



Colliers

Telus Garden | 601 - 777 Richards Street | Vancouver, BC

For Lease

LEED Gold Office Space in Downtown Vancouver

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Accelerating success.

Suite Overview

Offering 941 SF of improved office space in the heart of Downtown Vancouver. The unit features ample natural light, an open plan, a huge south facing private patio/garden and a private washroom. Telus Garden offers ample amenities on site including an outdoor lap pool and hot tub, state-of-the-art gym, end-of-trip facilities, outdoor terrace, dog park, 24 hour concierge service and on-site parking.

A truly rare opportunity!

Salient Facts

Civic Address	601 - 777 Richards Street, Vancouver
Rentable Area	941 SF
Basic Rent	\$25.00 PSF
Additional Rent	\$26.04
Available	Immediate
Parking	Up to 8 stalls available at market rates



Walk Score
100



Transit Score
100



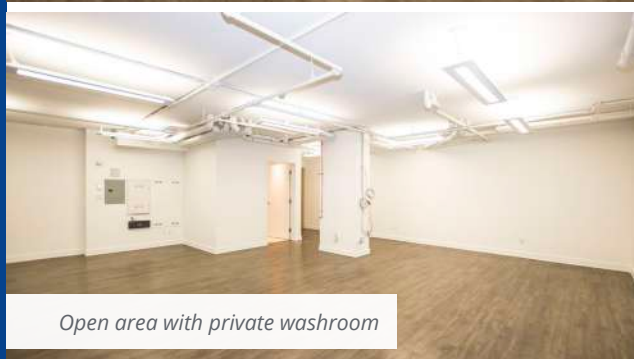
Bike Score
85



Open area



Floor to ceiling windows

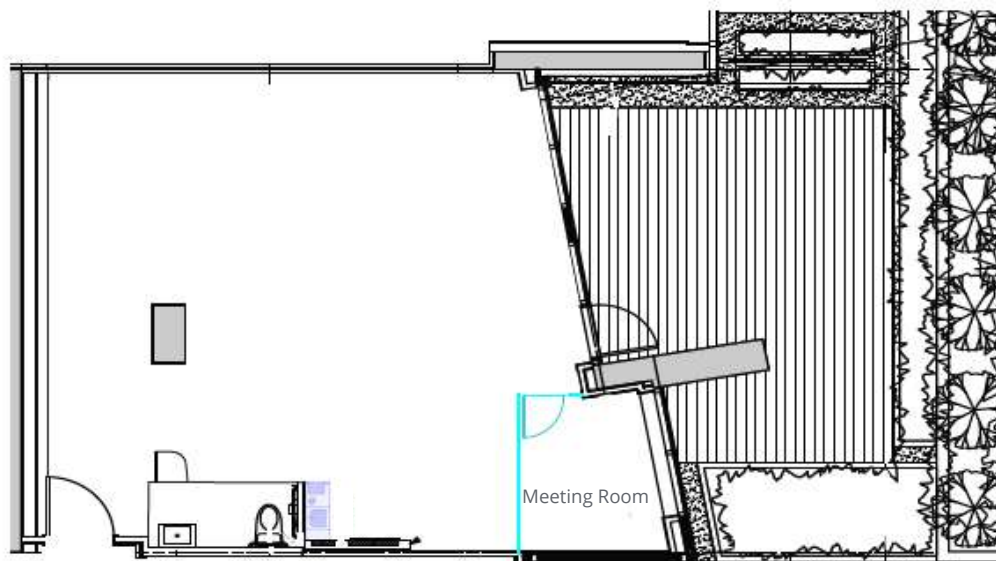


Open area with private washroom



Private Patio Area

Floor Plan



*meeting room shown in the floor plan are proposed and would be constructed by the landlord for qualified tenants

Property Overview

Amenities

- Heated outdoor lap pool and hot tub
- State of the art gym with showers
- Outdoor terrace
- Dog park
- 24 hour concierge service
- Outdoor entertainment area complete with BBQ and TV

Location

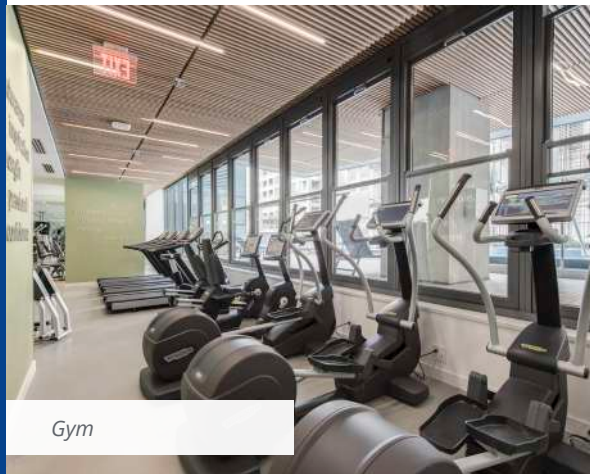
777 Richards Street is centrally positioned in the heart of Downtown Vancouver, with convenient access to Coal Harbour, Yaletown, Robson Street, and Gastown. Telus Garden's prime location allows for walking distance to key transportation hubs such as the Canada Line, SeaBus station, and other major transit hubs.



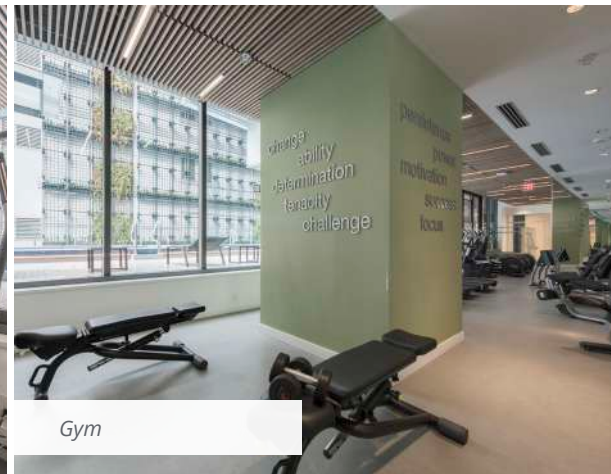
Outdoor terrace



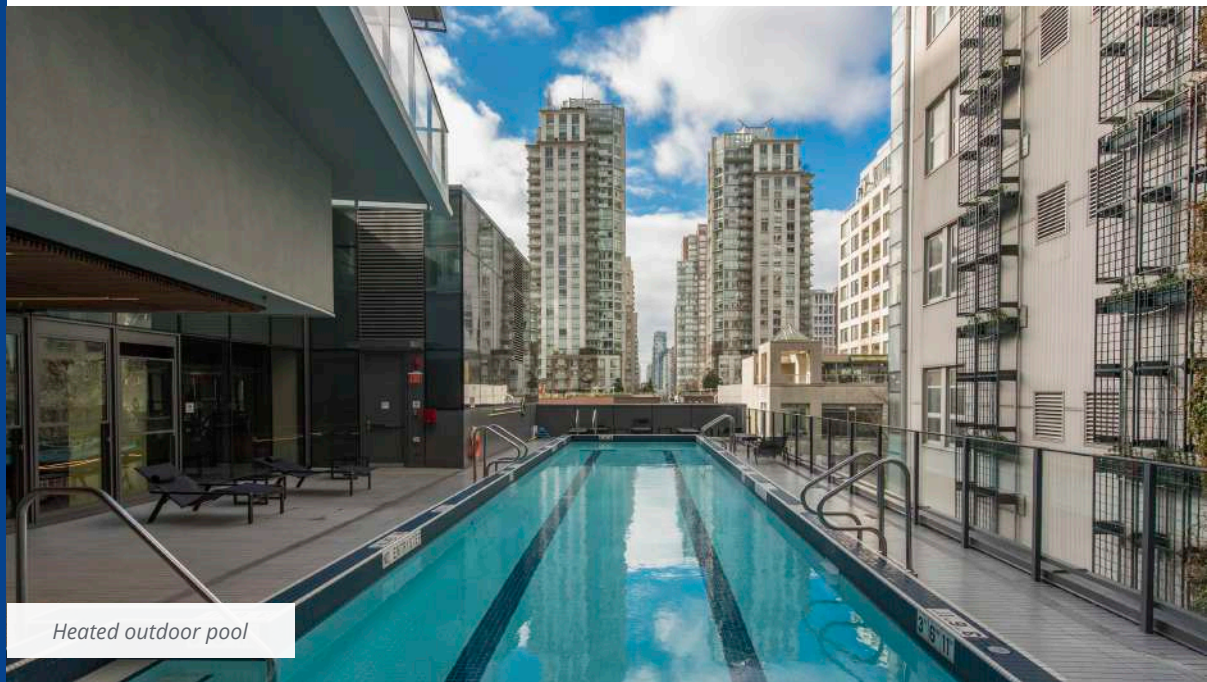
24 hour concierge



Gym



Gym



Heated outdoor pool



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