

CDM

a collaboration between



577 Great Northern Way, Vancouver | BC

FOR LEASE

CREATIVE OFFICE/STUDIO/EVENT SPACE

This exceptional large-format space offers a rare opportunity for an anchor tenant who is passionate about innovation, creativity, and the future of digital media. Ideally suited for organizations working in interactive technology, game development, immersive media, digital production, creative tech, or related industries, the space is designed to support both day-to-day operations and community-facing programming.

We are seeking a tenant who values community impact, creative partnerships, and the chance to shape the next generation of digital media leaders. This is more than a workspace; it's an opportunity to join a thriving digital media community and become a central contributor to its ongoing growth.



Enclosed spaces



PROPERTY OVERVIEW

Address: 160-577 Great Northern Way, Vancouver, BC V5T 1E1

Rentable Area: 8,721 SF

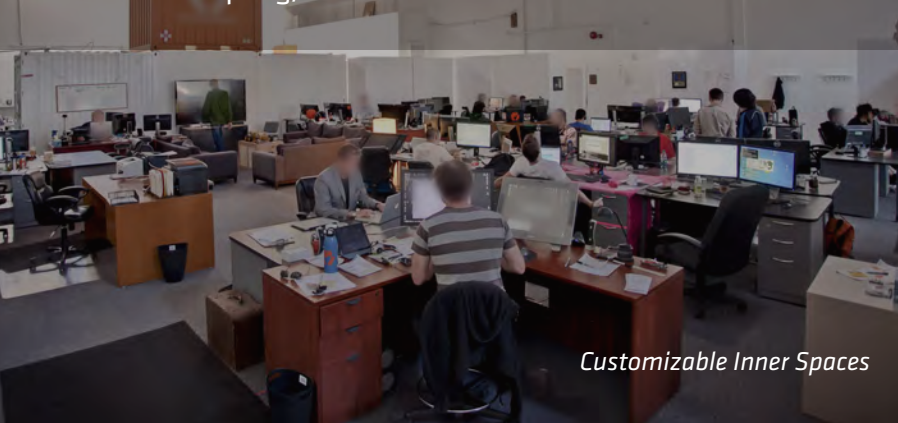
Net Rent: \$25.00 PSF

2026 Operating Costs: \$15.00 PSF (hydro included)

City-billed Taxes: approx. \$15,000/year

Zoning: CD-1 (402)

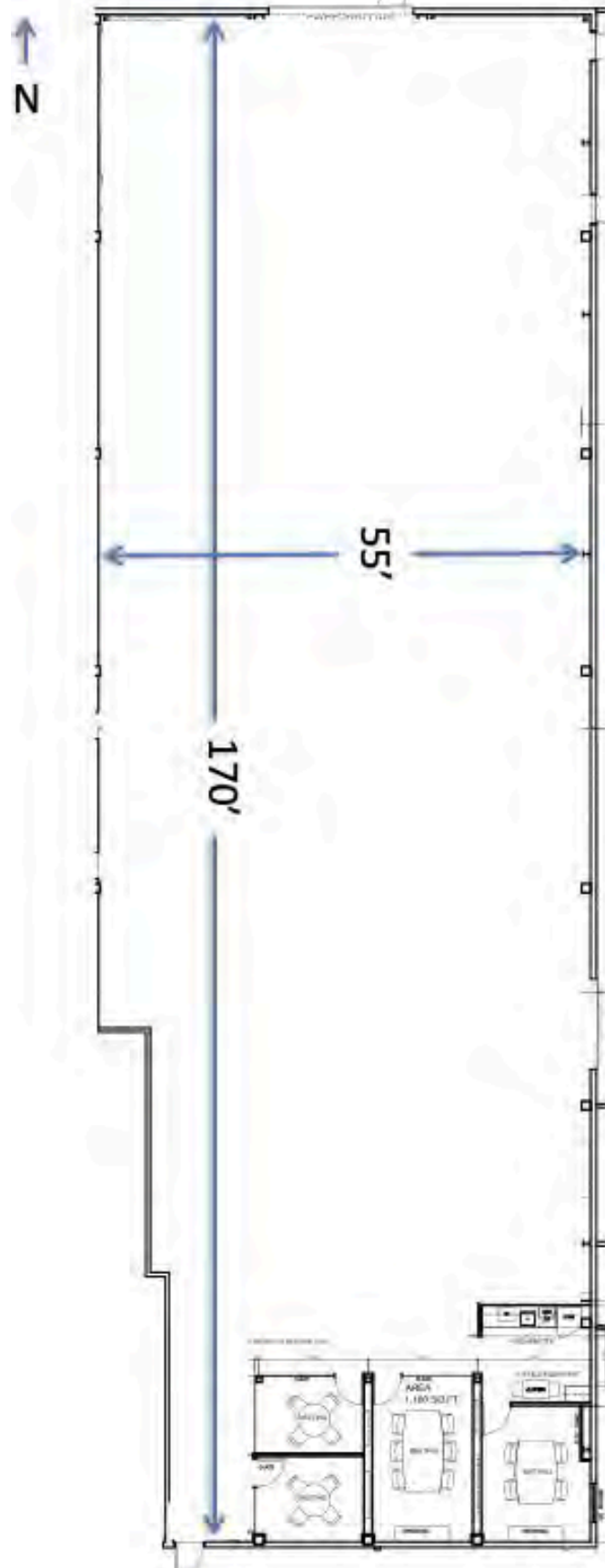
Available: Spring/Summer 2026

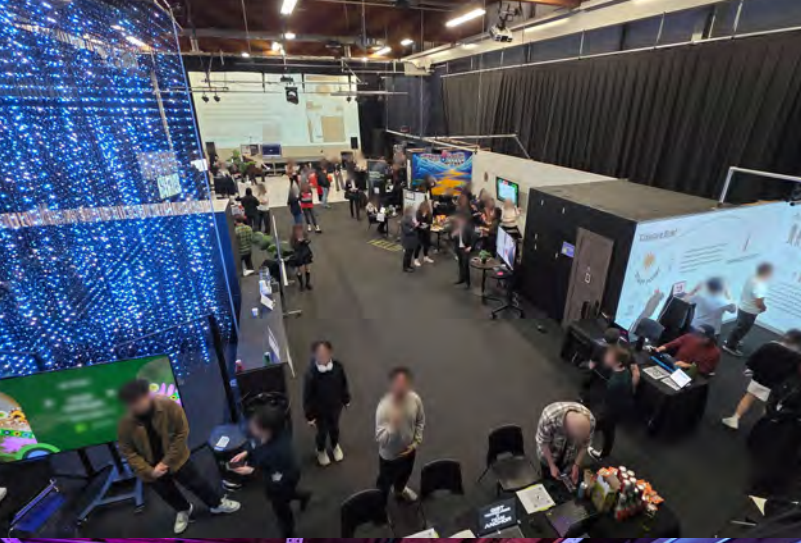


Customizable Inner Spaces

FLOORPLAN:

8,721 SF





Customizable Inner Spaces

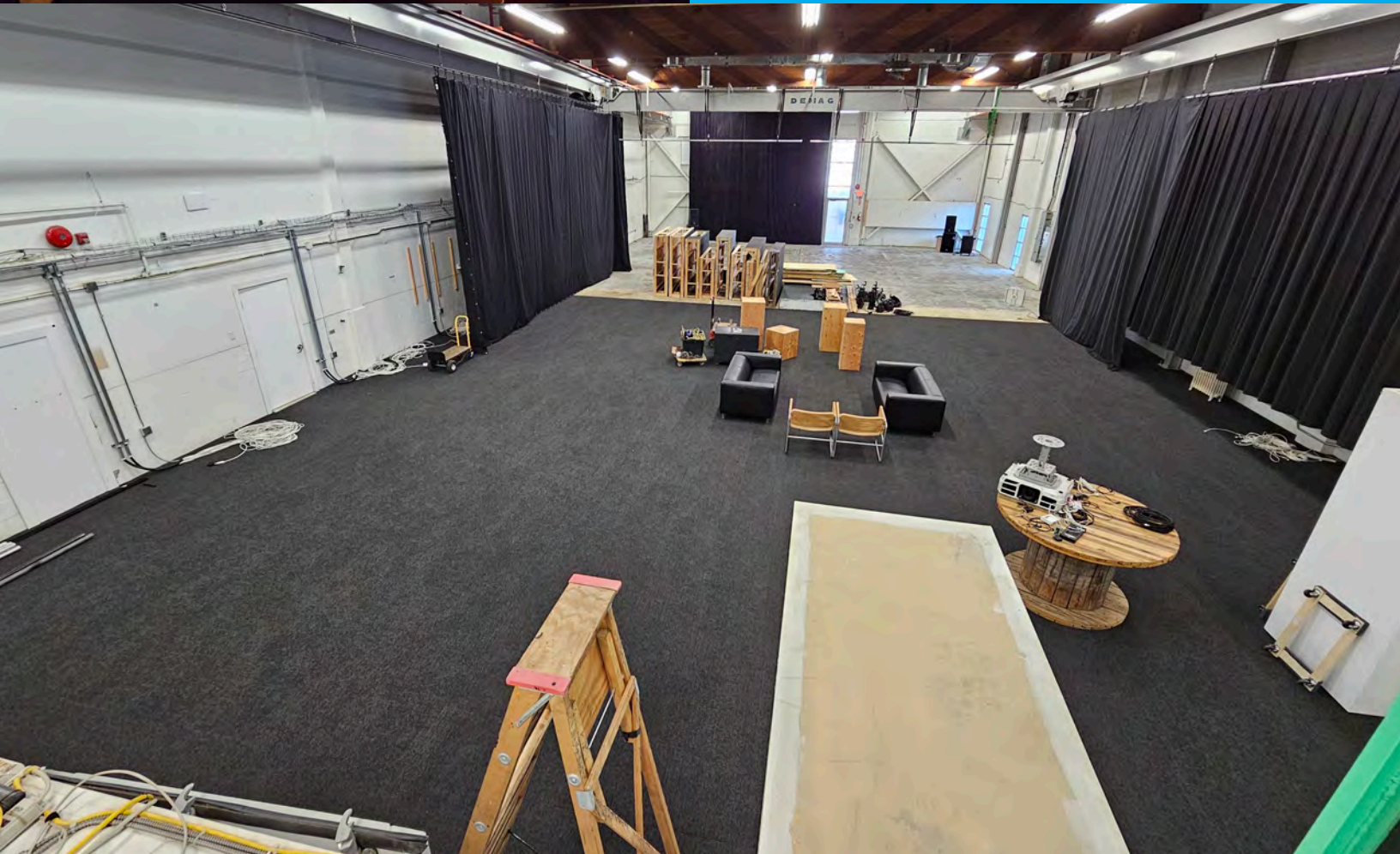
A Unique Opportunity for Digital Media Collaboration

Located in the heart of the Creative District in one of the Centre for Digital Media buildings, next to the Master of Digital Media (MDM) graduate program, the tenant will have direct access to a vibrant ecosystem of emerging talent, industry partners, and applied research.

This proximity creates meaningful opportunities for collaboration, including:

- Student-led applied research projects
- Internships and mentorship engagements
- Workshops, demonstrations, meetups, and showcases

The space can also support other digital-media-focused events, from speaker series and hackathons to prototype testing sessions and public exhibitions, making it a dynamic hub for creative exploration and industry advancement.

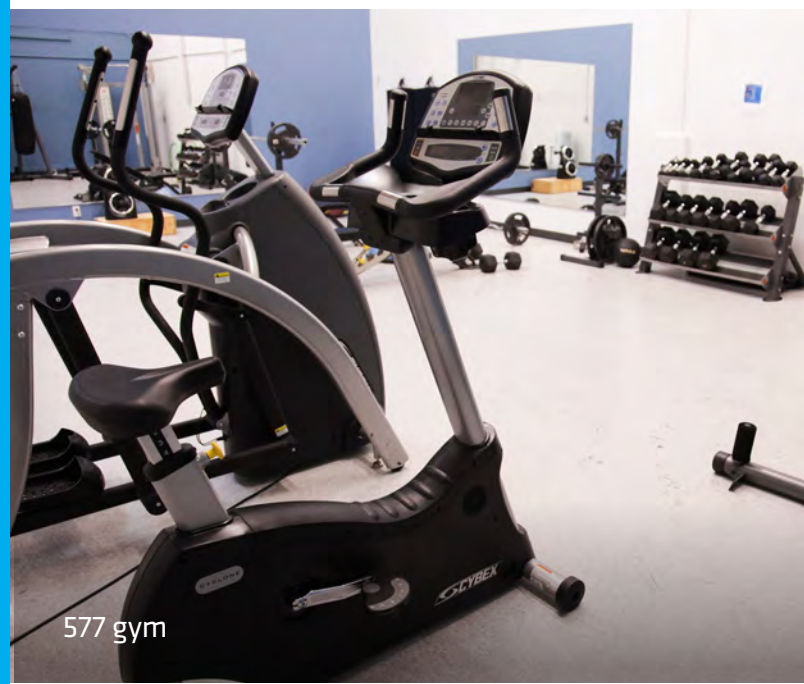


CDM AMENITIES:

- Property monitored by certified security professionals 24/7
- Monthly reserved and hourly pay-parking available
- Transit-friendly neighborhood:
 - **Great Northern Way-Emily Carr Station** (opening 2027): ~200m west, at Great Northern Way & Thornton Street.
 - **VCC-Clark Station:** ~800m east, near East 6th Avenue & Keith Drive.
 - **Main Street-Science World Station:** ~1400m, northwest at Main Street & Terminal Ave
- Bike-lane access, plus secure 24/7 bike storage
- MOBI bike-share stations
- A fully equipped gym with changing rooms, shower and secure lockers.
- Enjoy a delicious meal or your favorite beverage at our on-site partner, Kafka's Café, offering fresh specialty coffee, sandwiches, and baked goods. You can also explore a variety of daily rotating food vendors located on the property.



Kafka's Café



577 gym



Secure 24/7 bike room

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