

**AVISON
YOUNG**

For Sublease

Suite 1170 - 1040 West Georgia Street
Vancouver, BC



BUILDING LOBBY

Avison Young is pleased to introduce the opportunity to sublease 2,487 square feet of improved, move in ready office space in downtown's prestigious 1040 West Georgia Street

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*Glenn Gardner Personal Real Estate Corporation

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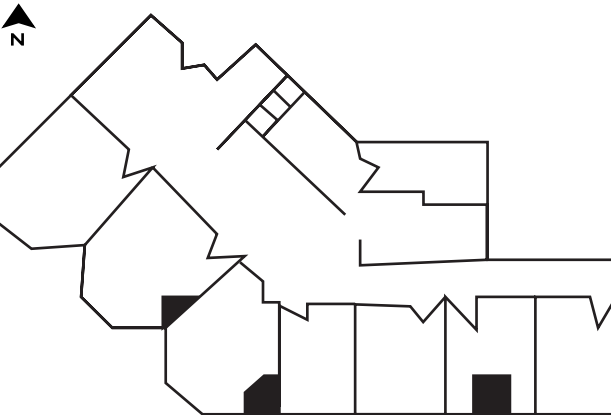
Property details

SIZE
2,487 sf
AVAILABILITY
30 days' notice
FURNITURE
Negotiable
SUBLEASE EXPIRY
October 30, 2027
ADDITIONAL RENT
\$26.07 psf (2025 estimate)
ASKING RATE
Contact listing agents

Building & Location

Designed by MCMi Architects, The Grosvenor Building is a premier downtown office building featuring an exceptional location, elegant design and first-class amenities. The building is ideally located in the heart of downtown Vancouver on West Georgia Street between Burrard and Thurlow Streets. Built in 1986 and updated in 2025, this class A office building offers tenants a functional and high-quality workspace. Easy access to main arterial traffic corridors and transit including the Burrard Street SkyTrain Station and rapid bus routes are located within one block of the building.

Floor plan



Property highlights/features

- Recently completed lobby renovation
- 22-storey class A office building in downtown Vancouver
- Building patrols, cameras, afterhours and weekend card access
- 208 secured parking stalls
- Easy access to transit
- Common lunch area
- Tenant fitness facility underway

Suite highlights/features

- One (1) boardroom
- Six (6) window offices
- Open area with multiple workstations
- Kitchenette
- Reception
- Storage
- Printer and copy area
- Elevator Exposure and glass entry doors



SIX WINDOW OFFICES AND OPEN AREA WITH MULTIPLE WORKSTATIONS



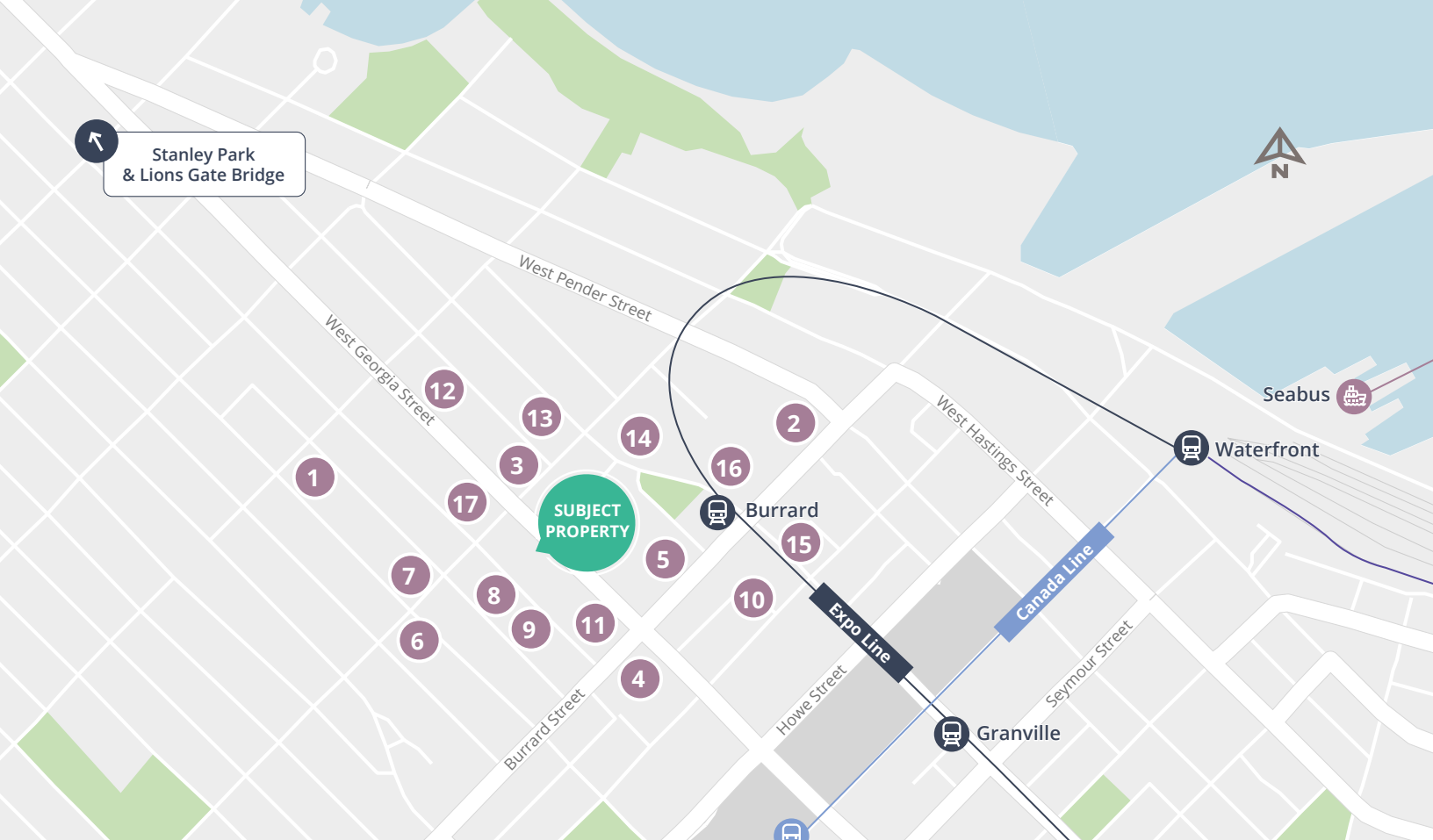
WINDOW OFFICE



RECEPTION



BOARDROOM



Drive times



30 YVR
Airport



25 The University of
British Columbia



40 Metrotown

Nearby amenities

- | | | |
|---|------------------------------------|-----------------------------|
| 1. Earls Kitchen + Bar | 6. Starbucks | 12. Paradox Hotel Vancouver |
| 2. JOEY Bentall One | 7. Joe Fortes Seafood & Chop House | 13. Sushi California |
| 3. 49th Parallel Café & Lucky's Doughnuts | 8. Coast | 14. FUNK. Coffee Bar |
| 4. Fairmont Hotel | 9. Thierry Alberni | 15. JJ Bean Coffee Roasters |
| 5. Hyatt Regency | 10. Hy's Steakhouse & Cocktail Bar | 16. Cactus Club Cafe |
| | 11. cafeclub. | 17. Carlino Restaurant |

Contact for more information

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MANAGED
COMPANIES**
Platinum member