

FOR LEASE

1455 & 1445
WEST GEORGIA STREET



Low Gross,
Below Market Rates



Full Landlord
Turnkey Available



Long Term
Leases Available

PENNINGTON & GEORGIA

1455 WEST GEORGIA STREET

Long term leases possible

Efficient floor plates to accommodate full floor users

Landlord will provide a full turnkey to suit tenant needs



SALIENT DETAILS



AREA

Suite 200	5,242 SF
Suite 300	5,243 SF
Suite 400	5,241 SF
Suite 700	3,763 SF
Total	19,489 SF



NET RENT

Below Market Rates



OP COSTS

\$25.17 PSF (2024 Est.)



AVAILABLE

Immediately



RENOVATION

Full Landlord Turnkey Available



TERM

Flexible Short or Long Term Lease Solutions

BUILDING FEATURES



Crown, window, and banner signage available



Renovated lobby



Fibre



Large windows providing excellent natural light



Private patio in Suite 700



Security card access



Improved HVAC



Underground parking available

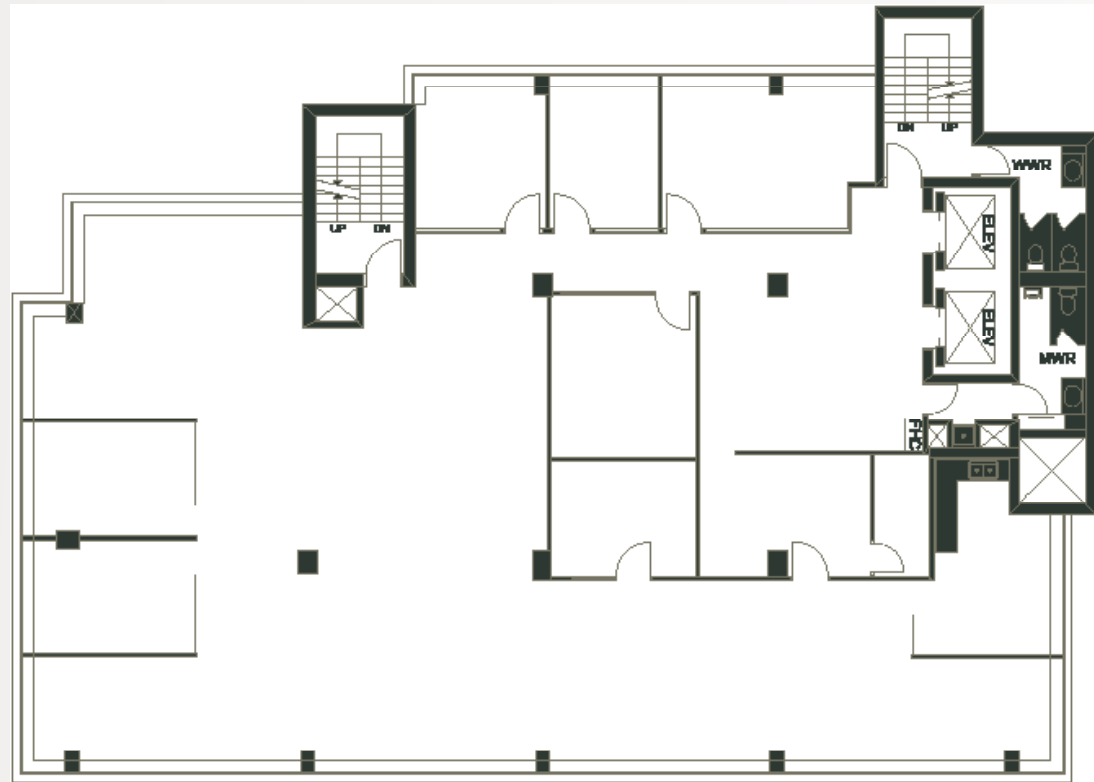


1455 W GEORGIA STREET

SUITE 200

5,242 SF

- Open area allowing multiple workstation layouts
- 7 private offices
- Kitchen and lounge
- Large windows providing ample natural light and views

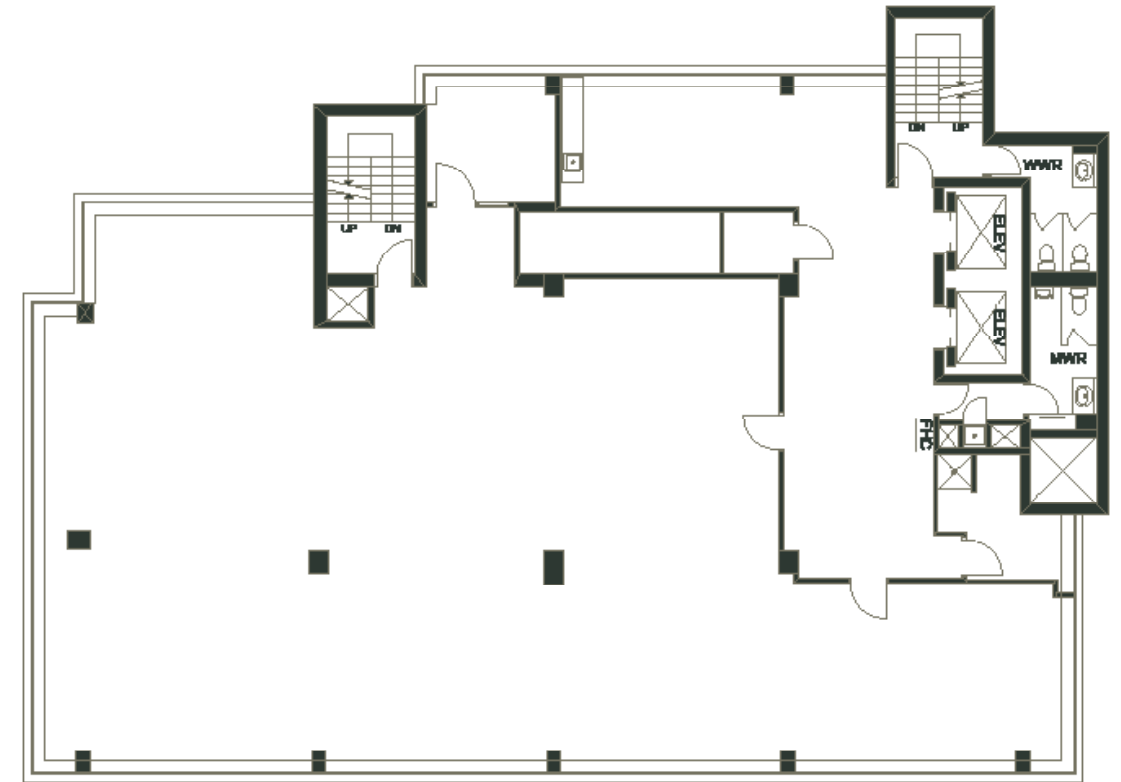


1455 W GEORGIA STREET

SUITE 300

5,243 SF

- Recently renovated with 3 private offices and 2 meeting rooms
- Open area allowing multiple workstations, call rooms, kitchen and lounge
- Large windows providing ample natural light and views

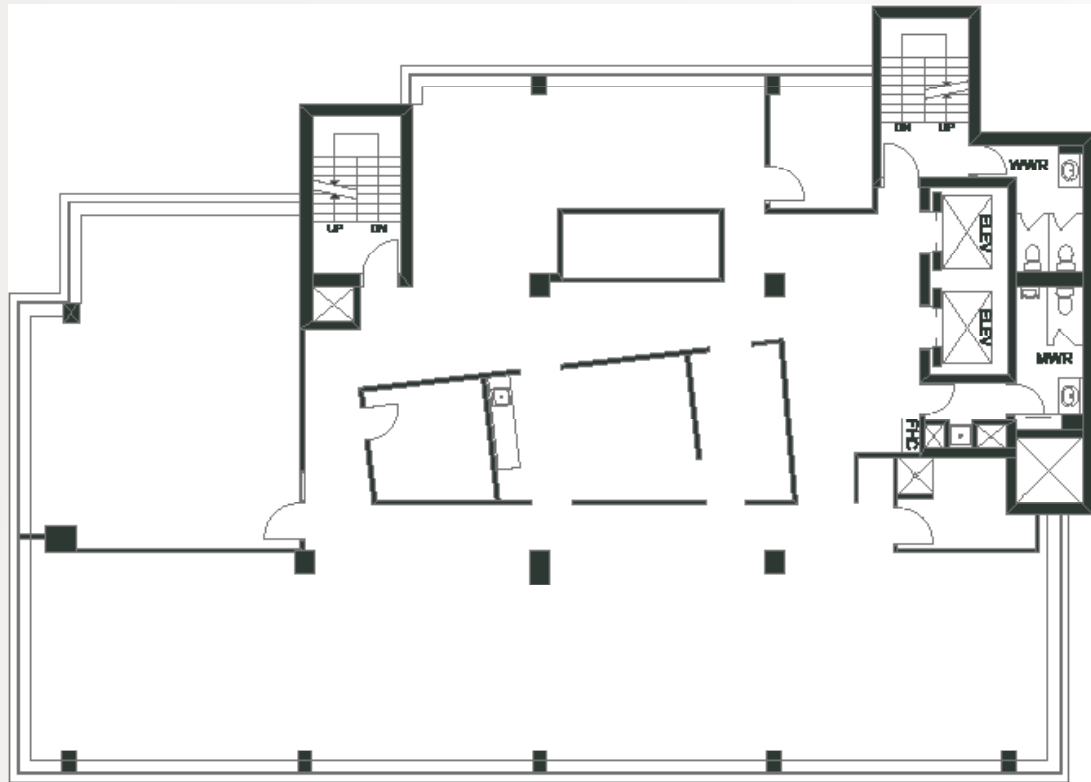


1455 W GEORGIA STREET

SUITE 400

5,241 SF

- Open area allowing multiple workstation layouts
- 3 private offices
- 1 large boardroom, kitchen and lounge
- Large windows providing ample natural light and views.

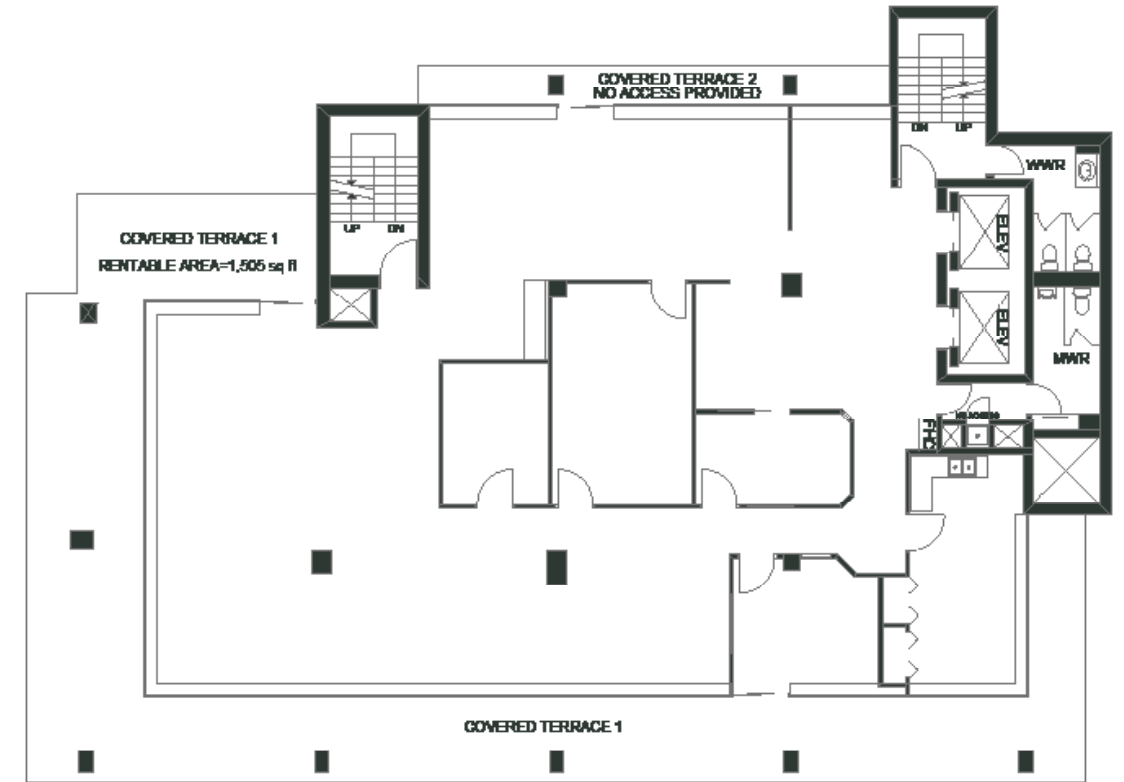


1455 W GEORGIA STREET

SUITE 700

3,763 SF

- Open area allowing multiple workstation layouts
- 4 private offices, kitchen and lounge
- Large windows providing ample natural light, views and private patio



1445 WEST GEORGIA STREET

Long term leases possible
Efficient floor plates to accommodate full floor users
Landlord will provide a full turnkey to suit tenant needs



SALIENT DETAILS

	AREA	Suite 200 5,865 SF Suite 300 5,864 SF Suite 400 5,864 SF Suite 500 5,865 SF Total 23,458 SF
	NET RENT	Below Market Rates
	OP COSTS	\$25.17 PSF (2024 Est.)
	AVAILABLE	Immediately
	RENOVATION	Full Landlord Turnkey Available
	TERM	Flexible Short or Long Term Lease Solutions



BUILDING FEATURES

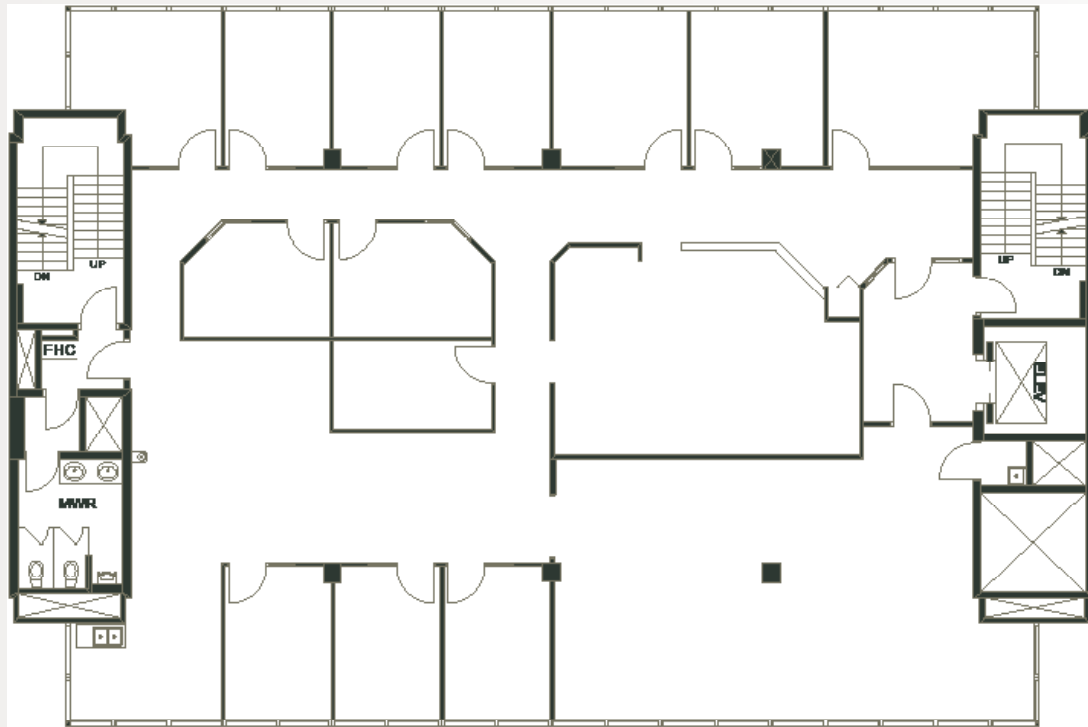
- Crown, window, and banner signage available
- Renovated lobby
- Fibre
- Large windows providing excellent natural light
- Private patio in Suite 700
- Security card access
- Improved HVAC
- Underground parking available

1455 W GEORGIA STREET

SUITE 200

5,865 SF

- Full floor with 9 window offices
- 3 interior offices, kitchen, meeting room and open area
- North and South exposure

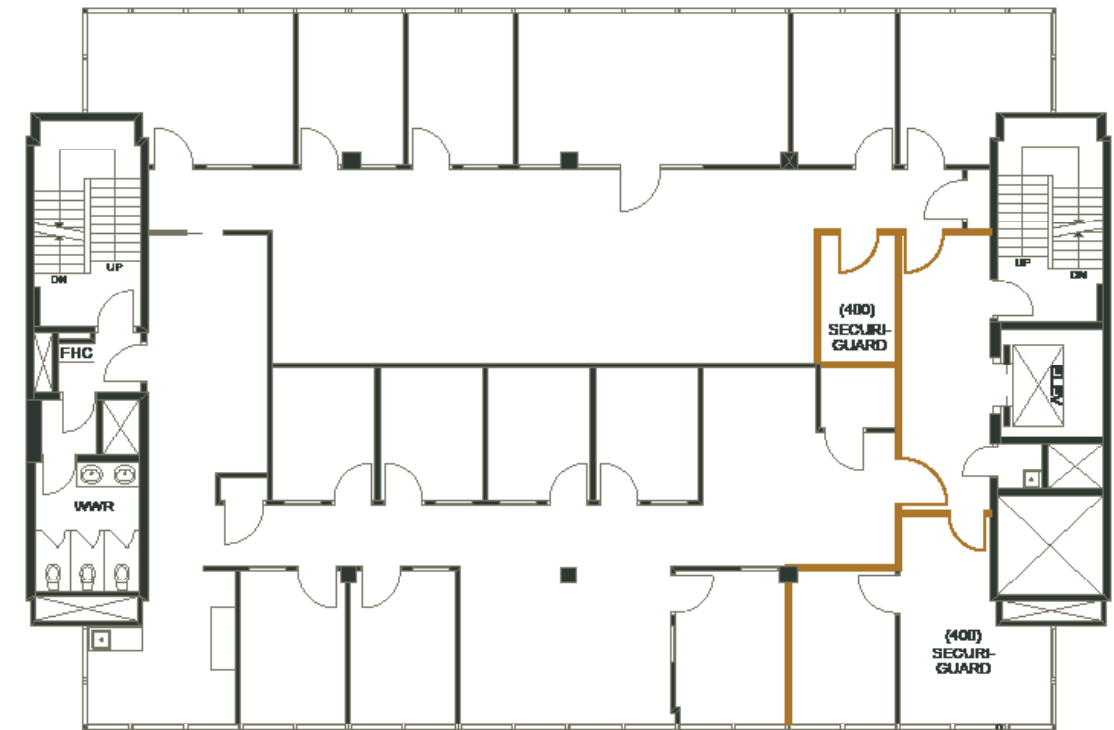


1455 W GEORGIA STREET

SUITE 300

5,864 SF

- Direct elevator access
- 13 private offices
- 1 large boardroom, open area, kitchen and lounge
- Large windows providing ample natural light and views

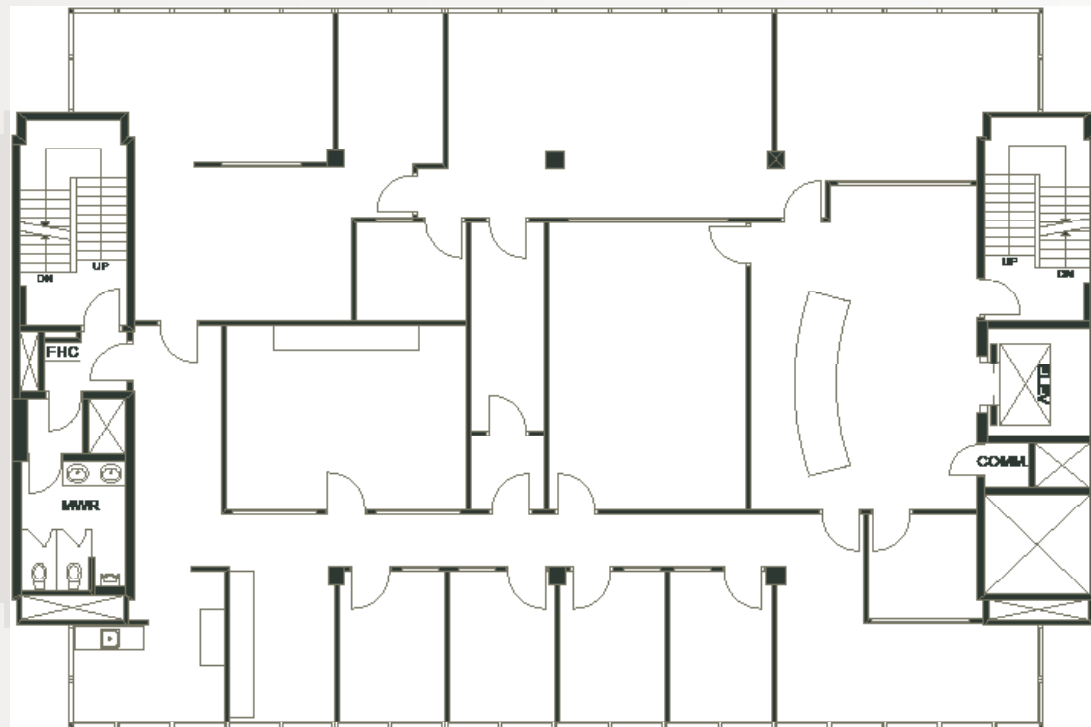


1455 W GEORGIA STREET

SUITE 400

5,864 SF

- Direct elevator access
- Reception
- 5 private offices
- 1 large boardroom, open areas, kitchen and lounge
- Large windows providing ample natural light and views

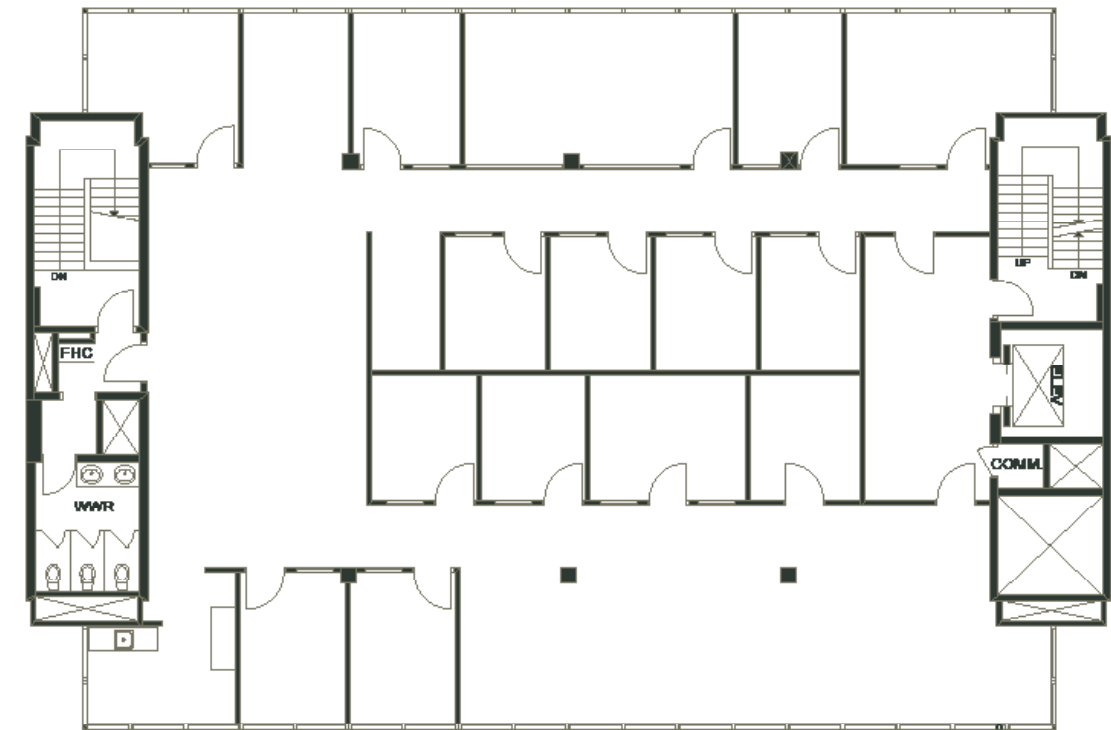


1455 W GEORGIA STREET

SUITE 500

5,865 SF

- Direct elevator access
- 14 private offices
- 1 large boardroom, open areas, kitchen and lounge
- Large windows providing ample natural light and views



LOCATION

1445 & 1455 W Georgia Street are positioned minutes from Coal Harbour and the Central Business District, with easy access to Burrard SkyTrain station and major bus routes. The area boasts numerous restaurants, cafes, and shops along Robson and Denman Streets. The location is home to various urban amenities, ideal for businesses seeking a strategic downtown presence with convenient transportation options and robust local services.

NEARBY AMENITIES

1KM RADIUS



228
Restaurants & Cafes



20
Fitness Centres



290
Retail & Service Providers



DRIVE TIME

- 20 MINS** Drive to North Vancouver
- 20 MINS** Drive to Mount Pleasant
- 30 MINS** Drive to Burnaby
- 30 MINS** Drive to YVR Airport

TRANSIT

- 1 MIN** Walk to Bus 019, 240, 241, 246, 247, 250, 253, 254, N24
- 12 MINS** Walk to Burrard SkyTrain Station (Expo Line)

BIKE

Dedicated bike path along W Pender, Alberni, Cardero, and Nicola Streets

WALK SCORE



96
Walker's Paradise



95
Rider's Paradise



81
Biker's Paradise



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