



Peterson



1166 Alberni Street

Leasing Opportunity

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Alberni

1166 Alberni offers 190,000 square feet of prime office space downtown Vancouver. With an elegant lobby to greet guests and breathtaking views over Coal Harbour, Stanley Park and English Bay, the office component maximizes the beauty of its surroundings.

BUILDING FEATURES

- + Fitness facility and shower
- + Common boardroom and patio
- + Gated bicycle storage
- + Electric vehicle charging stations
- + Dog-friendly
- + Abundance of food, beverage, and retail offerings nearby

ZONING

- + DD District - Comprehensive Zoning

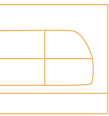


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Location

1166 Alberni is a well-positioned property at the intersection of Alberni and Bute Street in Vancouver, renowned for its upscale shopping and dining options. It sits between the Coal Harbour, Gastown, and West End neighborhoods, offering steady foot traffic and a bustling neighbourhood of professionals, residents, and tourists.

WALK & TRANSIT SCORES



Transit

100



Walk

97

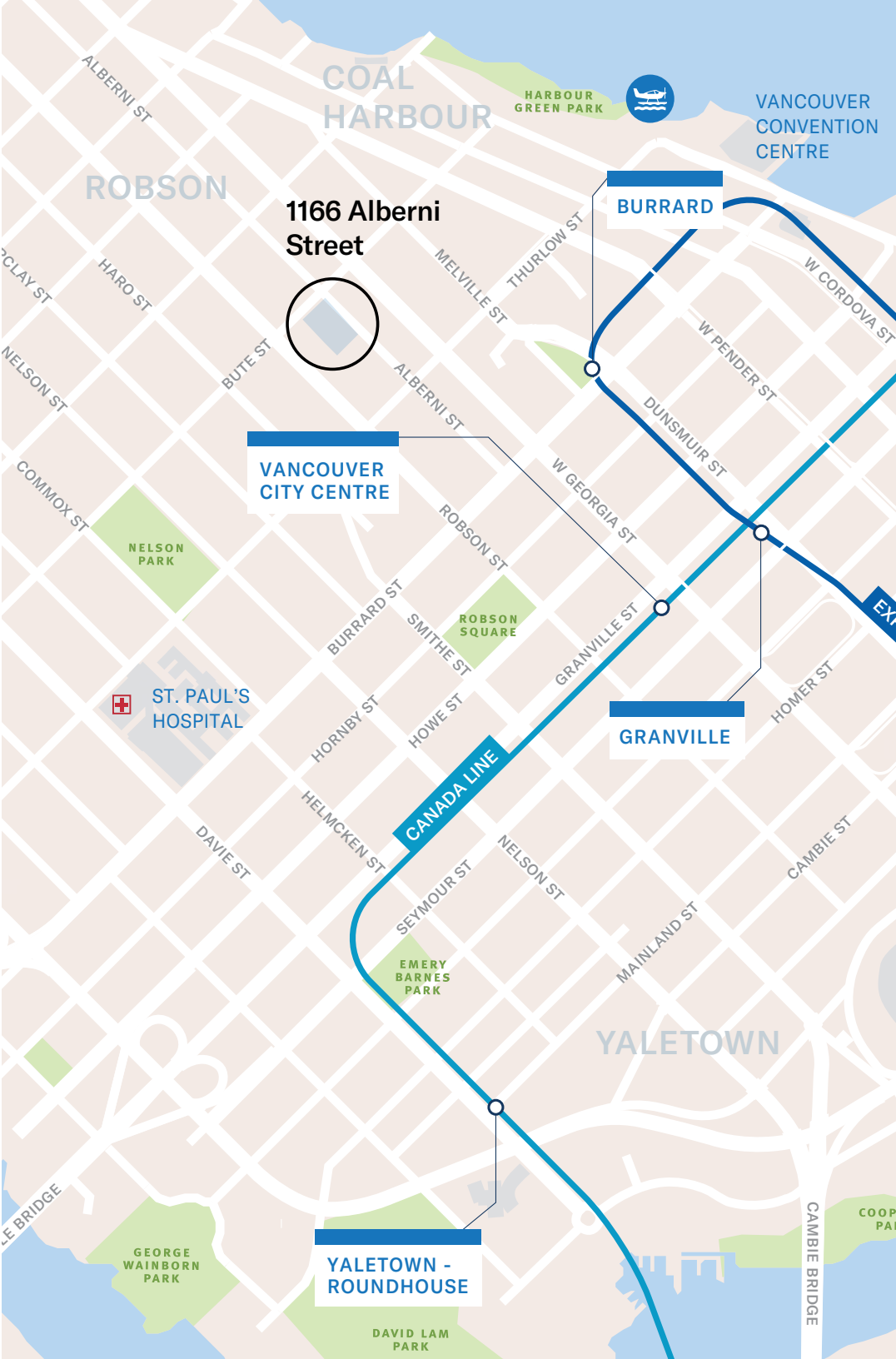


Bike

88

WITHIN A 5 MINUTE RADIUS

- + Bus Stops
- + Burrard Station
- + Robson Street Shops
- + Cafes
- + Restaurants
- + Fitness Centres



Availability



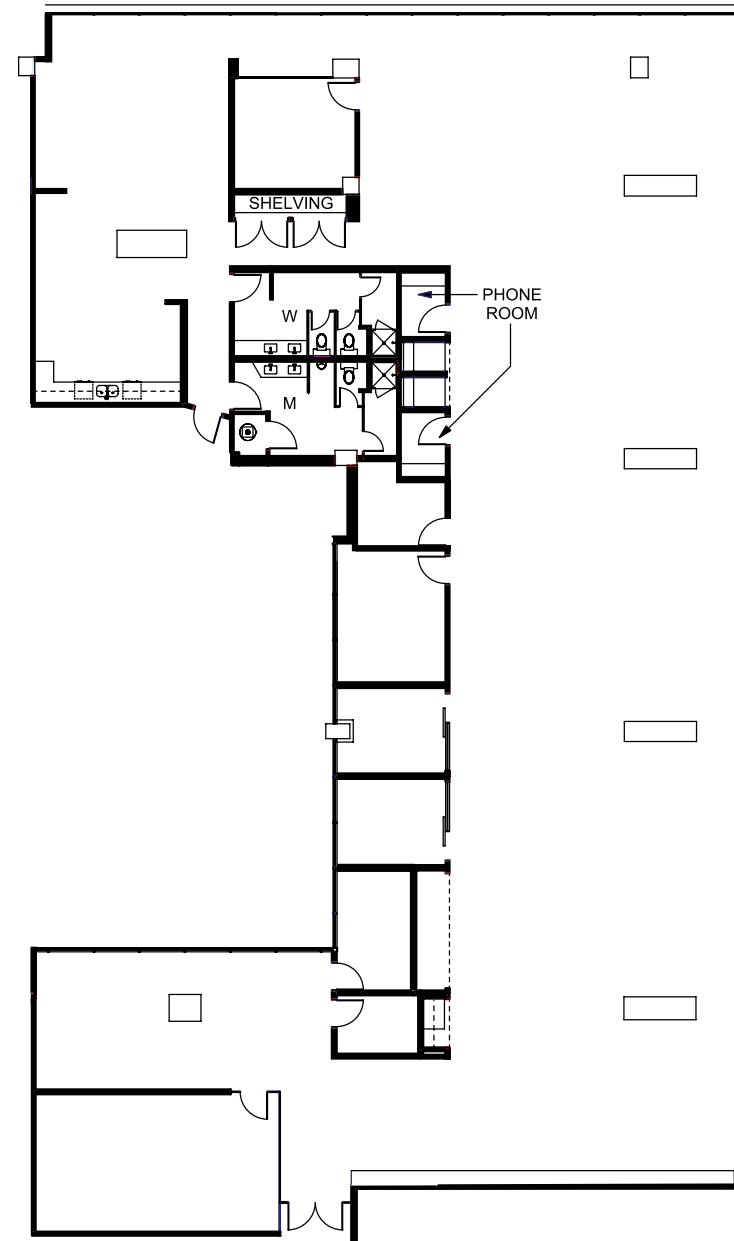
SUITE	AREA (SF)	LEASE RATE	ADD. RENT	AVAILABILITY
250	9,332	\$27.00 PSF	\$23.95 PSF	August 1, 2026
305	3,176	\$27.00 PSF	\$23.95 PSF	September 1, 2026
450	1,125	\$27.00 PSF	\$23.95 PSF	Q3 2026
550	1,280	\$28.00 PSF	\$23.95 PSF	October 1, 2026
608	1,890	\$28.00 PSF	\$23.95 PSF	Immediate
802	1,650	\$28.00 PSF	\$23.95 PSF	December 1, 2026
930	1,472	\$28.00 PSF	\$23.95 PSF	Immediate
1110	1,634	\$28.00 PSF	\$23.95 PSF	Immediate

AVAILABILITY SUITE 250

➤ Size: 9,332 SF

➤ Available: **August 1, 2026**

Modern office featuring a generously sized boardroom, 5 meeting rooms, a kitchenette and lounge area, storage closet, private bathrooms with end of trip facilities, and plenty of open work area for workstations and a reception.



Dimensions, square footage and floor plans are approximate only.

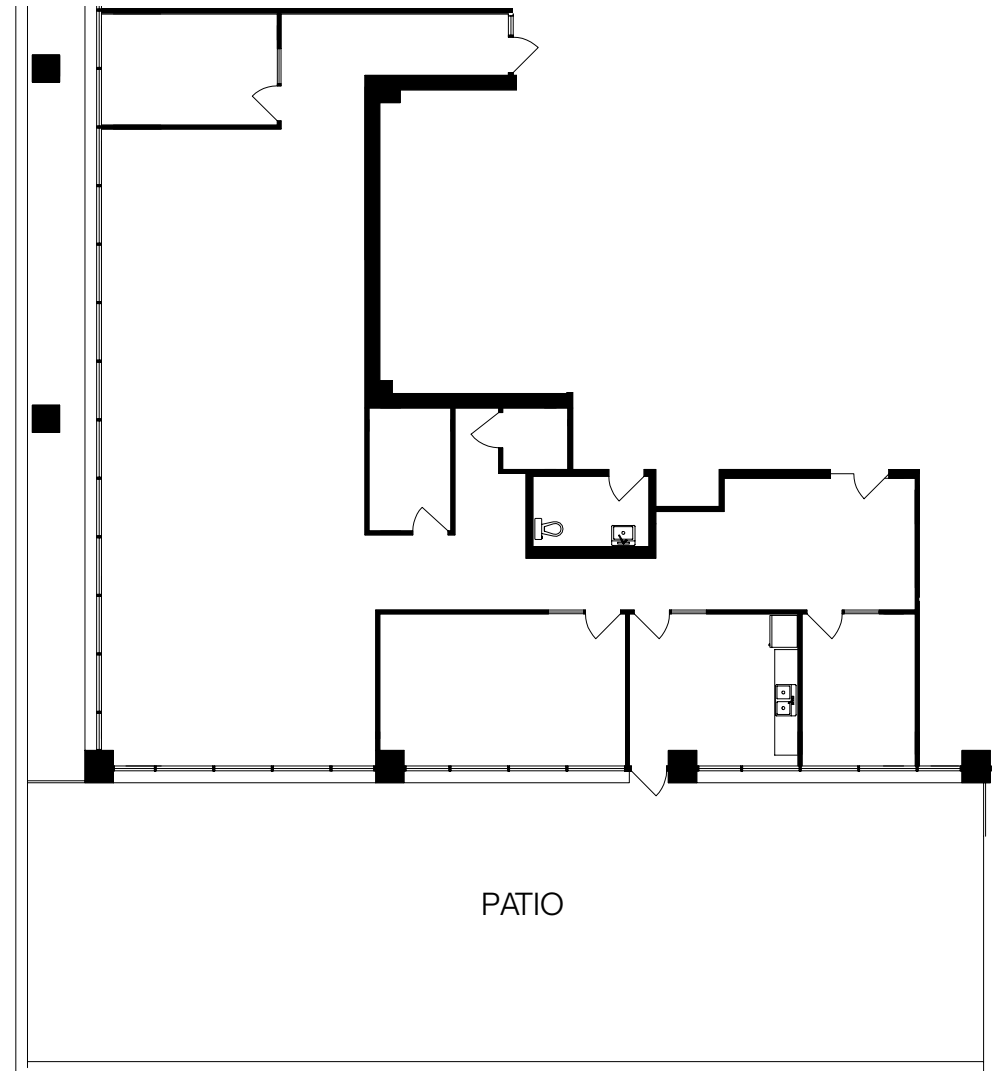
The owner reserves the right to make modifications or changes without notice.

AVAILABILITY SUITE 305

➤ Size: 3,176 SF

➤ Available: **September 1, 2026**

Features a generously sized boardroom, 3 private offices, a kitchenette/lunch room, a storage closet, plenty of open work area for workstations and a reception, and access to a large private patio.



Dimensions, square footage and floor plans are approximate only.

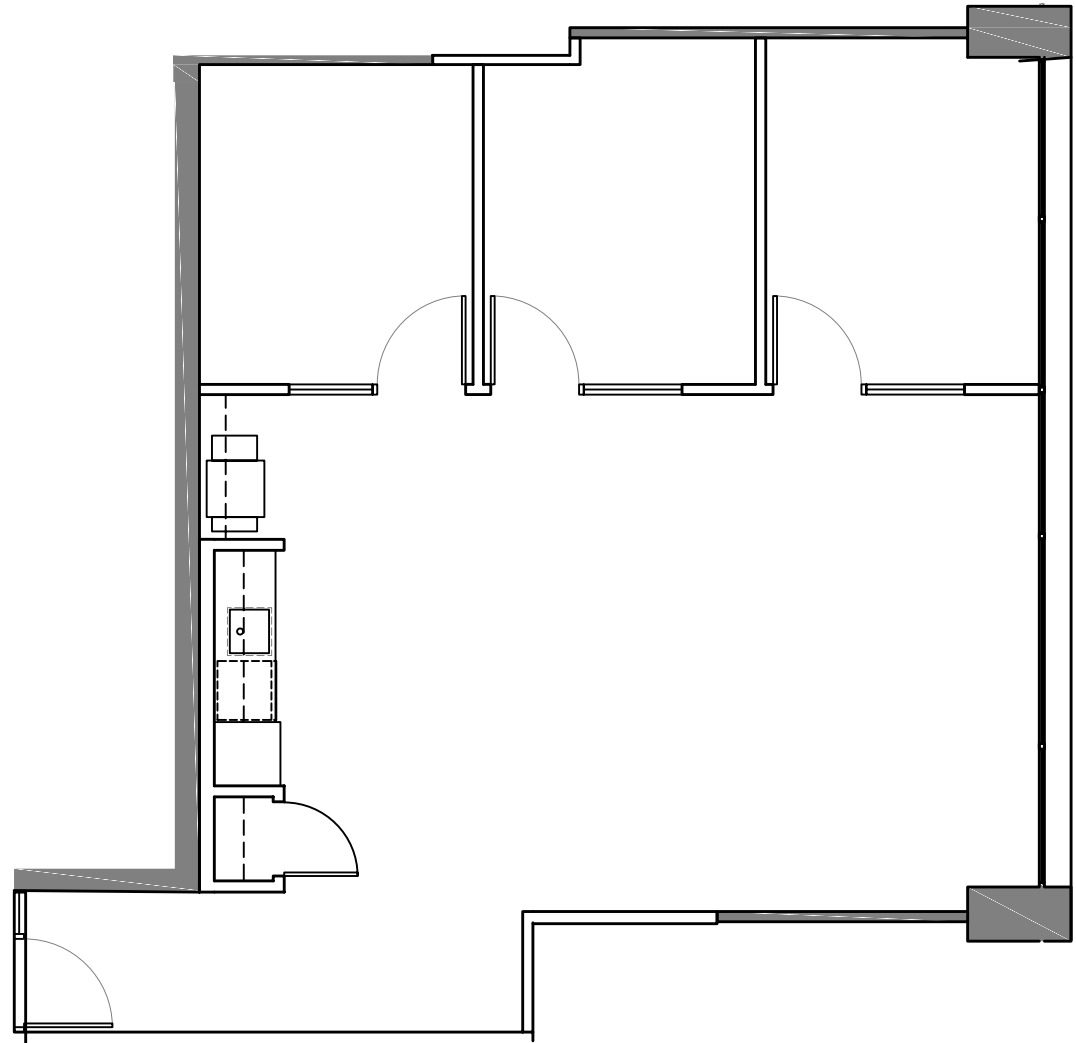
The owner reserves the right to make modifications or changes without notice.

AVAILABILITY SUITE 450

➤ Size: Approx. 1,125 SF

➤ Available: **March 1, 2026**

Newly built office featuring three generously sized private offices, a kitchenette, storage closet, and plenty of open work area for workstations and a reception if needed.



Dimensions, square footage and floor plans are approximate only.

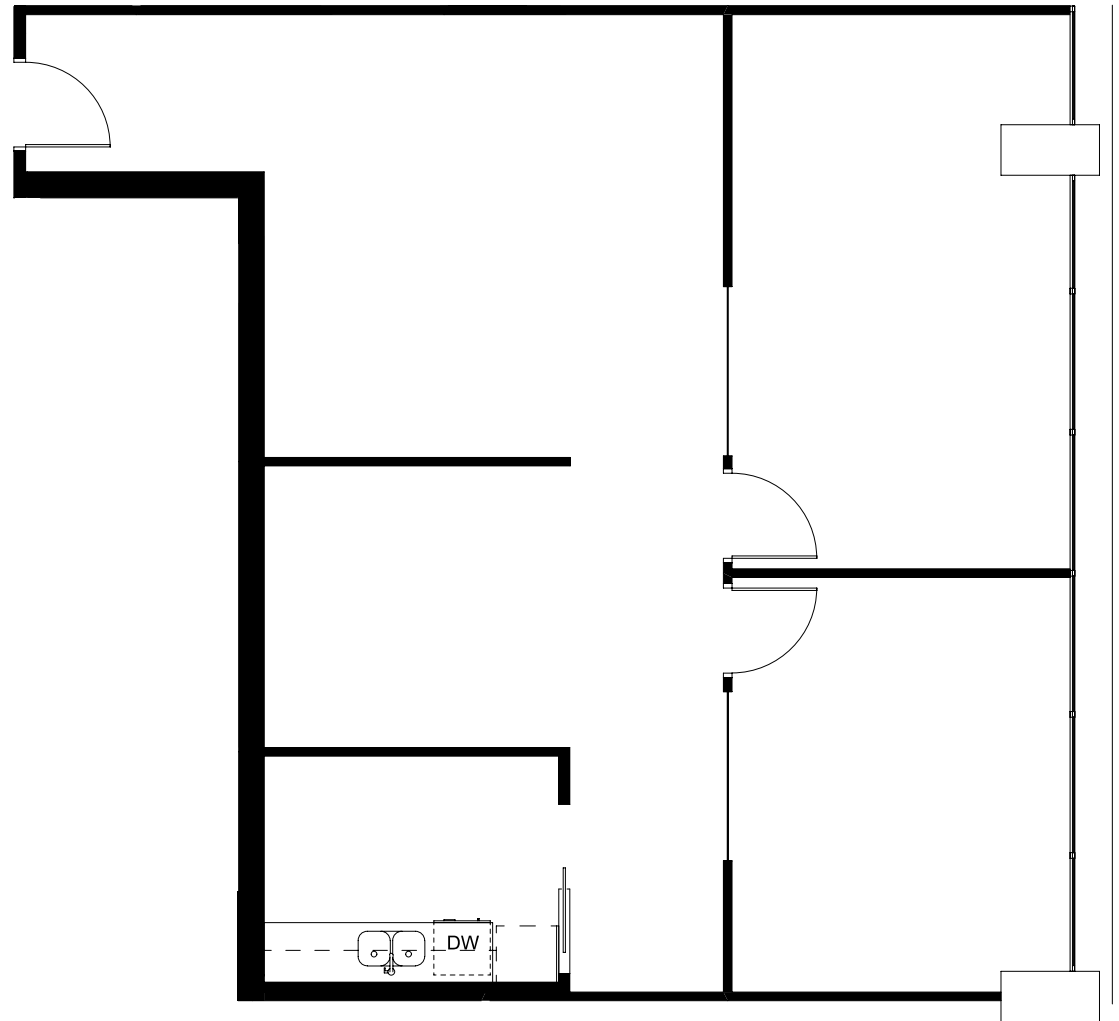
The owner reserves the right to make modifications or changes without notice.

AVAILABILITY SUITE 550

➤ Size: 1,280 SF

➤ Available: **October 1, 2026**

Features one generously sized private offices, a boardroom, a kitchenette, and plenty of open work area for workstations and a reception if needed.



Dimensions, square footage and floor plans are approximate only.

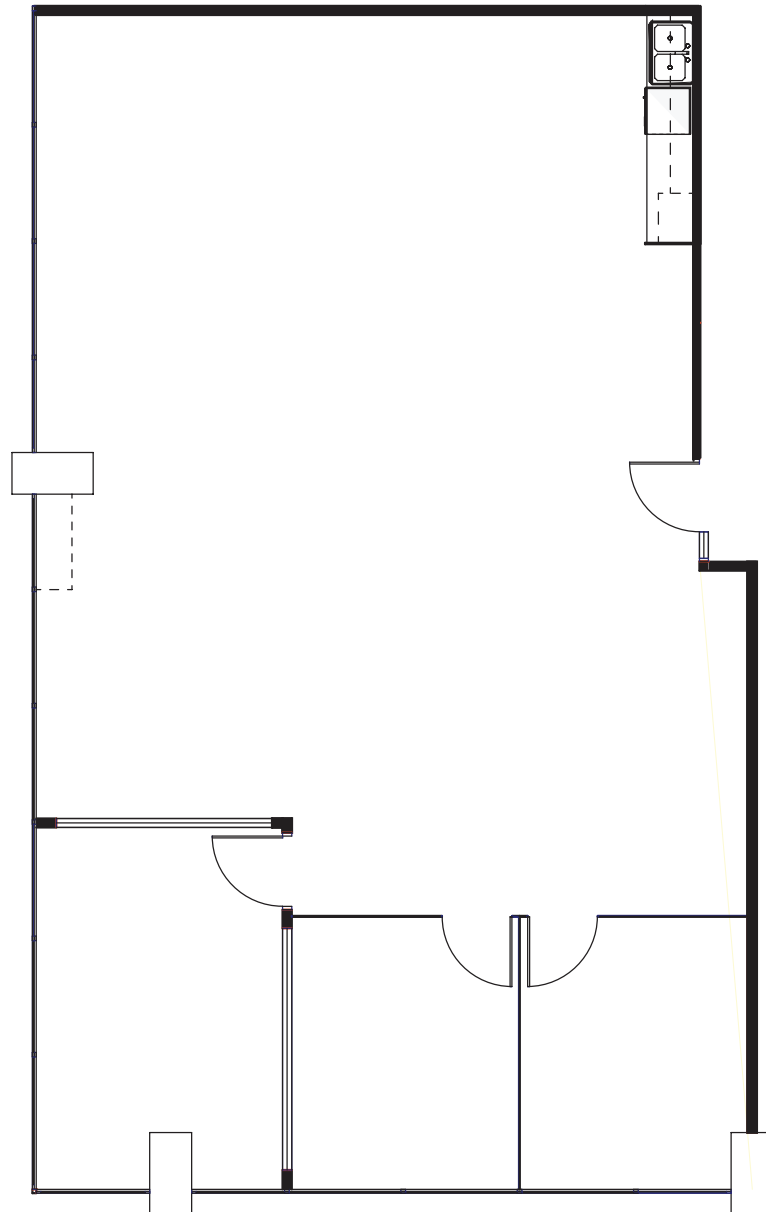
The owner reserves the right to make modifications or changes without notice.

AVAILABILITY SUITE 608

➤ Size: Approx. 1,890 SF

➤ Available: **Immediately**

Features two generously sized private offices, a boardroom, a kitchenette, and plenty of open work area for workstations and a reception if needed.



Dimensions, square footage and floor plans are approximate only.

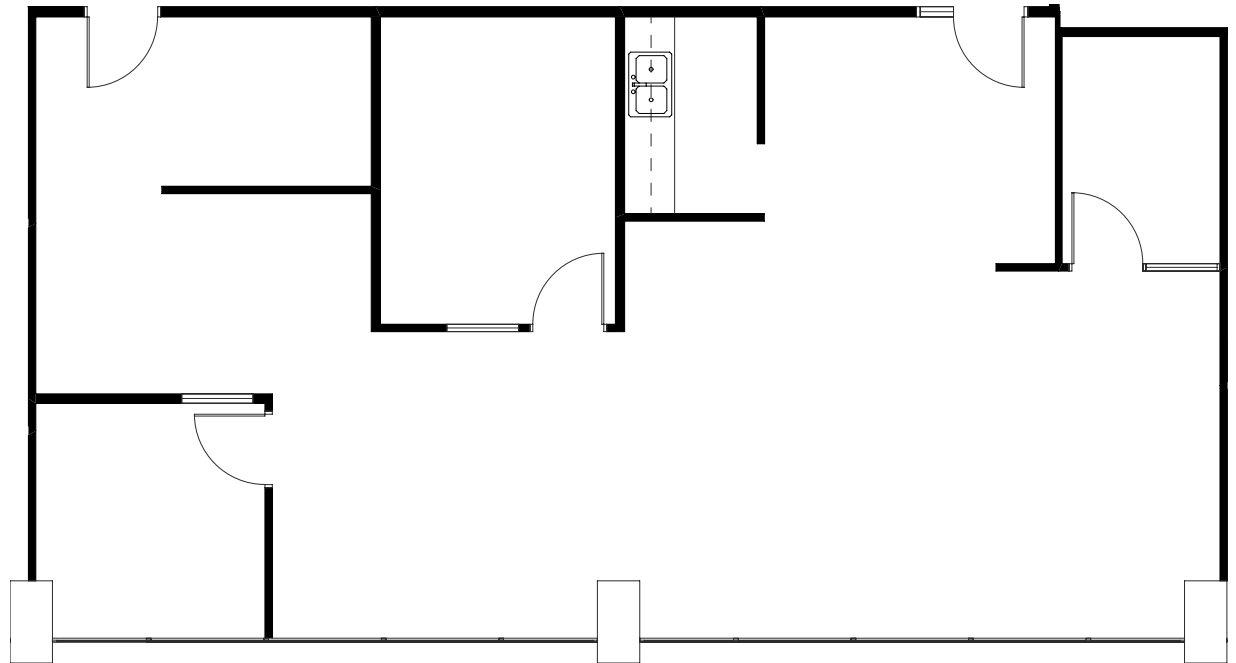
The owner reserves the right to make modifications or changes without notice.

AVAILABILITY SUITE 802

➤ Size: 1,650 SF

➤ Available: **December 1, 2026**

Features one generously sized private office, a meeting room, a kitchenette, a storage room, and plenty of open work area for workstations and a reception if needed.



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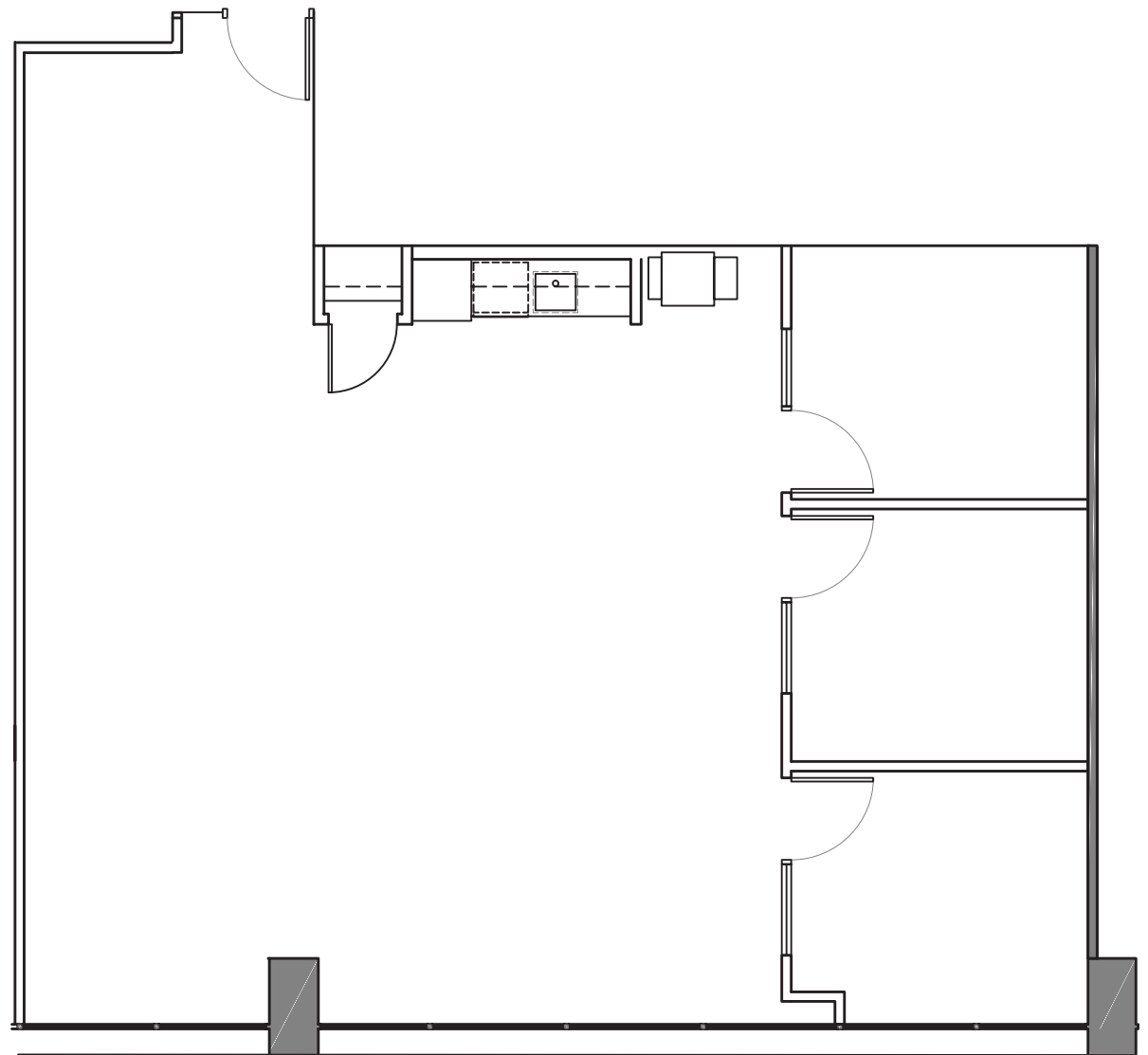
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AVAILABILITY SUITE 930

➤ Size: Approx. 1,472 SF

➤ Available: **Immediately**

Newly improved space featuring three generously sized private offices, a kitchenette, and plenty of open work area for workstations and a reception if needed.



Dimensions, square footage and floor plans are approximate only.

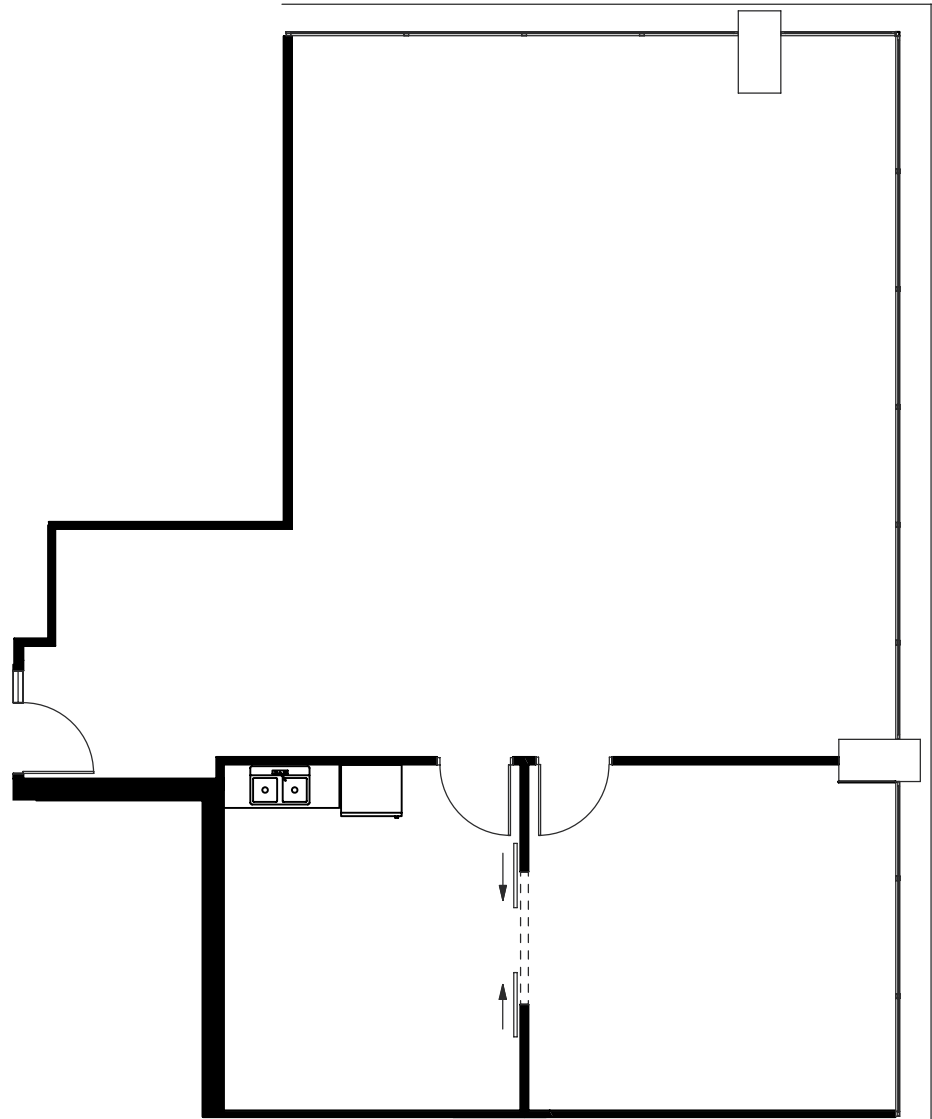
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AVAILABILITY SUITE 1110

➤ Size: Approx. 1,634 SF

➤ Available: **Immediately**

Corner office featuring a meeting room and a kitchenette/lunch room connected by sliding doors. The rest of the suite is open area for workstations and a reception if needed.



Dimensions, square footage and floor plans are approximate only.

The owner reserves the right to make modifications or changes without notice.

About Peterson

From one building on Vancouver's Alberni Street to a range of influential projects across North America, we've expanded into diverse areas of expertise across the real estate industry. We believe our growth is made possible by practicing our values – putting relationships first and standing by our word. As we continue to strive for Something Greater, our entrepreneurial spirit powers an active set of guiding principles designed to give each business pillar a profound sense of purpose.

Powered by our business acumen and our big picture outlook, we're meeting the demand of local and global businesses alike. As workplaces evolve, we strive to create spaces where businesses can thrive, connect, and grow in today's new marketplace. Our strong portfolio of prime urban locations across North America positions Peterson as a reliable partner when developing commercial office strategies.



Peterson's Commitment

Environmental, Social and Governance (ESG) provides Peterson with the opportunity to focus on addressing the environmental impacts from our business operations, delivering social benefits to the communities where we work and ensuring good governance to strengthen the trust of our stakeholders.

Peterson has implemented an ESG Framework + Policy that is forward-thinking, comprehensive and a natural extension of our founding Values. We will use our ESG Framework + Policy to build momentum towards our ESG initiatives, and incorporate ESG throughout our business in order to improve operations and to lead by example for other community leaders seeking to do better.

