

1185 West Georgia Street

Vancouver, BC



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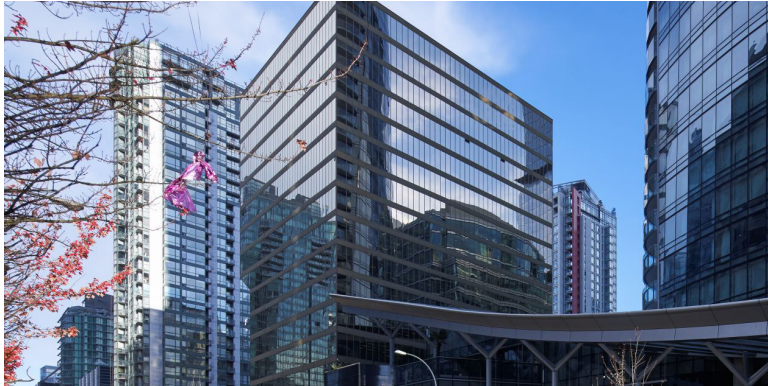
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Property Highlights

1185 West Georgia Street is located in the heart of Vancouver's city-centre, on the Northeast corner of West Georgia Street and Bute Street. This 16-storey office building is conveniently located 5 minutes walking distance from Burrard SkyTrain station and has close proximity to restaurants, hotels, services and shops on Alberni and Robson Streets. **New end of trip facilities and bike lockers completed by end of 2025.**

Rent:	Contact Listing Agents
Additional Rent:	\$21.04 PSF (2023 estimate)
District:	Downtown Vancouver
	Suite 300 - 10,871 SF - Available Immediately
	Suite 400 - 10,866 SF - Available Immediately
	Suite 600 - 10,871 SF - Available Immediately (possibility to demise from 4,000 SF)
	Suite 740 - 4,641 SF - Available Immediately
Area Available:	Suite 1200 - 10,970 SF - Available October 2023 (Allied Ready Suite) (Leased)
	Suite 1400 - 10,984 SF - Available January 1, 2024 (Leased)
	Suite 1620 - 2,334 SF - Available Immediately
	Suite 1700 - 10,983 SF - Available Immediately
	*All measurements are approximate and subject to remeasurement
Parking:	Underground Available - 1 stall per 1,500 SF leased
	\$225 per stall per month (Random)
	\$280 per stall per month (Reserved)



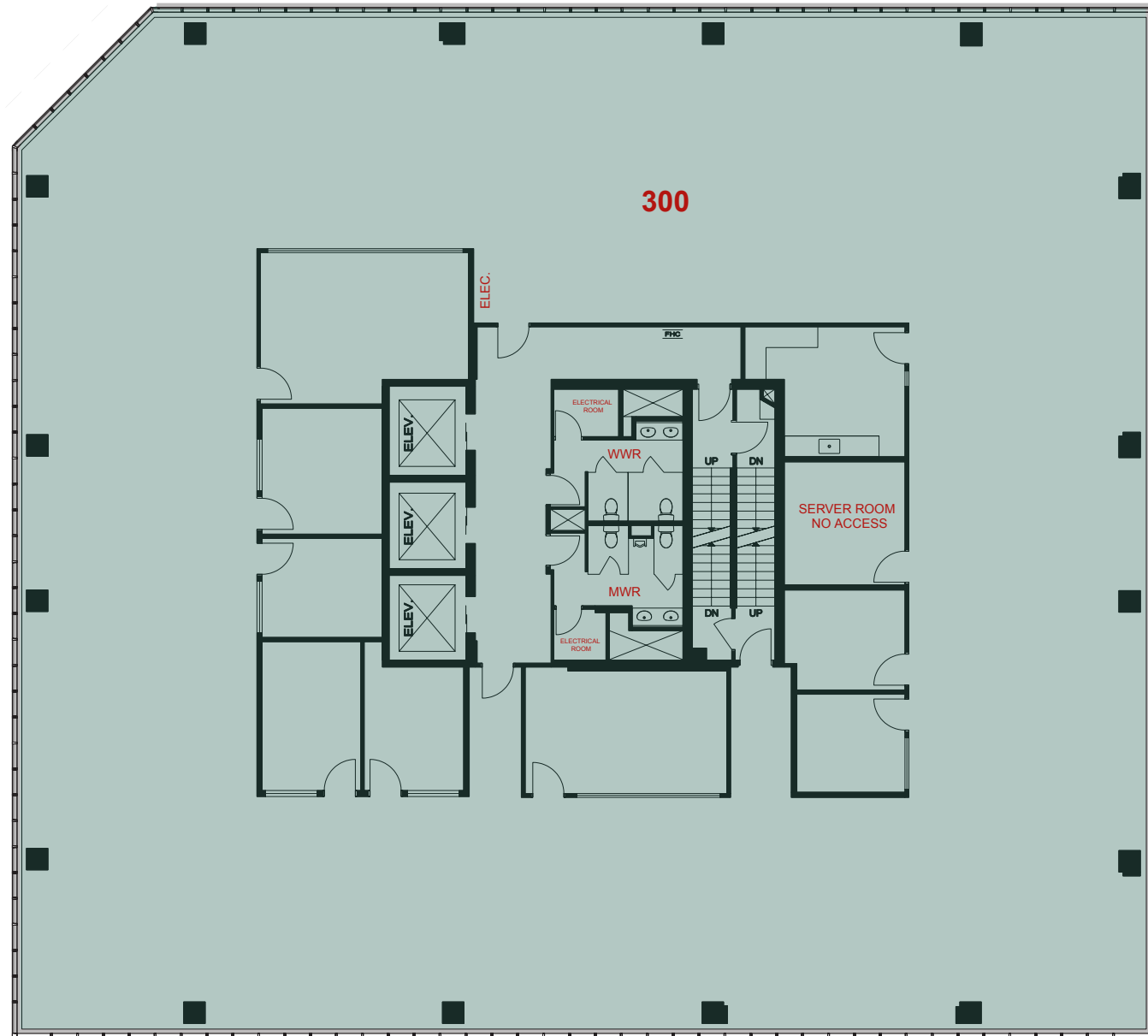
Conceptualized Spaces at 1185 W Georgia



Suite 300

Approx. 10,871 SF - Available Immediately

Full floor office suite of approximately 10,871 SF. Improved with 6 internal offices, 2 meeting rooms, kitchen and open area. Contiguous with Suite 400 for 21,737 SF.

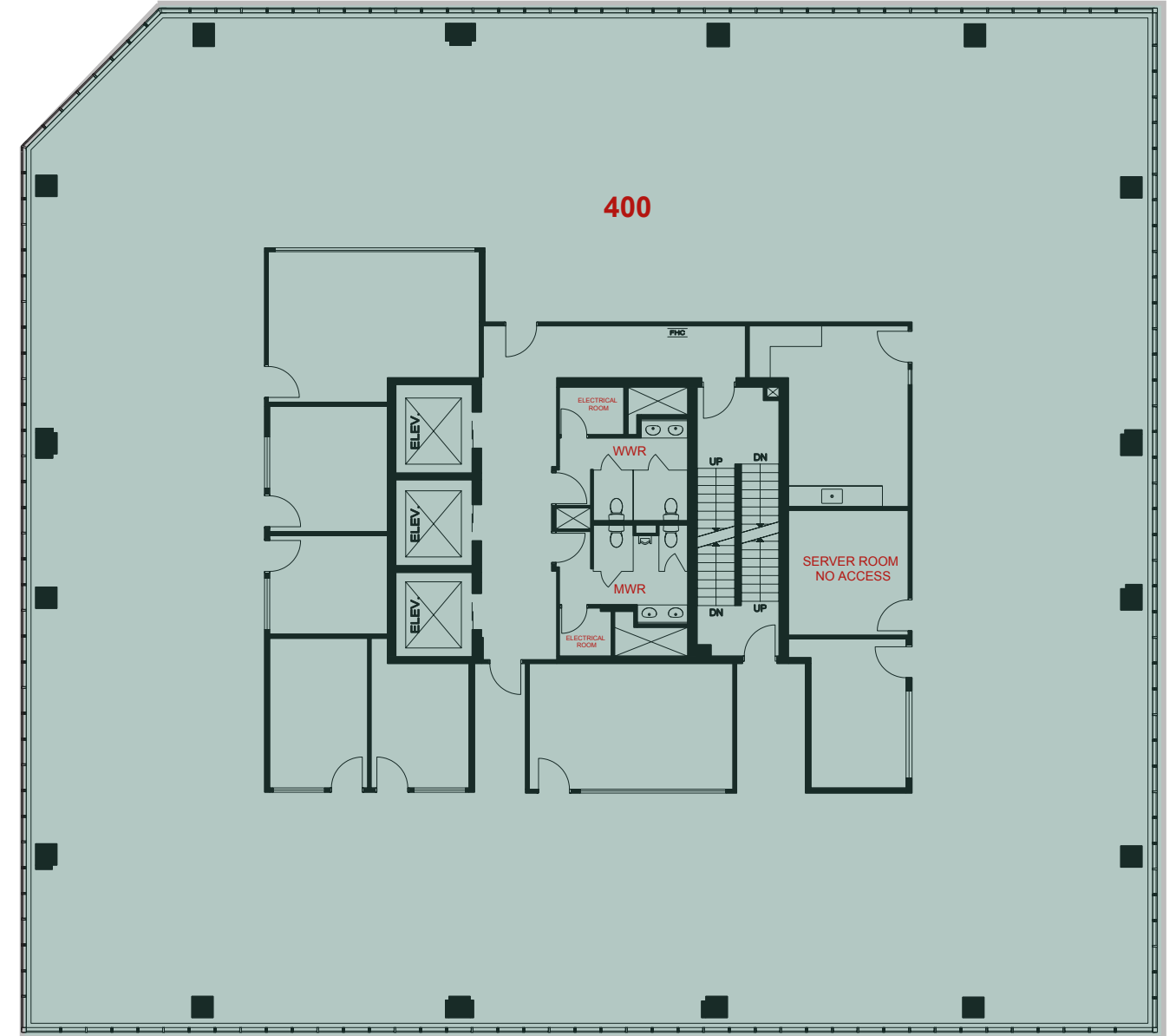


NOT TO SCALE

Suite 400

Approx. 10,866 SF - Available Immediately

Full floor office suite of approximately 10,866 SF. Improved with 5 internal offices, 2 meeting rooms, kitchen and open area. Contiguous with Suite 300 for 21,737 SF.

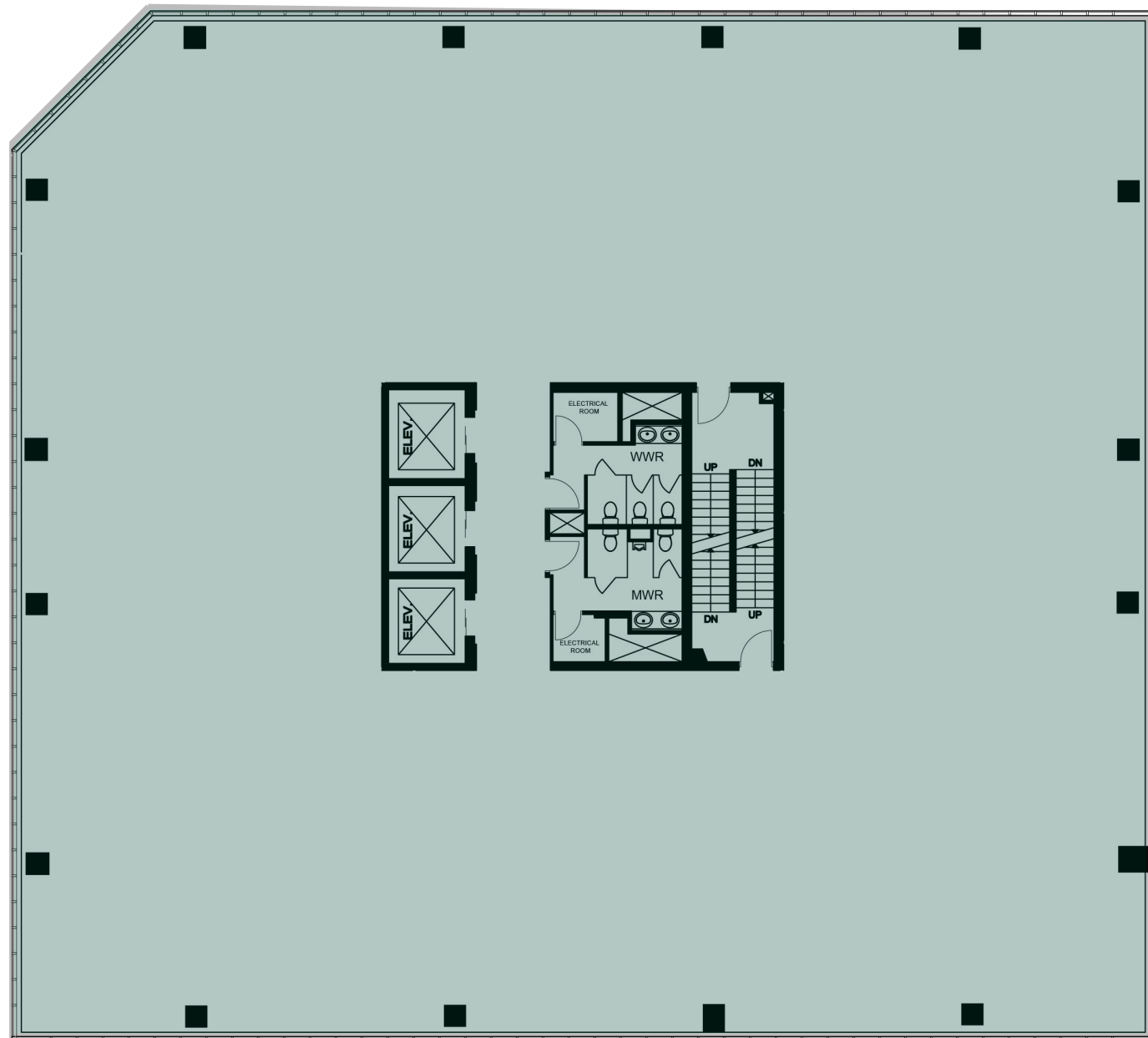


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Suite 600

Approx. 10,871 SF - Available Immediately

Full floor office suite of approximately 10,871 SF to be provided in a warm shell condition with open plan layout, exposed ceilings and LED lights. Can be demised to approx. 4,000 SF.



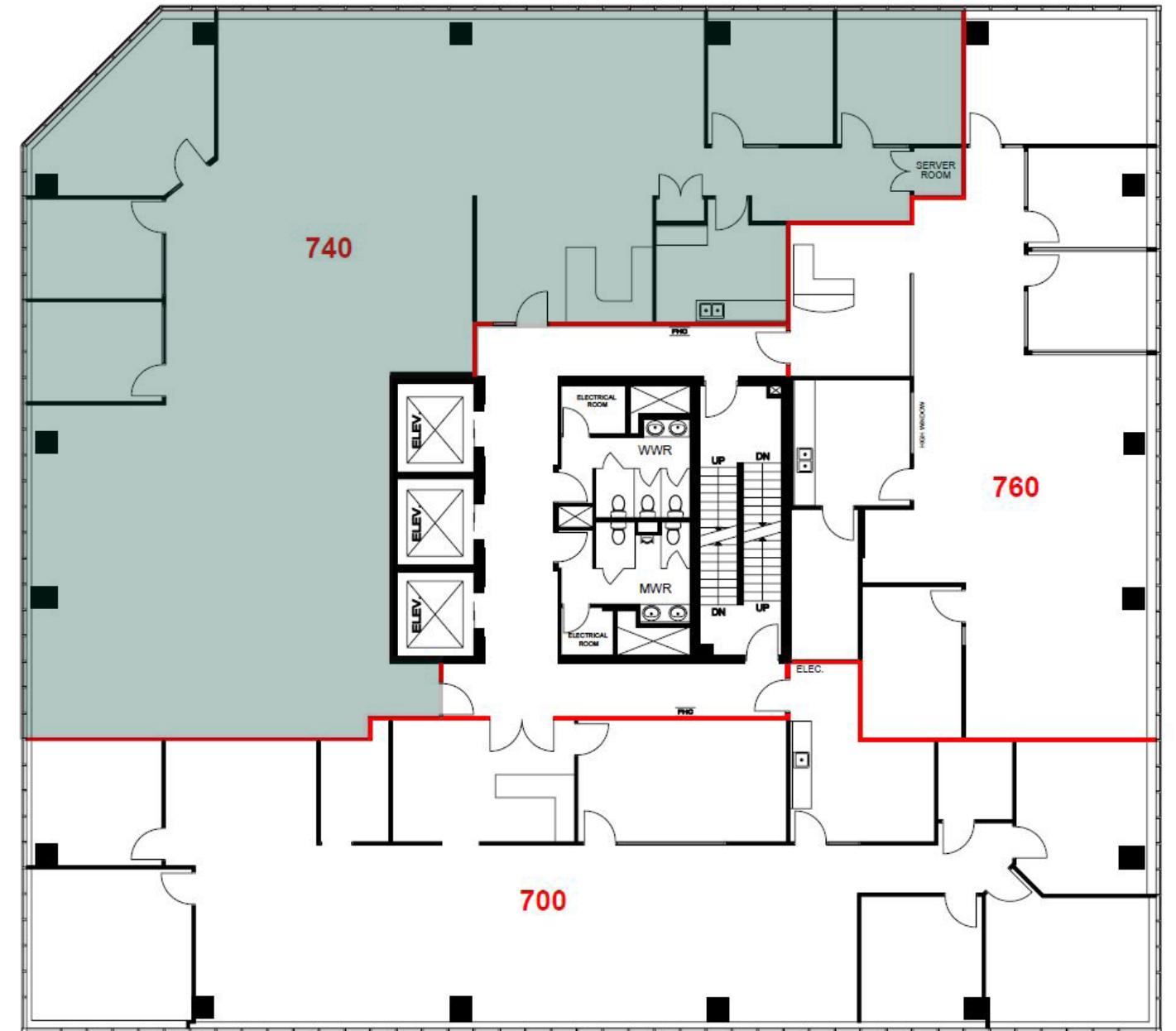
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Suite 740

Approx. 4,641 SF - Available Immediately

Fully improved office suite of approximately 4,641 SF. Improved with 4 window offices, 1 boardroom, kitchen, reception, server room and open plan. The floor to ceiling window line allows for plenty of natural light, and some partial mountain views.

Click for an interactive walk through of Suite 740



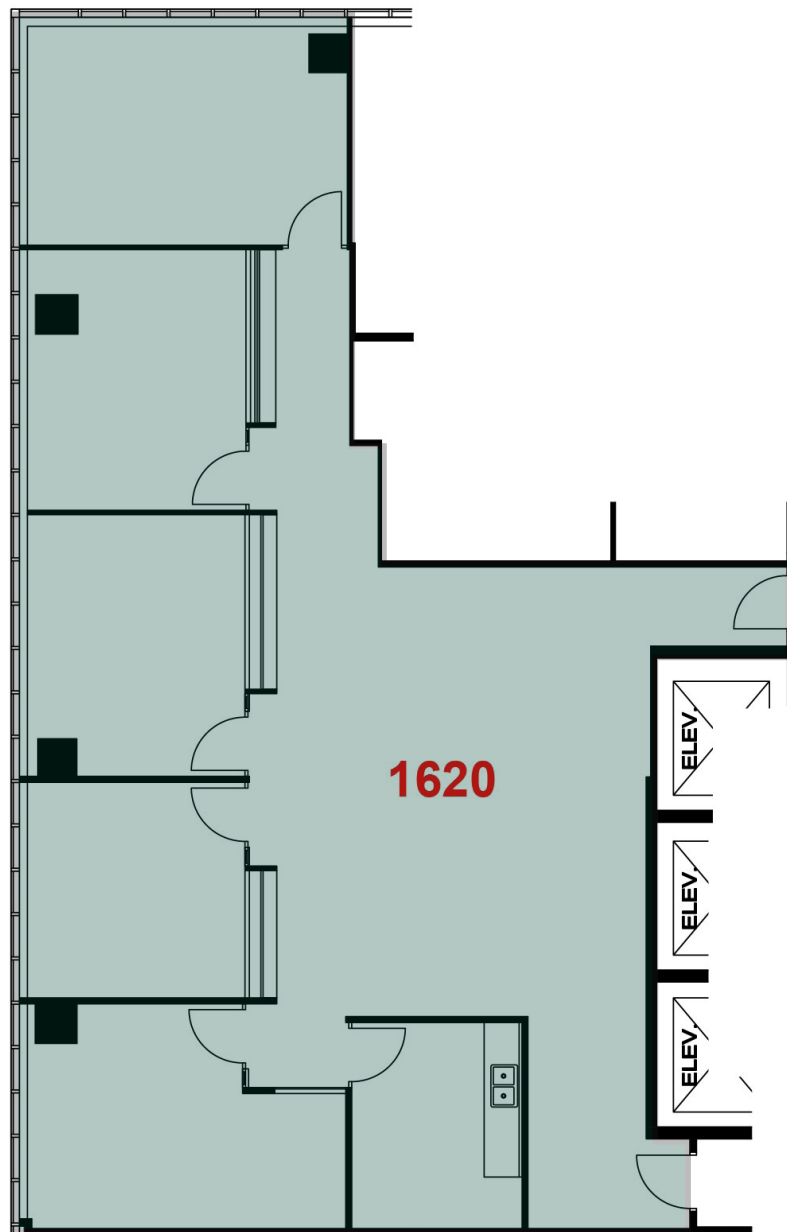
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Suite 1620

Approx. 2,334 SF - Available Immediately

Fully improved office suite of approximately 2,334 SF. Improved with 4 window offices, 1 boardroom, kitchen and open plan. The floor to ceiling window line allows for plenty of natural light with a western outlook.

Click for an interactive walk through of Suite 1620

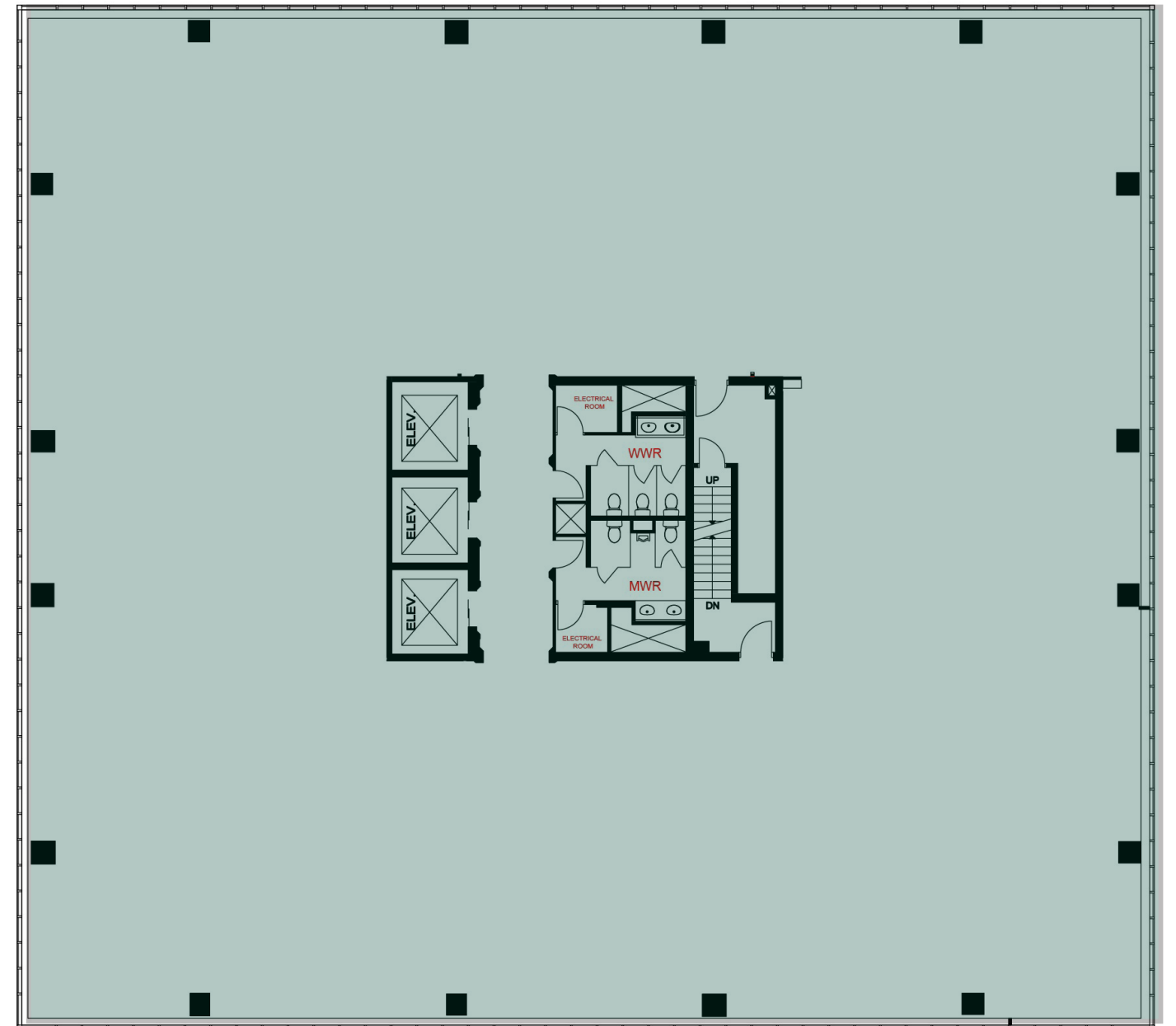


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Suite 1700

Approx. 10,983 SF - Available Immediately

Full floor office suite of approximately 10,983 SF delivered in a warm shell condition with open plan layout, exposed ceilings and LED lights.



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Local Amenities



1185 WEST GEORGIA STREET

RESTAURANT & CAFES

1. Blenz
2. Waves Coffee House
3. Starbucks
4. Urban Tea Merchant
5. Victoria Chinese Restaurant
6. Earl's
7. SMAK
8. JJ Bean
9. Joe Fortes
10. The Keg Steakhouse + Bar
11. Ramen Danbo
12. Tim Hortons
13. Tableau
14. Freshii
15. TurF

RETAIL & SERVICES

1. Urban Fare
2. IGA
3. IGA
4. Vancouver Public Library
5. Coal Harbour Liquor Store
6. BC Liquor
7. Shoppers Drug Mart

HOTELS

1. Hyatt Regency Vancouver
2. Days Inn by Wyndham
3. Fairmont Pacific Rim
4. Pan Pacific Vancouver
5. Shangri-La Vancouver
6. Fairmont Hotel Vancouver
7. Loden Hotel

GYMS

1. Elite Performance Fitness
2. YWCA Health + Fitness Centre
3. Contenders Boxing
4. Fitness World
5. Equinox West Georgia Street
6. Barry's Vancouver

PARKS

1. Art Phillips Park
2. Portal Park
3. Harbour Green Park
4. Coal Harbour Park
5. Cardaro Park
6. Barclay Heritage Square Park
7. Nelson Park
8. Marina Square Park

Central Business District

The Central Business District (CBD) of Vancouver is predominantly a high rise office commercial area with the backdrop of the North Shore mountains and Burrard Inlet water highlights. This area is amenity rich, offering an abundant of luxury hotels, top rated restaurants and bars, shops and entertainment facilities. Mixed in with residences, this area attracts numerous federal and non-governmental organization offices, consulates, national and international bank headquarters, accounting, law firms and international hotels. With walking distance to all major SkyTrain and Bus Loops (including Burrard and Waterfront stations), access is seamless into and out of the city. Together with the abundance of parks that are sprinkled throughout the city and the proximity to Vancouver's Seawall and Stanley Park, this area is the perfect place to work, rest and play.





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