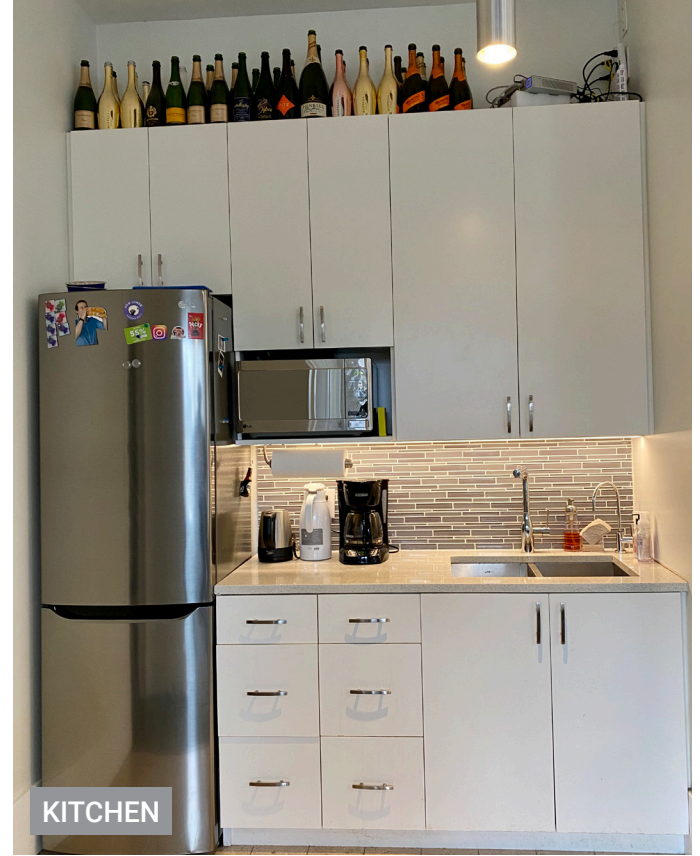
OPEN AREA

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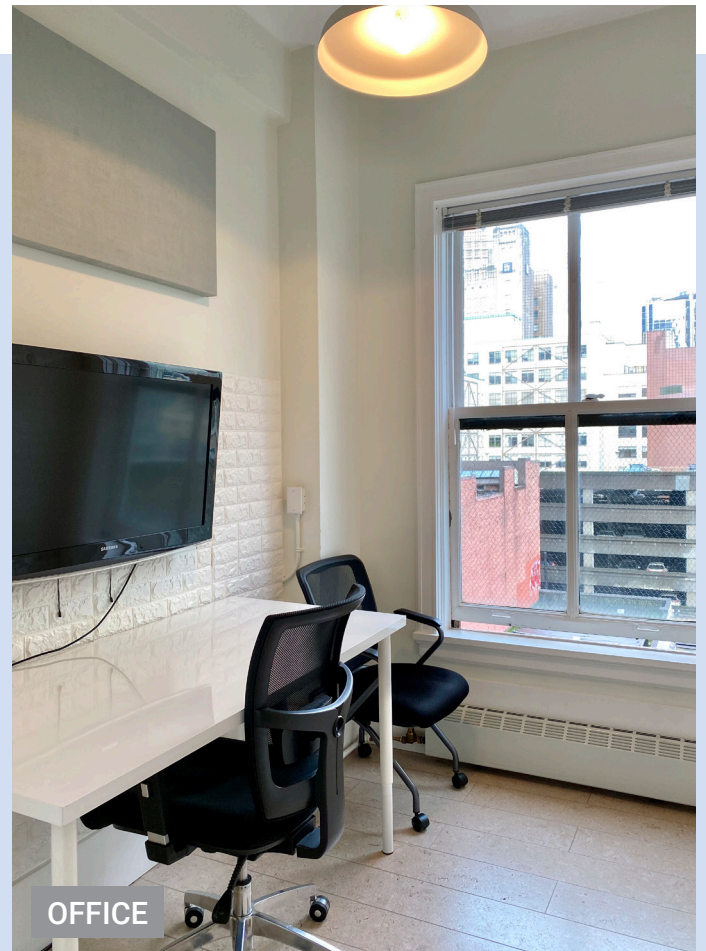
MEETING ROOM



KITCHEN



OPEN AREA

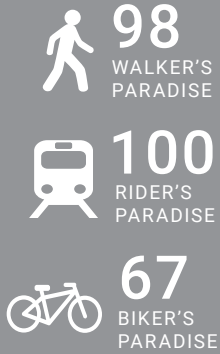


OFFICE

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



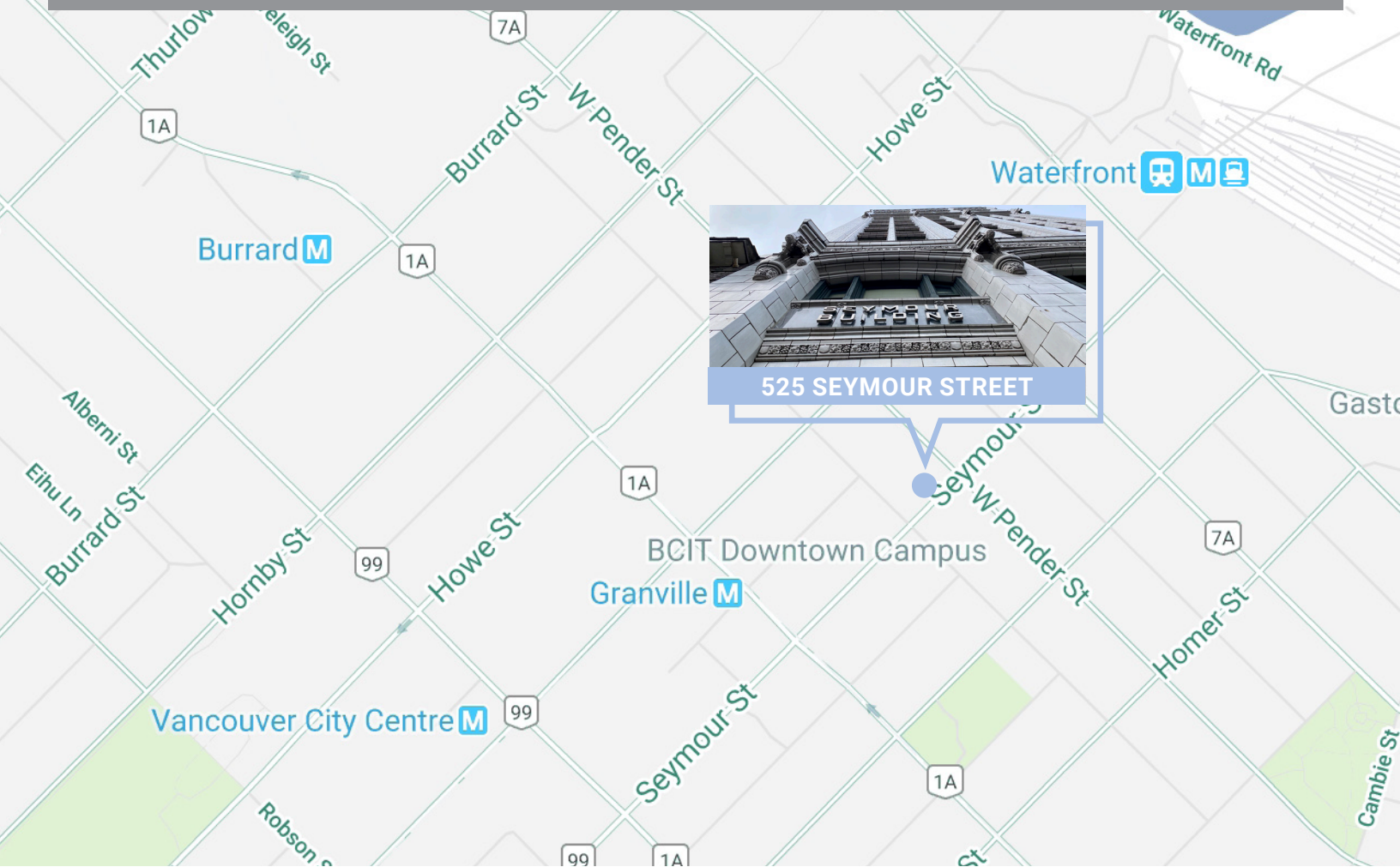
walkscore.com

RESTUARANTS & CAFÉS

- | | |
|------------------------|------------------------|
| Baghdad Café | Rogue Kitchen & Wetbar |
| Cactus Club Café | SMAK |
| CoCo Fresh Tea & Juice | St Regis Bar & Grill |
| Finches | Starbucks |
| Guu | Steamworks |
| Gyoza Bar | Tim Hortons |
| La Taqueria | Tractor Foods |
| Moose's Down Under | Trees Organics |
| Pacific Centre | |
| Peaceful Restaurant | |
| Ramen Gojiro | |

AMENITIES

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



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