



FOR LEASE

OFFICE SPACE

1090 WEST GEORGIA ST.
VANCOUVER, BC



Property Highlights

PRIME LOCATION IN THE HEART OF DOWNTOWN

Situated on the corner of Thurlow and West Georgia Street, this building boasts a prime central location in the Financial District. On-site parking and close proximity to the Expo Line and the Canada Line makes this building easily accessible.

Across the street from Royal Centre and the Burrard Skytrain Station, and within walking distance to restaurants, Urban Fare, and other shops, services, and hotels (within 1 block to Hyatt Hotel, Fairmont Hotel Vancouver).

Whether it's the need for a quick coffee or a gourmet meal, the choices in the area are endless. This building is also within close proximity to Robson St. & Alberni St. "Luxury Zone", CF Pacific Centre, Canada Place, and Stanley Park.

AVAILABLE SPACE

Suite	Area	Type	Availability
230	1,717 SF	Office	Immediately
520	1,866 SF	Office	30-Day Notice
600A	2,650 SF	Office	90-Day Notice
650	3,972 SF	Office	Immediately
700	9,531 SF	Office	Immediately
1090	1,059 SF	Office	Immediately
1130	844 SF	Office	May 1, 2026

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2026 Est.)

Additional Rent: \$25.48 psf

Parking Rate

\$380/month + applicable taxes

Ratio - 1:2100 SF

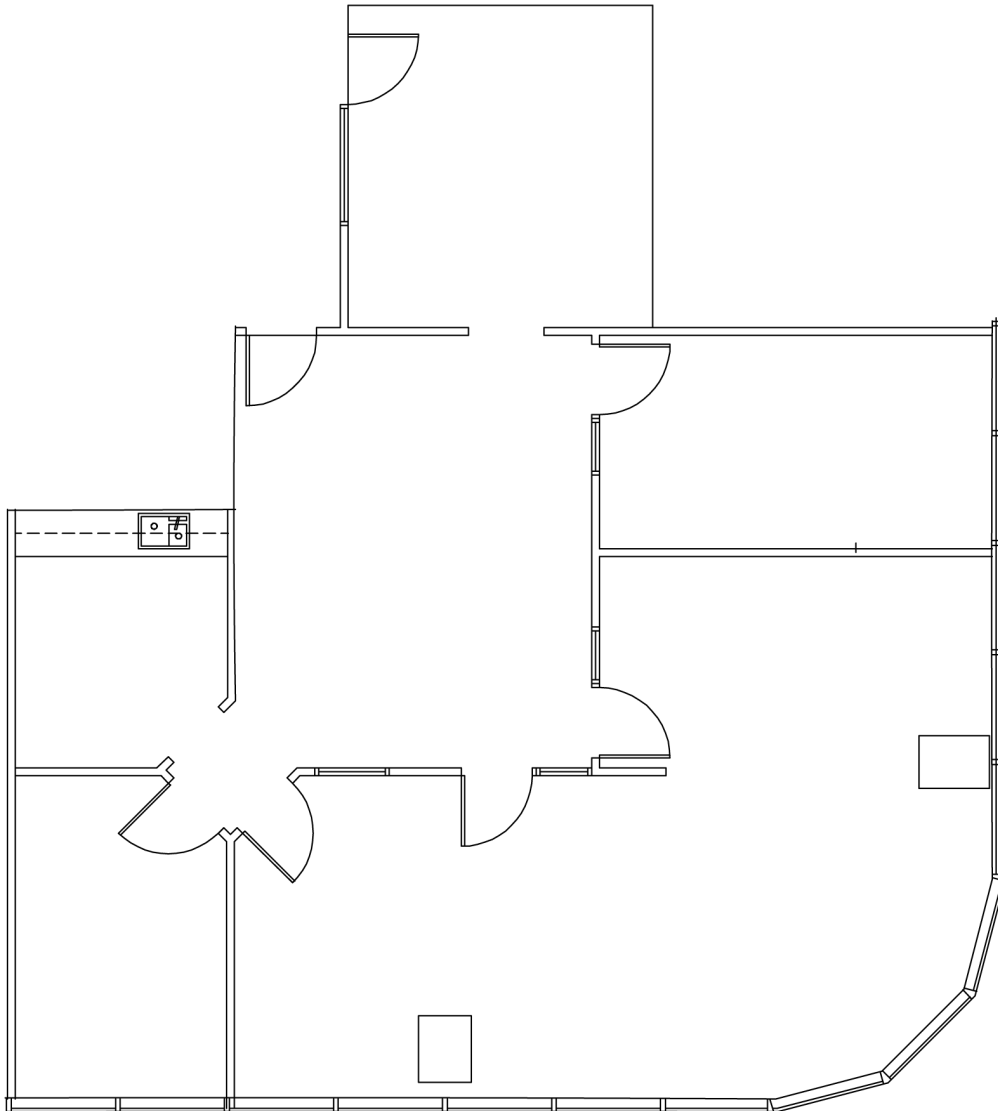


Rentable Area: 1,717 SF
Availability: Immediately

| Unit 230

Ask us about short-term lease opportunities to suit your business needs.

Featuring three private offices, a reception area, kitchenette, and boardroom, this workspace offers southeast views of downtown Vancouver and abundant natural light ideal for a productive and professional setting. Premises will be recarpeted and painted.



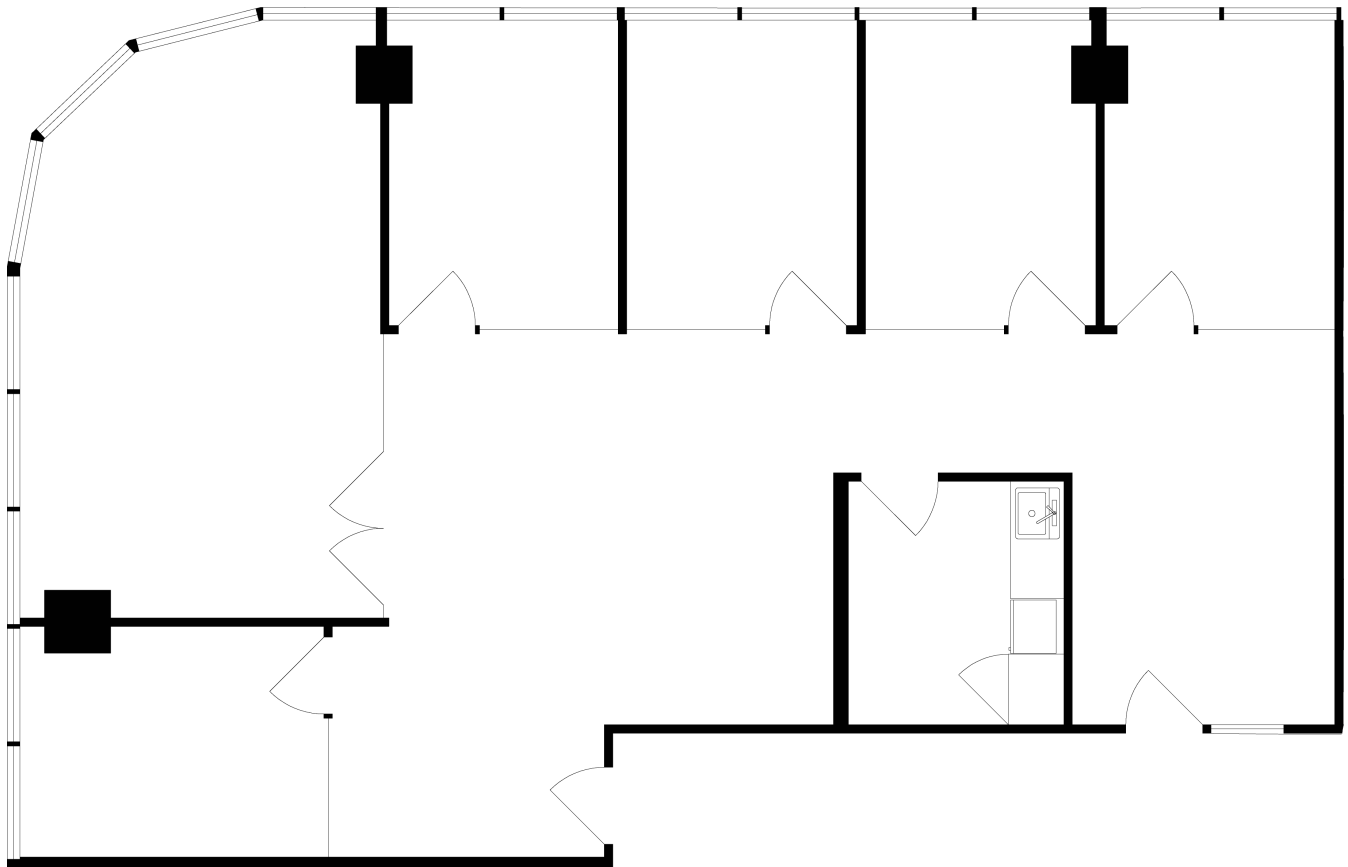
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Rentable Area: 1,866 SF
Availability: 30-Day Notice

| Unit 520

Elevate your workplace in this bright corner office suite with dynamic views of the bustling downtown streetscape. Featuring five private offices, a boardroom, and a kitchenette, this suite offers an ideal setting for dynamic growing teams. Designed to inspire productivity and showcase a professional image.



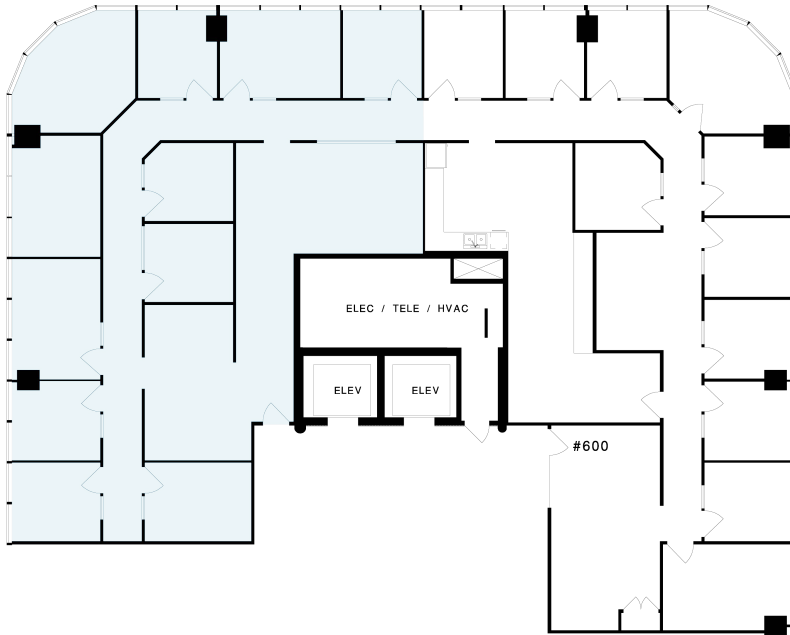
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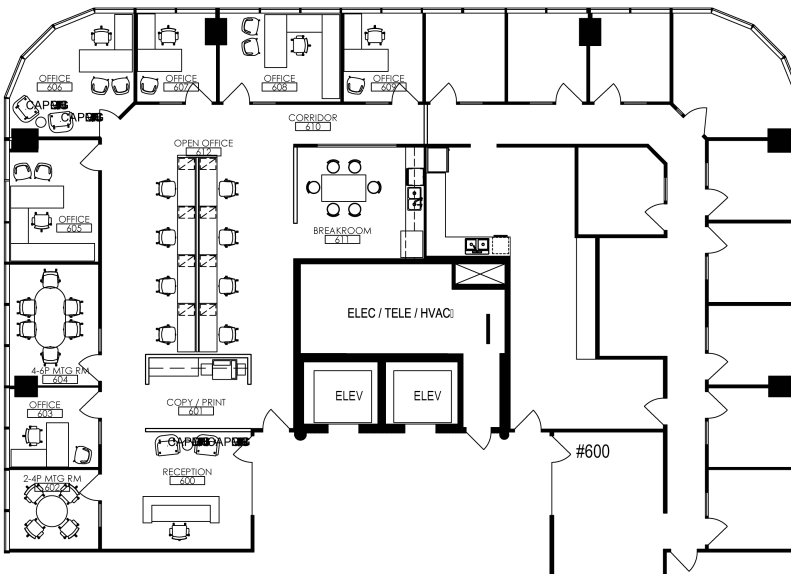
Rentable Area: 2,650 SF
Availability: 90-Day Notice

| Unit 600A

Turnkey option available. Tenants will have the opportunity to select finishes and incorporate custom features.



Existing Plan



Conceptual Plan

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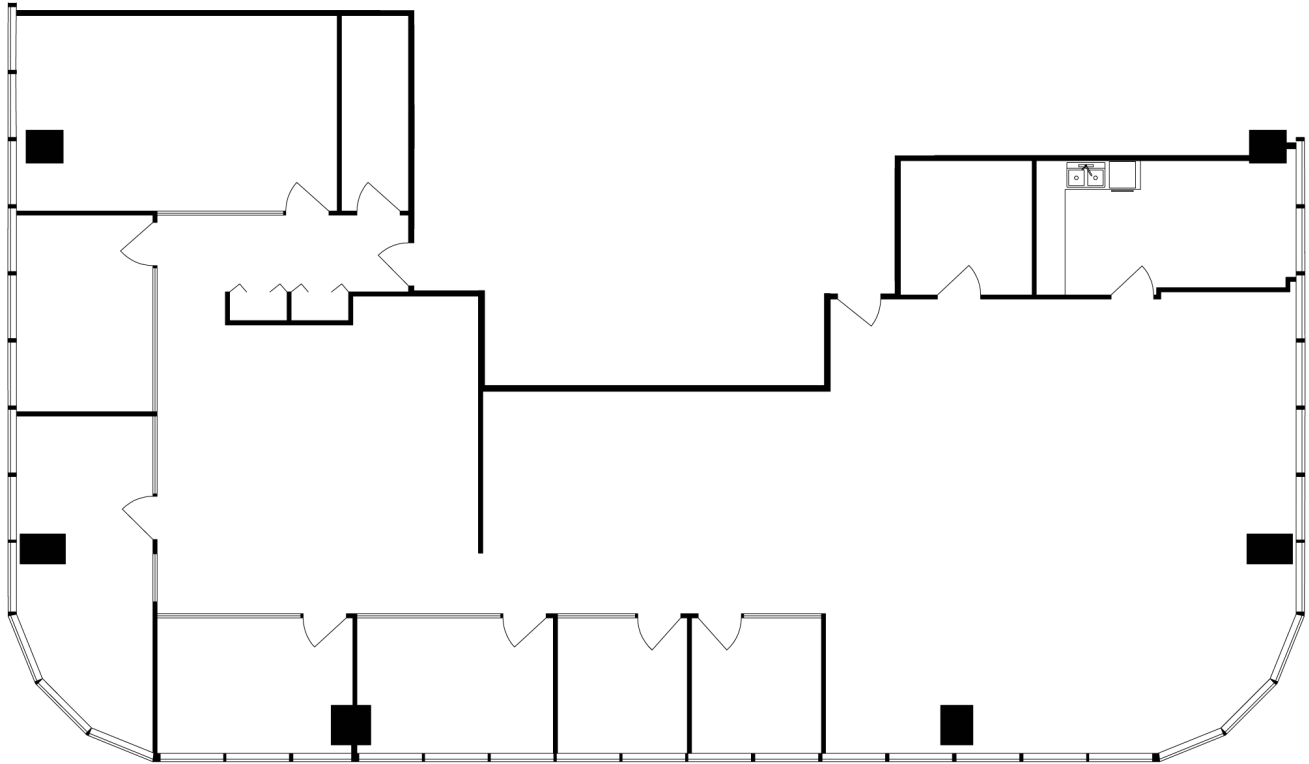
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Rentable Area: 3,972 SF

Availability: Immediately

| Unit 650

Move-in ready premises, fully built out and ready for you to get straight to business with no construction delays. Bright office space with sweeping city views, seven private offices, open plan work areas, a storage room, and kitchen, designed for teams seeking both privacy and collaboration.



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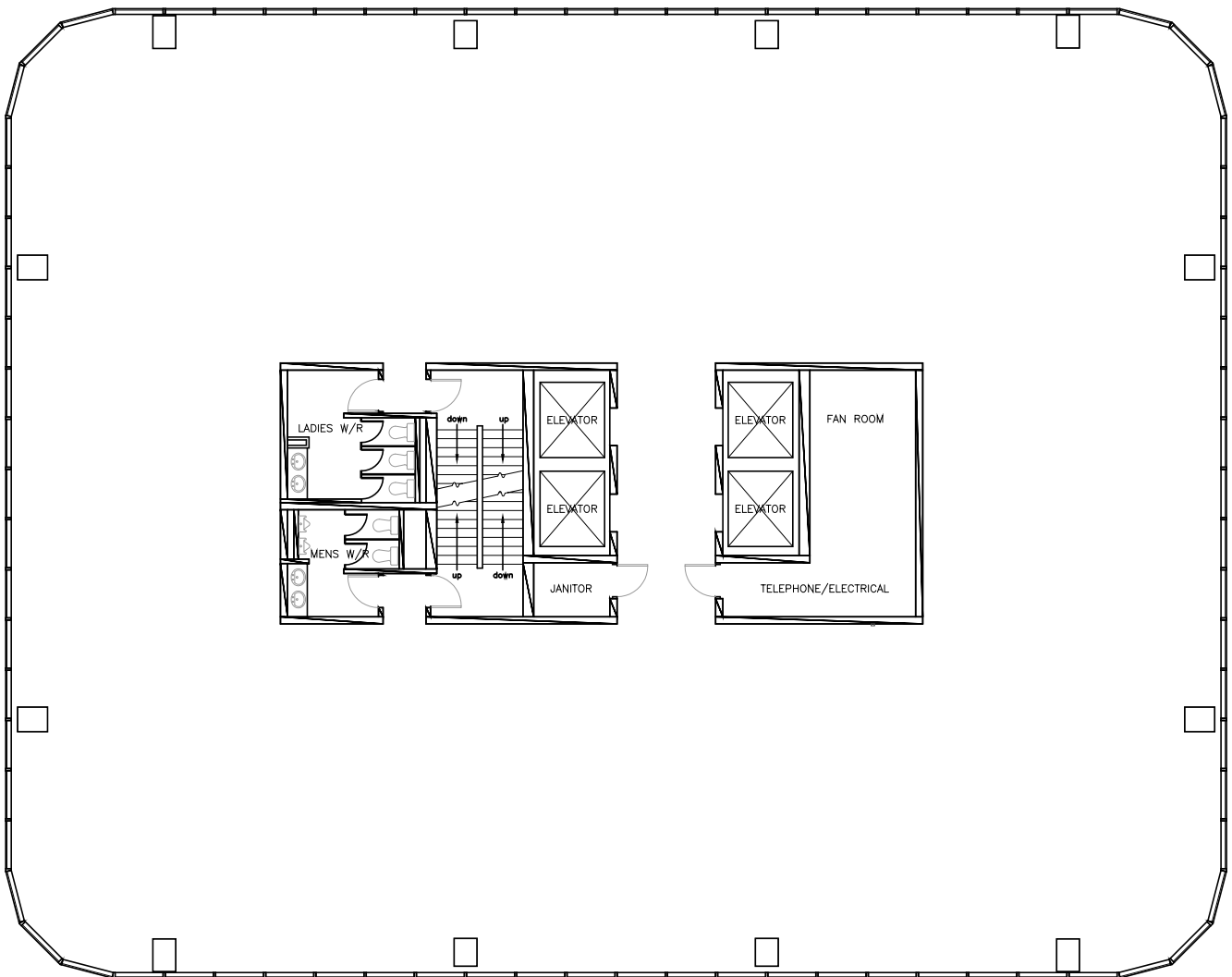
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| Unit 700

Rentable Area: 9,531 SF

Availability: Immediately

Expansive full-floor shell space. Enjoy 360° views, abundant natural light, nearby amenities, and full customization potential.



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CONCEPTUAL PLAN

Unit 700

This expansive full-floor shell space offers a prime opportunity for tenant customization. 7th floor lobby renovation is underway.

This conceptual plan is designed to accommodate a dynamic and collaborative work environment, the conceptual plan envisions a 7,000 SF layout featuring:

- 17 private offices and 18 workstations for focused productivity
- A welcoming lounge area and family room to foster comfort and connection
- Multiple conference rooms for team collaboration and client meetings
- A fully equipped kitchen to support daily operations and social gatherings

Panoramic 360-degree city views and abundant natural light create an inspiring atmosphere.



Conceptual plan courtesy of:  FUSION PROJECTS

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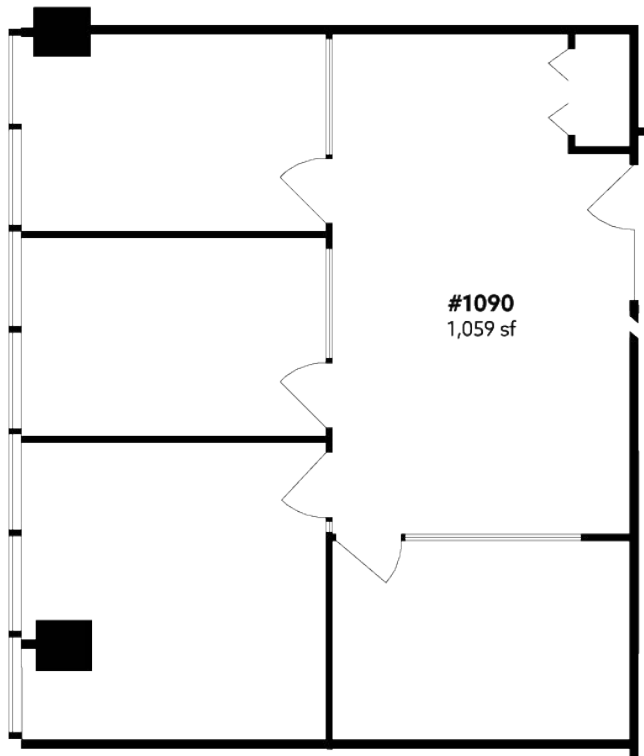
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| Unit 1090

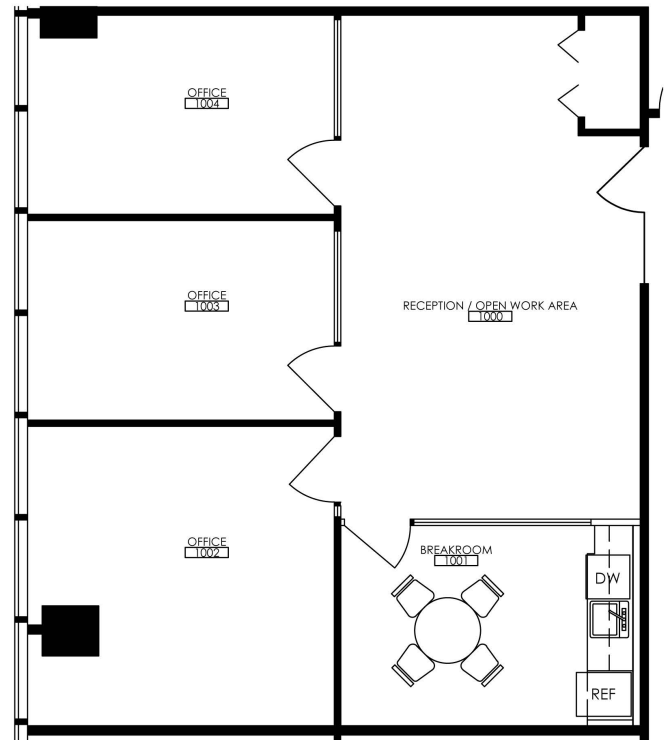
Rentable Area: 1,059 SF
Availability: Immediately

Efficiently improved office space with three offices, meeting room, and open plan. Landlord will install kitchenette, repaint, and recarpet.

FLOORPLAN



CONCEPTUAL PLAN



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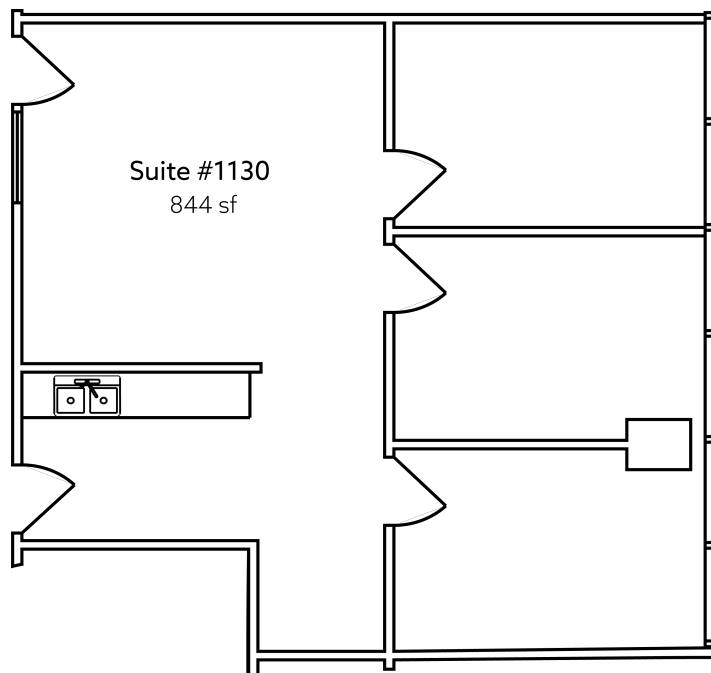
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| Unit 1130

Rentable Area: 844 SF

Availability: May 1, 2026

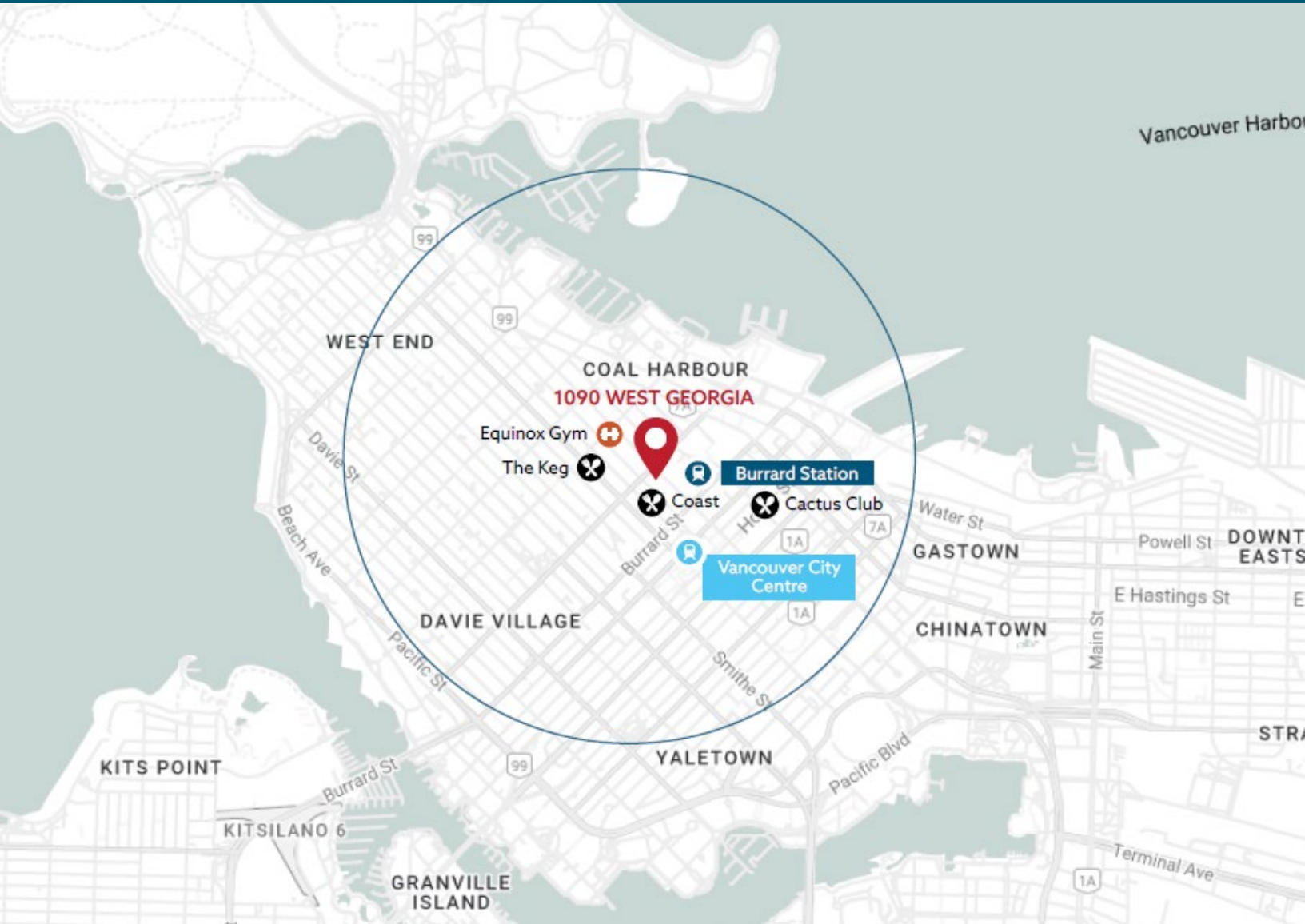
Efficient layout featuring three private offices, a welcoming reception area, and a kitchenette.



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1090 WEST GEORGIA - ON THE MAP



Walk Score

97



Bike Score

85



Transit Score

100

BUILDING AMENITIES

- 16-Floor Office Building
- 4 Passenger Elevators and 1 Dedicated Parkade Elevator
- Building Patrols, Cameras, Afterhours and Weekend Card Access
- 69 Secure Parking Stalls
- Tenant Lounge with Fitness Area

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