



554 Seymour Street | Vancouver, BC

5,392 – 12,047 SF Education/Office Space
For Sublease



FLOOR 3 SEATING AREA



FLOOR 3 ROOM 301

554 Seymour Street

Vancouver, BC

Location

554 Seymour Street is centrally located in the heart of Downtown Vancouver, between Dunsmuir and West Pender Streets, offering exceptional accessibility and convenience. The area is highly walkable and surrounded by a vibrant mix of amenities, including popular restaurants, cafés, shops, and entertainment venues. Pacific Centre Mall, the Vancouver Public Library, and major hotels are all just steps away. The property benefits from proximity to major transit hubs such as Granville and Waterfront Sky-Train Stations, multiple bus routes, and nearby bike lanes.

Building Features

- ▶ Private entrance with building signage potential
- ▶ Boutique building with private elevator
- ▶ Kitchen/eating area
- ▶ Various well-sized classrooms
- ▶ Exposed wood beams with good ceiling heights
- ▶ Ample storage
- ▶ Floors can be leased together or separately
- ▶ Close proximity to rapid transit
- ▶ Ability to convert into office space
- ▶ Excellent natural light

Available Area

Ground Floor	1,263 SF
Second Floor	5,392 SF
Third Floor	5,392 SF
Total	12,047 SF

Basic Rent

Contact listing agent

Additional Rent

\$15.94/SF (2025 est.)

Availability

Immediate

Sublease Expiry

May 30, 2026

Furniture

Negotiable

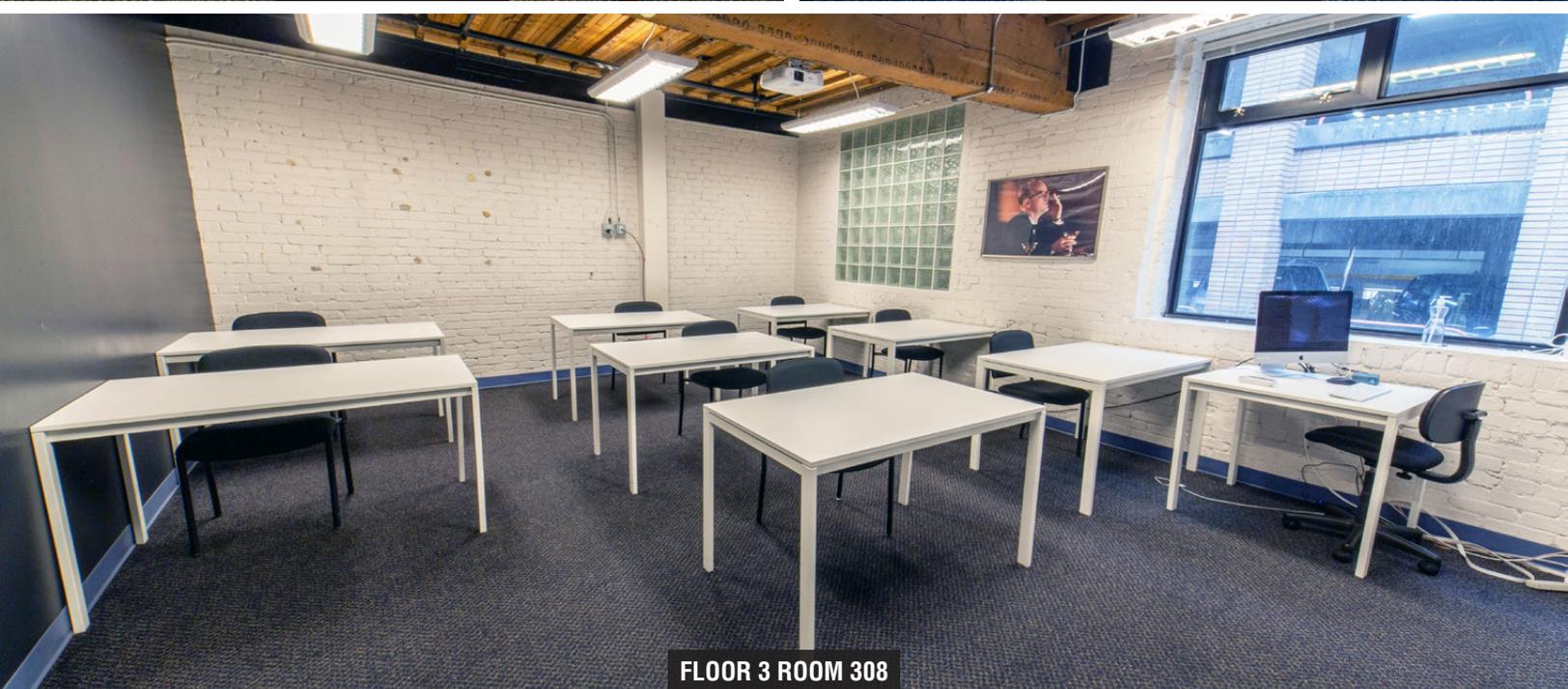
INTERIOR VIDEO



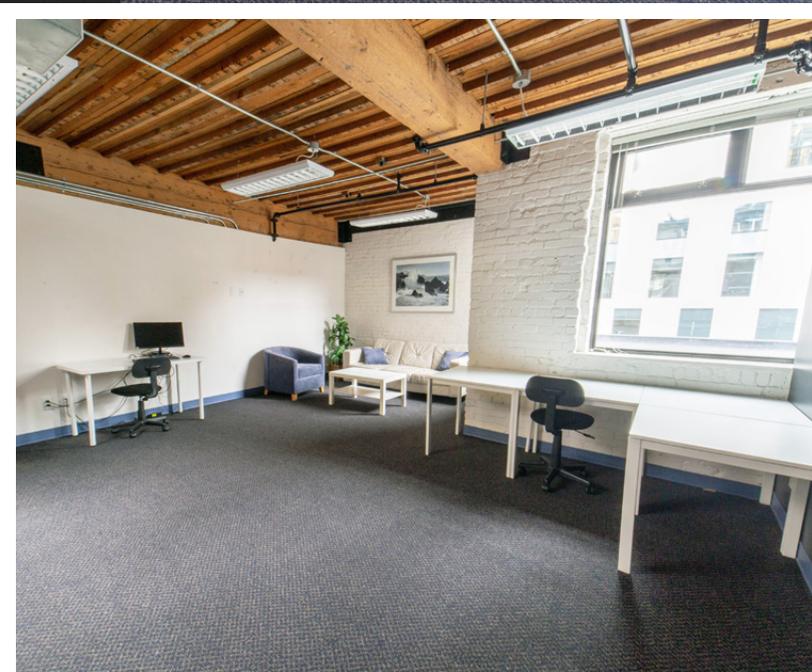
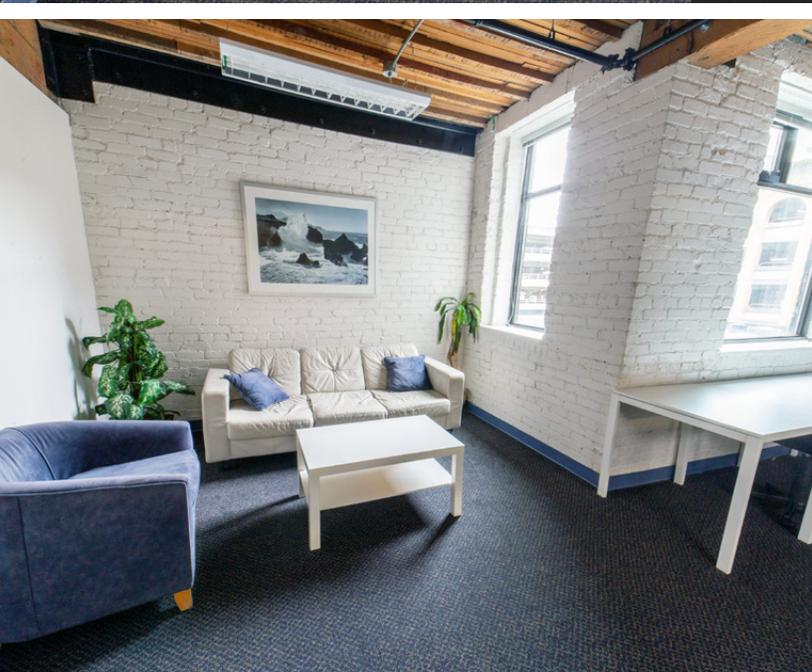
FLOOR 2 ROOM 208



FLOOR 2 SEATING AREA

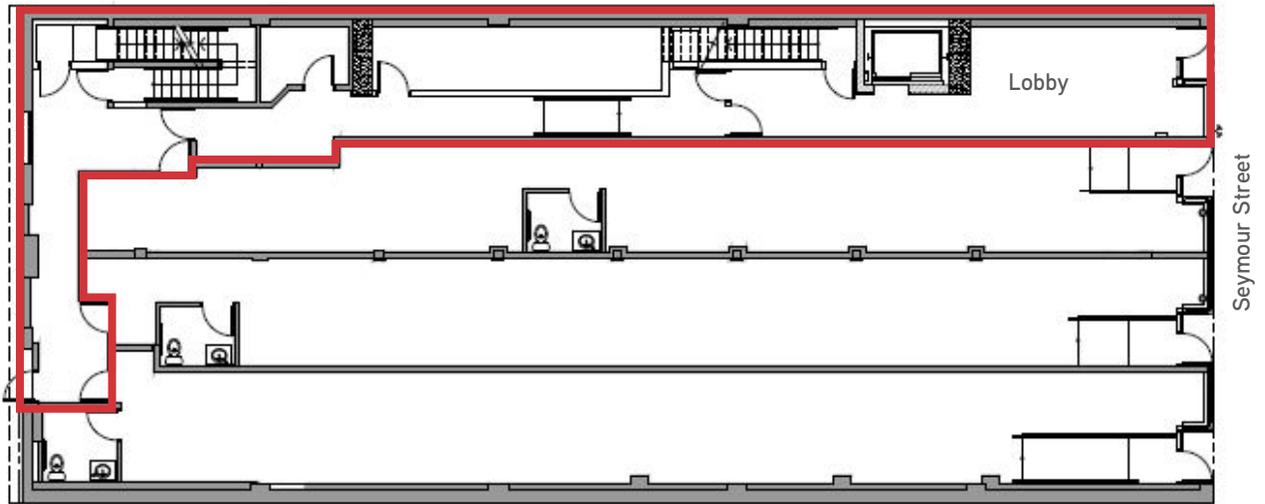


FLOOR 3 ROOM 308

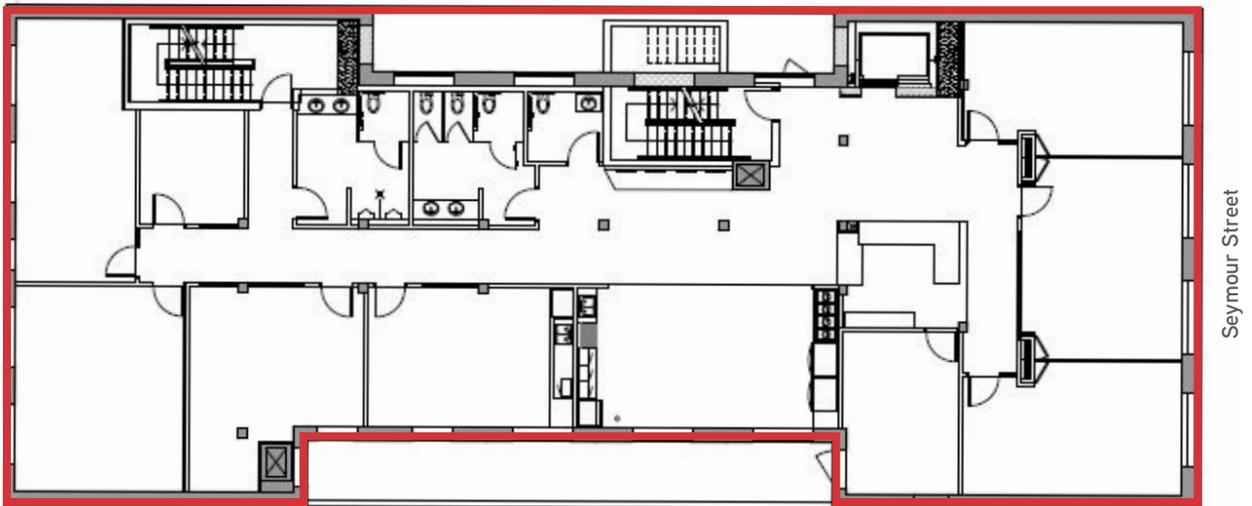


FLOOR 3 ROOM 304

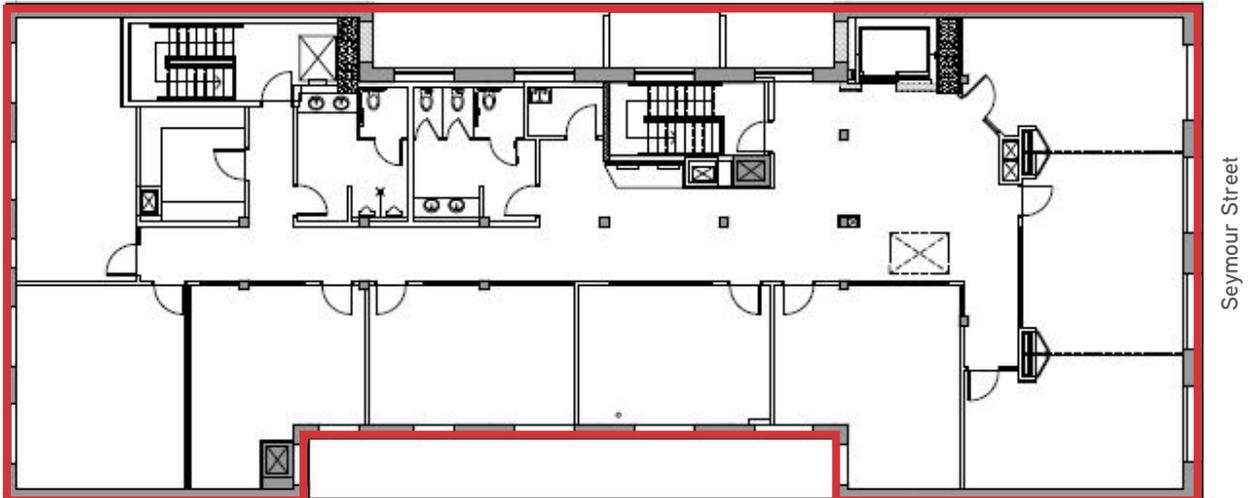
Ground Floor | 1,263 SF



2nd Floor | 5,392 SF



3rd Floor | 5,392 SF





PACIFIC CENTRE



GRANVILLE

BCIT

554 SEYMOUR



SEYMOUR ST

DUNSMUR ST

RICHARDS ST

W PENDER ST

WITHIN WALKING DISTANCE

- ▶ Mount Everest Kitchen & Grill
- ▶ WINGS Tap & Social
- ▶ Tim Hortons
- ▶ Ramen Gojiro
- ▶ Pokerrito
- ▶ Gotham Steakhouse
- ▶ Kokoro Tokyo Mazesoba
- ▶ Yummyslice Pizza
- ▶ Pholicious
- ▶ The Poke Guy
- ▶ White Spot
- ▶ Burger King
- ▶ Malone's Taphouse
- ▶ The Keg Steakhouse
- ▶ Field & Social

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