

FOR LEASE

554 Seymour Street

VANCOUVER, BC

Modern Move-In Ready School Space - Below Market Rents



Contact Agent

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CBRE

Property Overview



Central Downtown Location



Full Second and Third Floor Classrooms



7 private offices/ classrooms



Large reception area, school lounge and kitchenette



Numerous amenities just steps away



Steps away from Waterfront SkyTrain station, providing seamless connection to the Expo, Millennium, Canada Line & West Coast Express

Property Details



Address

554 Seymour Street, Vancouver



Area

2nd Floor: 5,392 SF

3rd Floor: 5,392 SF

Total: 12,047 SF



Asking Rent

Contact Listing Agent



Taxes & Op. Costs (2025 est.)

\$15.56 per sq. ft. (2026 est.)



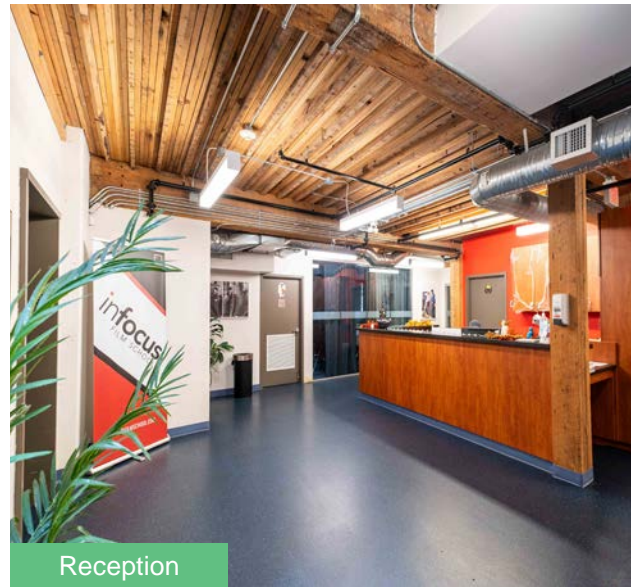
Occupancy

Immediate

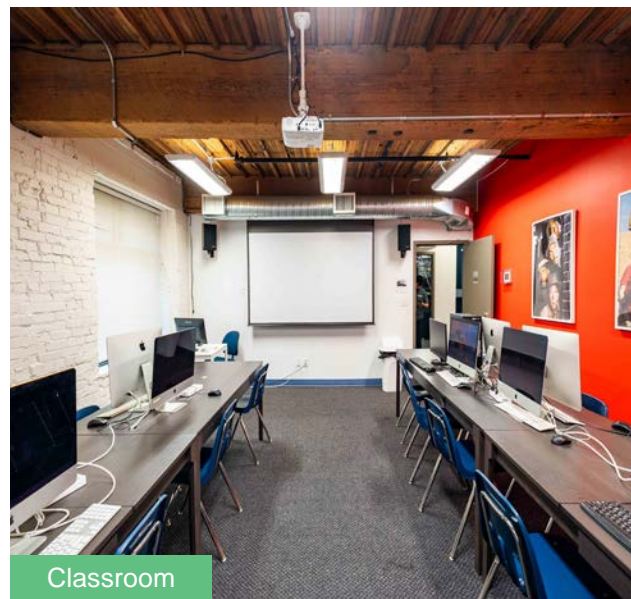


Lease Term

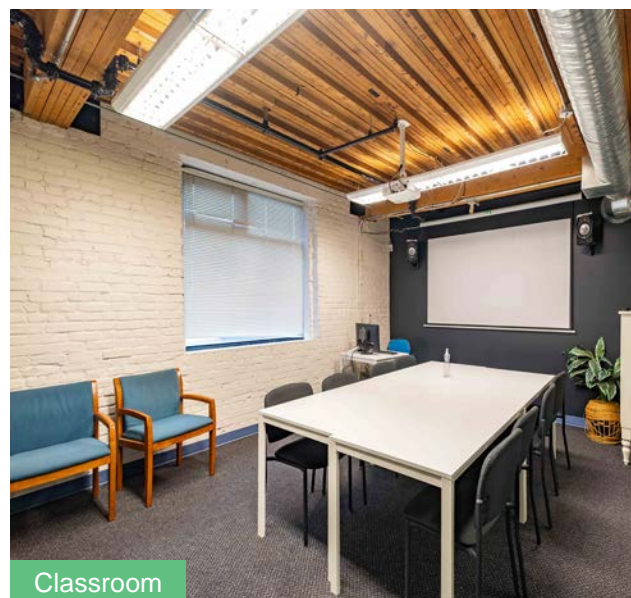
Flexible - Contact Listing Agent



Reception



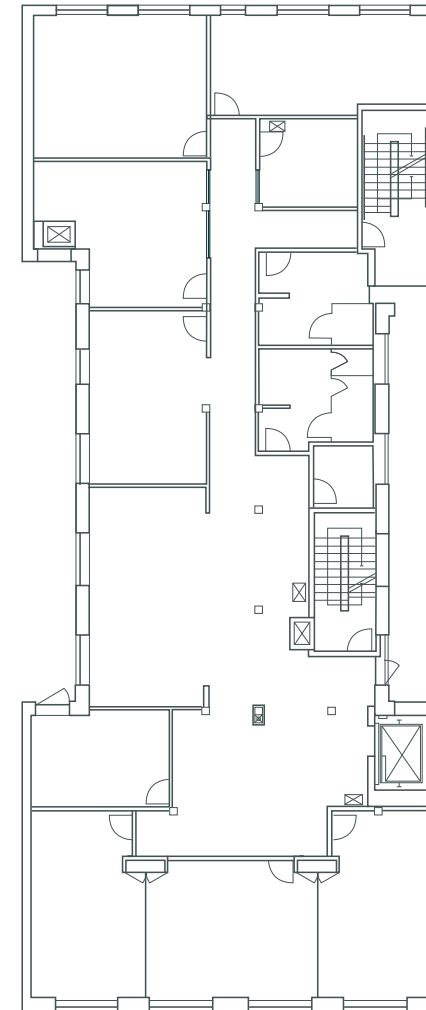
Classroom



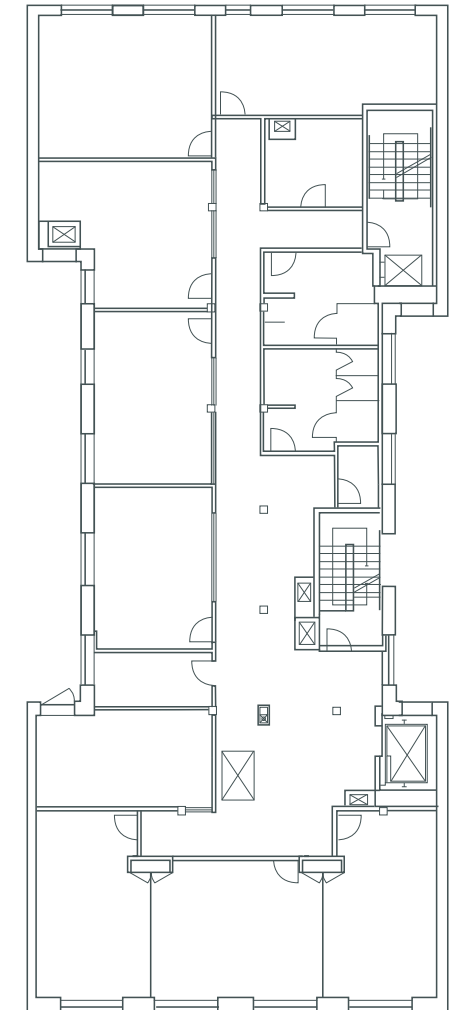
Classroom

Floorplans

2nd Floor



3rd Floor

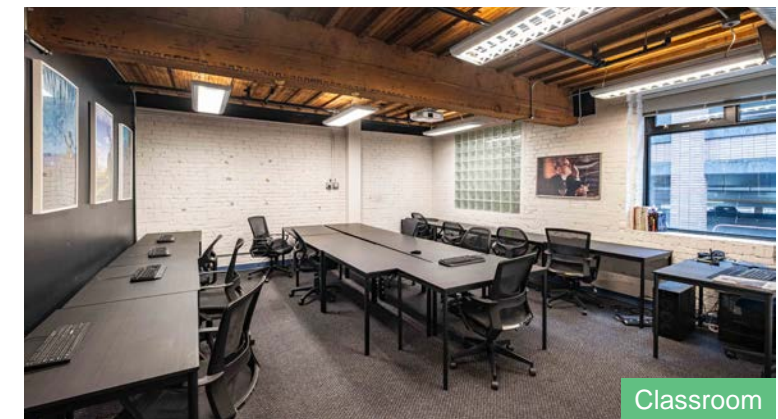


*Floor plans not to scale

**Furniture not included



Classroom



Classroom

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THE LOCATION

554 Seymour Street is located in the heart of Downtown Vancouver's central business district. This location is commuter friendly with Waterfront SkyTrain Station, the West Coast Express commuter train and the Sea Bus ferry a 4-minute walk away. The surrounding area has an unparalleled number of amenities.

Food (1 Block Radius)

- Cafe Artigiano
- Chickpea Food Truck
- Fatburger
- Greenday Salad Bar
- JJ Bean
- Lions Pub
- Miku
- Mink Chocolate Café
- Moose's Down Under
- Peqish Food Co.

- Quantum Coffee
- Railtown Cafe
- Rogue Kitchen & Wetbar
- Sciuie Italian Bakery Caffe
- SMAK Healthy Fast Food
- Tacofino
- The Butcher and Bulluck
- Tractor
- Trees Organic Coffee

Services (2 Block Radius)

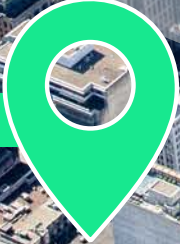
- Bank of Montreal
- CIBC
- Club 16 Trevor Linden Fitness
- HSBC Bank
- Royal Bank of Canada
- Steve Nash Fitness World & Sports
- TD Bank
- Orangetheory Fitness
- YWCA Health + Fitness Centre



walkscore.com



GRANVILLE SKYTRAIN STATION 

554 Seymour Street 

WATERFRONT SKYTRAIN STATION 

Coal Harbour

Canada Place

CF Pacific Centre

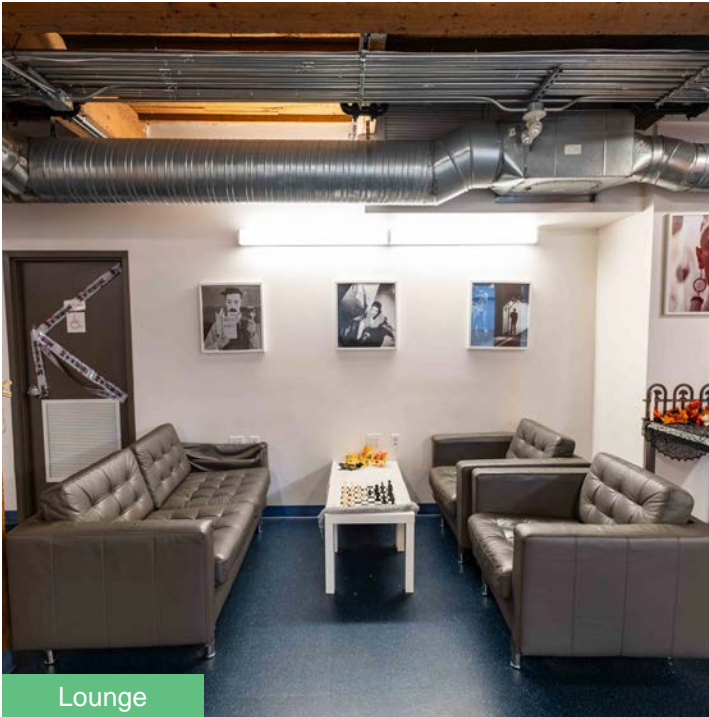
W Cordova Street

Granville Street

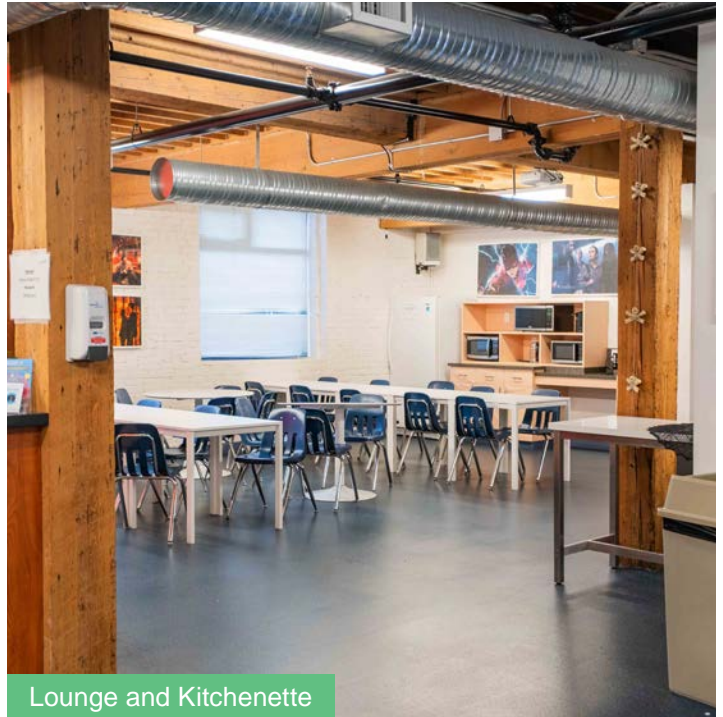
Richards Street



Classroom



Lounge



Lounge and Kitchenette

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