



FOR LEASE | 475 West Georgia Street

Office Space for Lease in Prominent Downtown Location

475 West Georgia Street is a centrally located office building just minutes from the financial centre, Pacific Centre Mall, Vancouver Public Library, cafes and restaurants and is surrounded by Vancouver's newest upcoming developments. The building has a covered courtyard entrance, granite faced entrance lobby with tastefully decorated common areas and interior corridors.

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AVAILABLE SPACE

Floor	Area (SF)	Description
110/120	2,520	Available immediately. Shell condition.
310	3,756	Available immediately. Elevator exposure, shell condition.
440	878	Available immediately.
450	1,607	Available immediately.
570	1,327	Available June 1, 2023. Mainly open plan with offices and coffee station. East outlooks.
980	4,192	Available November 1, 2023. Built out with multiple exterior offices, boardroom and reception area. North outlooks with views of North Shore mountains.

DETAILS

Net Rent	Please Contact Listing Agents
Additional Rent	\$24.15 per SF per annum (2023)
Parking	\$320.00 per stall per month* \$260.00 per stall per month* *plus applicable taxes

HIGHLIGHTS

- > Central location within 2 blocks of Expo Line & Canada Line
- > Located in the midst of numerous restaurants, cafes and retail amenities
- > Certified BOMA Best Silver
- > End of trip facilities
- > Upgraded main lobby, elevators and floor common areas
- > Secure key card access throughout the building



WALK SCORE

99



TRANSIT SCORE

100



BIKE SCORE

88



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