

2023

TENANT BROKER
COMMISSION INCENTIVE

New Deals
\$2.00 psf/annum



Cathedral Place

925 West Georgia Street

Leasing
Opportunities

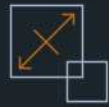
Cathedral Place Amenities



On-site management



Parking rates from \$270/month



1:1,000 parking ratio



2019 elevator modernization



10 high-speed elevators



18 EV charging stations



24/7 security concierge



Access control & CCTV systems



On-site restaurant & coffee shop



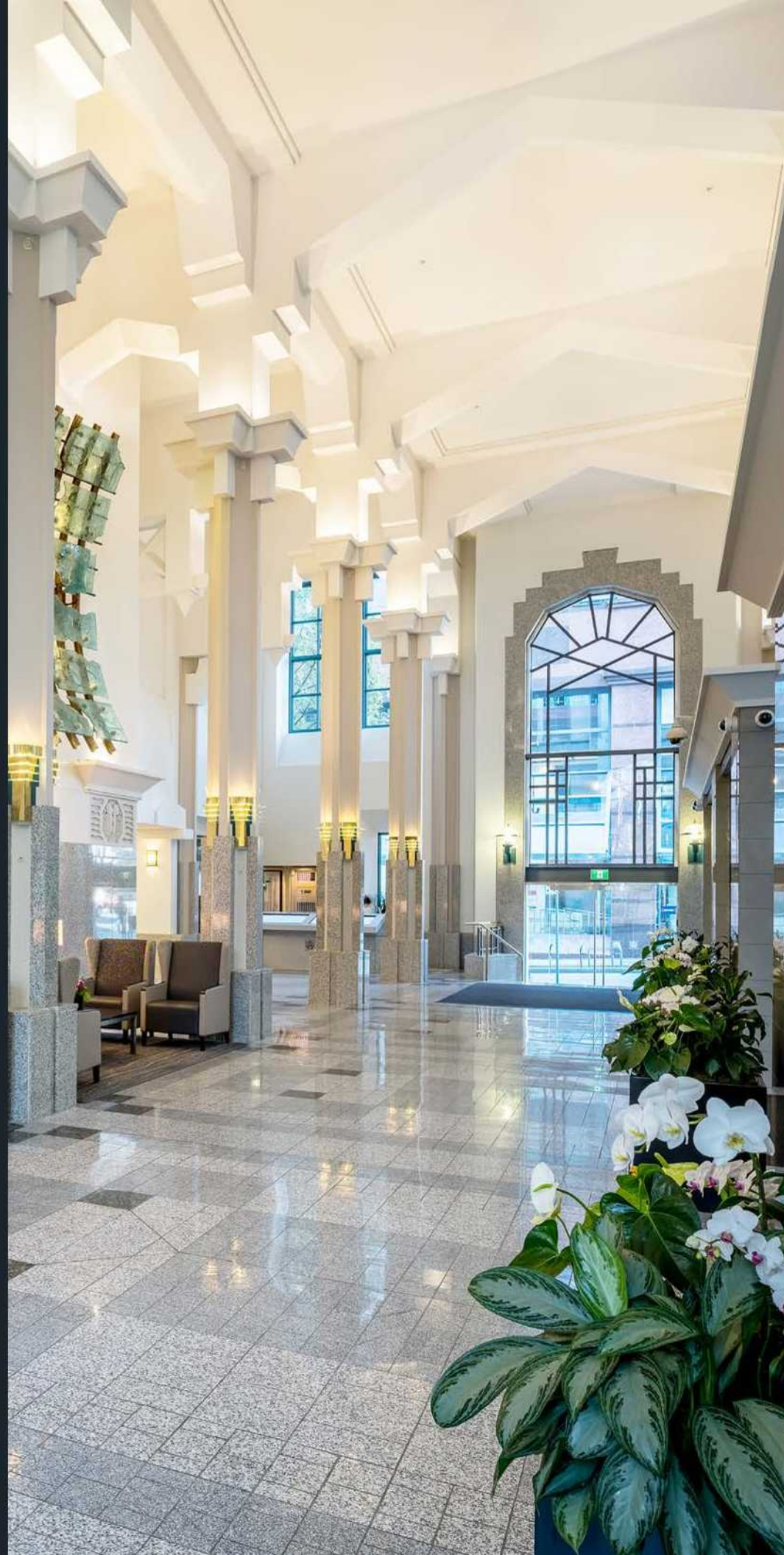
Beautiful garden courtyard



Secure bike storage rooms



New end of trip facility



Cathedral Place is prominently located on the northwest corner of Hornby and West Georgia Streets in the very heart of Vancouver's Central Business District.

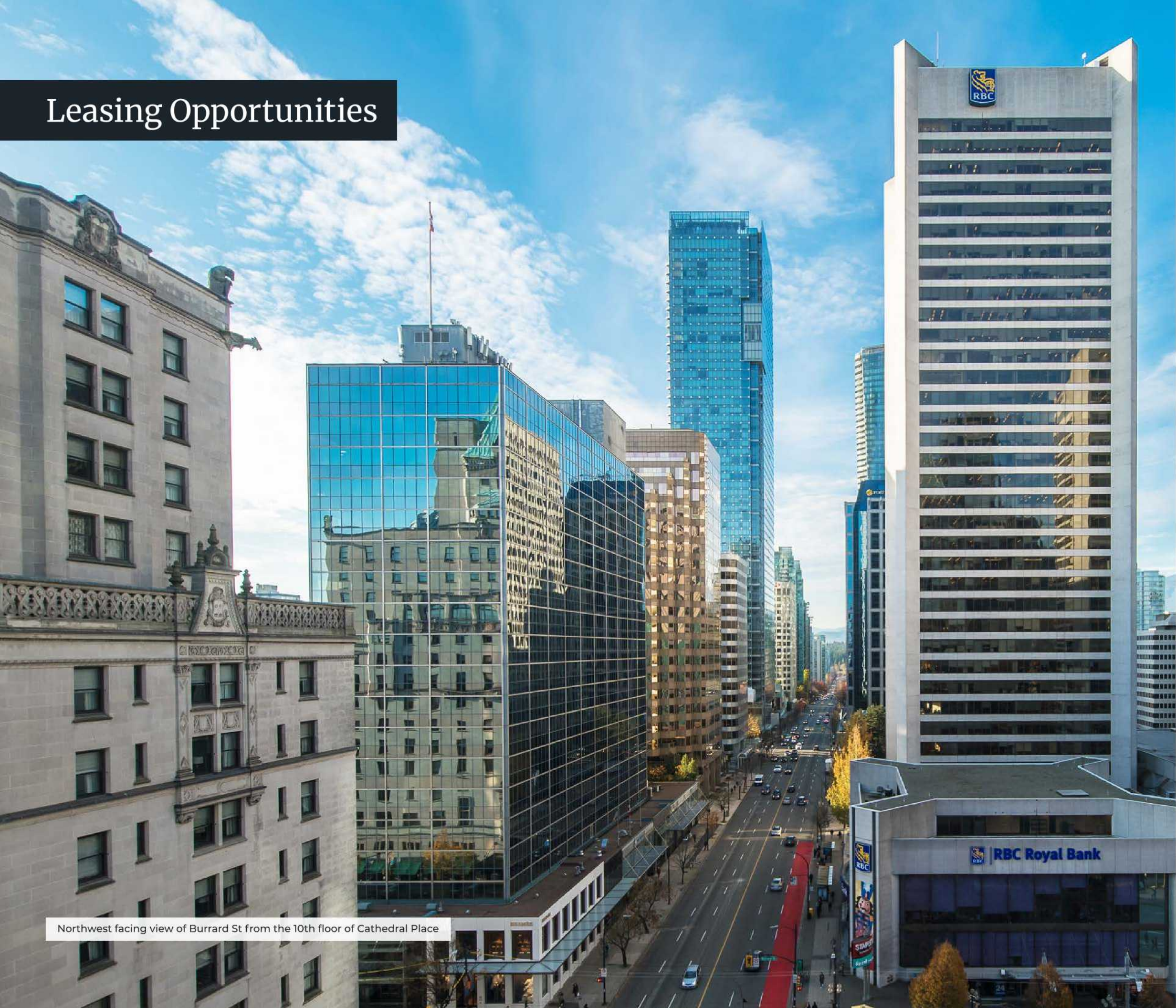
One block away from Pacific Centre and Robson Street, a wide array of restaurants and the city's finest shops are all located within a short walking distance. Transport links are excellent with Burrard and Granville Stations located within close proximity, providing quick access to SkyTrain, Canada Line and connecting bus services.



Retail Shops

- Black Goat Cashmere
- ba&sh Women's Clothing
- My Honey's Buns
- Transcend Specialized Dentistry
- Bread & Butter Café
- Merle Norman Cosmetics/Studio F/X

Leasing Opportunities



Northwest facing view of Burrard St from the 10th floor of Cathedral Place

Spaces can be leased as-is, a market TI allowance can be provided, or our team can design-build turnkey custom improvements on a tenant's behalf. All at competitive rates.

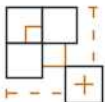
Office Space Features



10' to 11.5' exterior glazing for max natural light



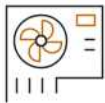
Large column free floor plates



Centre core design for max space efficiency



Outstanding views even on lower floors



24/7 tenant server room cooling system



Updated DDC controls for optimal space temperatures

Unit 1010

BUILDING
Cathedral Place

ADDRESS
925 West Georgia St

SPACE
Unit 1010

TYPE
Office

AREA
4,548 s.f.

AVAILABILITY
Immediately

DETAILS
Space will be provided turnkey and was recently renovated to a more traditional efficient office layout with new modern finishes. Layout includes a reception/waiting area, large board room, six enclosed offices, staff room, copy room, server room, and large open work area for up to 21 workstations.

Landlord will customize to suit tenant requirements.



As-Built Leasing Plan



Concept Plan - 11 Offices



6th Floor

BUILDING
Cathedral Place

ADDRESS
925 West Georgia St

SPACE
6th Floor

TYPE
Office

AREA
16,060 s.f.

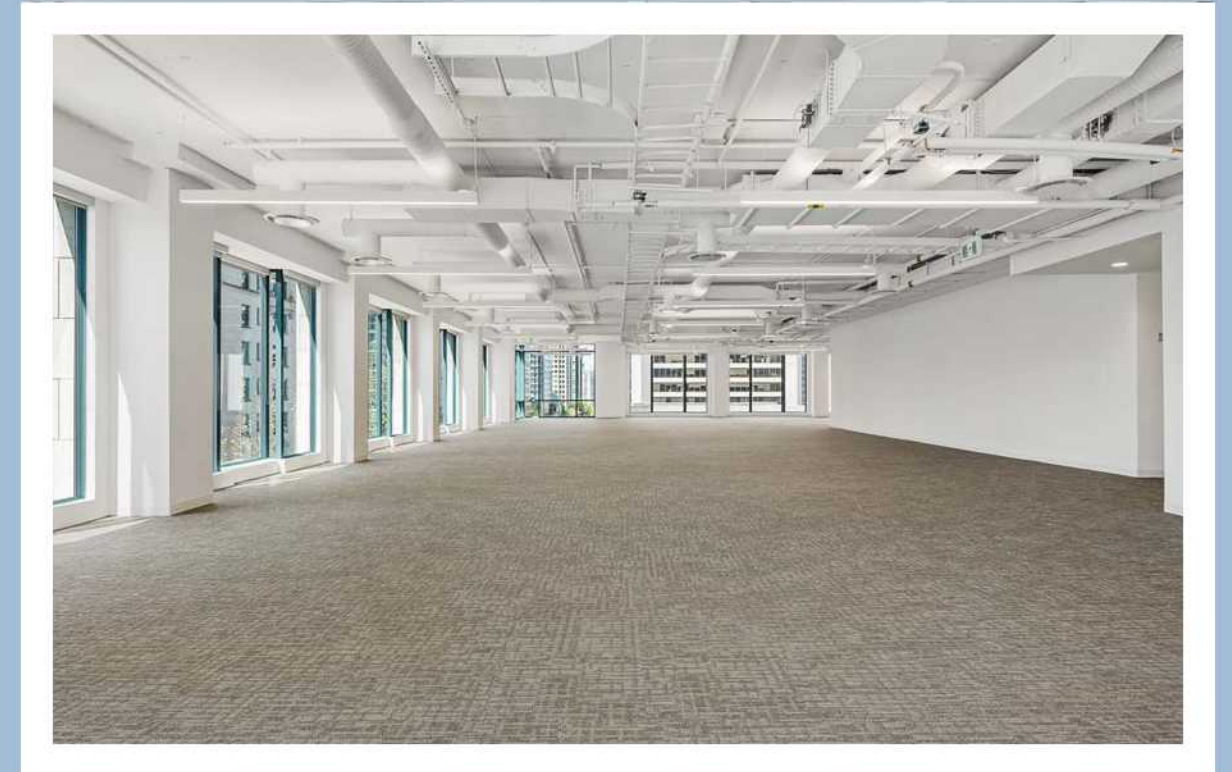
AVAILABILITY
Immediately

DETAILS
Full floor leasing opportunity at Cathedral Place. Currently improved with elegant reception/waiting area off of the elevator lobby, large boardrooms with foldable walls for flexible meeting room sizes, new kitchen with cabinets and stone counters, and the majority of the floor has been converted to a modern open ceiling design with new architectural lighting.

Landlord will provide turnkey improvements to suit tenant space requirements.



Concept Plan



Unit 530

BUILDING
Cathedral Place

TYPE
Office

ADDRESS
925 West Georgia St

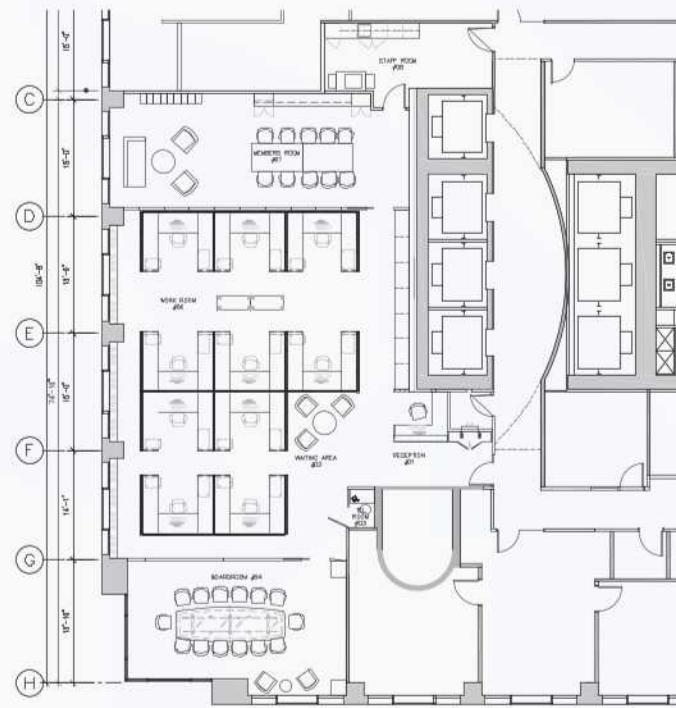
AREA
3,751 s.f.

SPACE
Unit 530

AVAILABILITY
Immediately

DETAILS
Currently improved and fully furnished unit to open plan with reception, large board room, 11 workstations, copy room and staff room. Space has nice SE views over the Vancouver Art Gallery.

As-Built Floor Plan



Unit 520

BUILDING
Cathedral Place

TYPE
Office

ADDRESS
925 West Georgia St

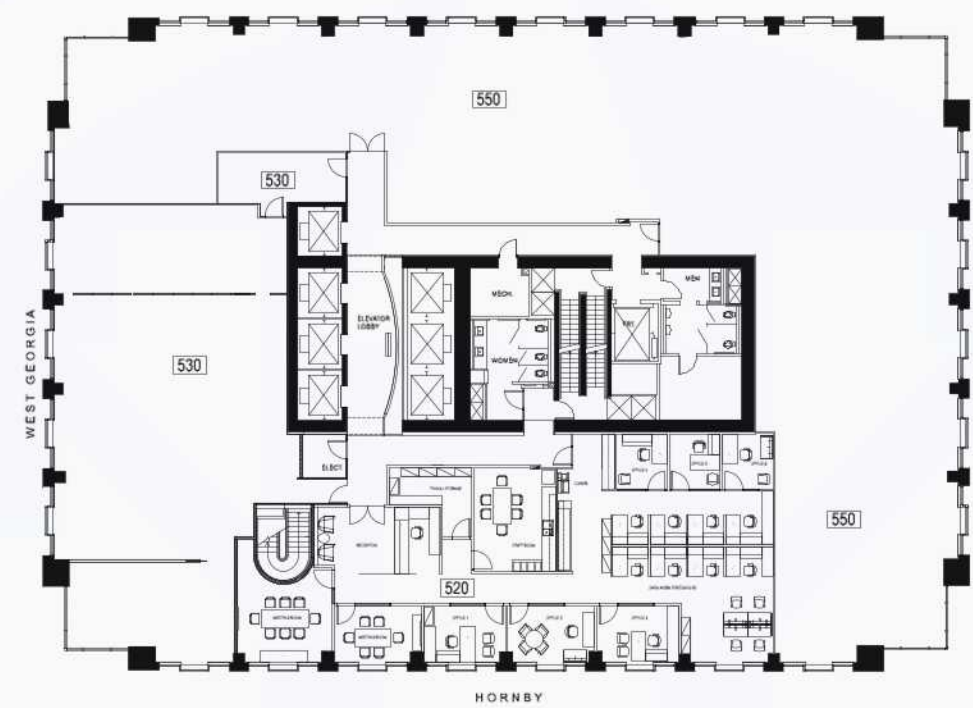
AREA
3,584 s.f.

SPACE
Unit 520

AVAILABILITY
Immediately

DETAILS
Currently demised to open plan with modern open ceiling and architectural lighting. Landlord will design/build improvements to suit. Space has nice SE views over the Vancouver Art Gallery.

Concept Plan

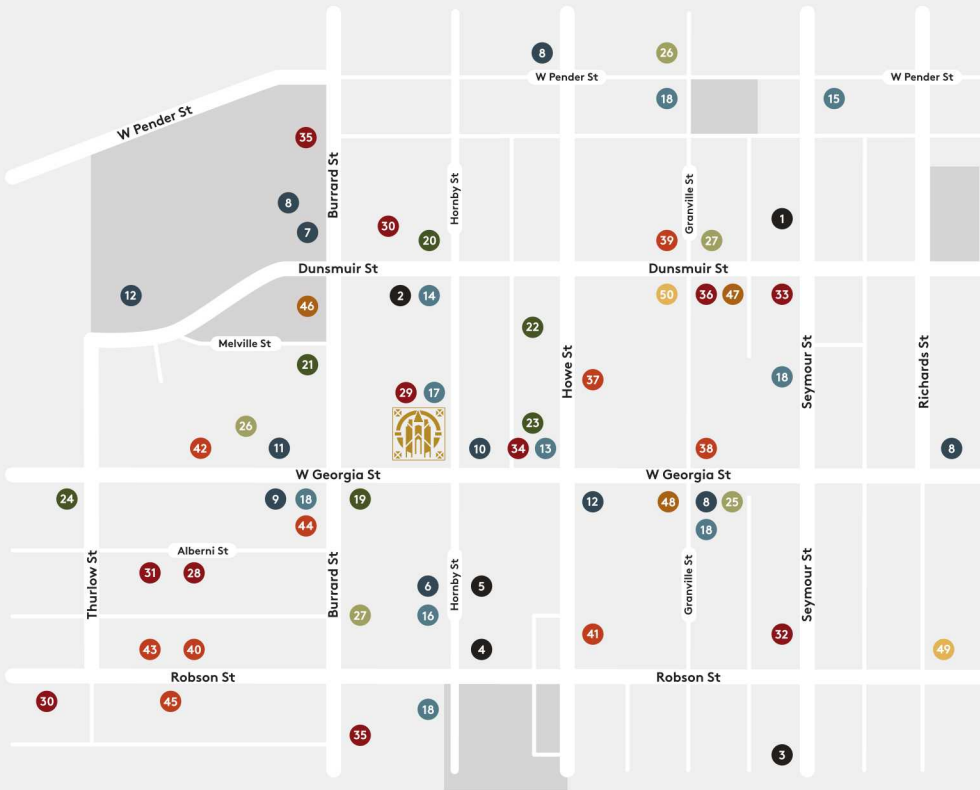


Cathedral Place Area Amenities



Custom tailored
property and asset
management
solutions since 1954.

WAYNE BEATTIE
**VP PROPERTY MANAGEMENT
& LEASING**
604 684 0925
wbeattie@shongroup.com
#820 - 925 West Georgia St
Vancouver, BC
shongroup.com



ATTRACTIONS

- 1 BCIT Downtown Campus
- 2 Bill Reid Gallery of NW Coast Art
- 3 The Orpheum
- 4 UBC Robson Square
- 5 Vancouver Art Gallery

BANKS / SERVICES

- 6 Avis Car Rental
- 7 BMO
- 8 Canada Post
- 9 CIBC
- 10 HSBC
- 11 RBC
- 12 TD

CAFÉS

- 13 Bel Café
- 14 Caffè Artigiano
- 15 Cartems Donuts
- 16 Faubourg Paris
- 17 My Honey's Buns
- 18 Starbucks

HOTELS

- 19 Fairmont Hotel
- 20 Hotel Le Soleil
- 21 Hyatt Regency
- 22 Metropolitan Hotel Vancouver
- 23 Rosewood Hotel Georgia
- 24 Shangri-La

PHARMACIES

- 25 London Drugs
- 26 Rexall
- 27 Shopper's Drug Mart

RESTAURANTS

- 28 Black + Blue
- 29 Bread and Butter Café
- 30 Cactus Club
- 31 Coast
- 32 Five Guys
- 33 Gotham Steakhouse & Cocktail Bar
- 34 Hawksworth
- 35 JOEY
- 36 The Keg Steakhouse + Bar

SHOPS

- 37 CF Pacific Centre
- 38 Hudson's Bay
- 39 Holt Renfrew
- 40 Indigo
- 41 Nordstrom Pacific Centre
- 42 Royal Centre
- 43 SEPHORA
- 44 Tiffany & Co
- 45 Zara

SKYTRAINS

- 46 Burrard Station
- 47 Granville Station
- 48 Vancouver City Centre Station

SUPERMARKETS

- 49 IGA
- 50 Meinhardt Fine Foods

