

400 West Georgia Street



Welcome to 400 West Georgia

400 West Georgia is designed, built and operated to be sustainable and conducive to human wellness, diversity, creativity and connectivity. Located in downtown Vancouver's eastern gateway, it is the focal point of a mixed-use, amenity-rich urban environment where people live, work, learn and recreate.

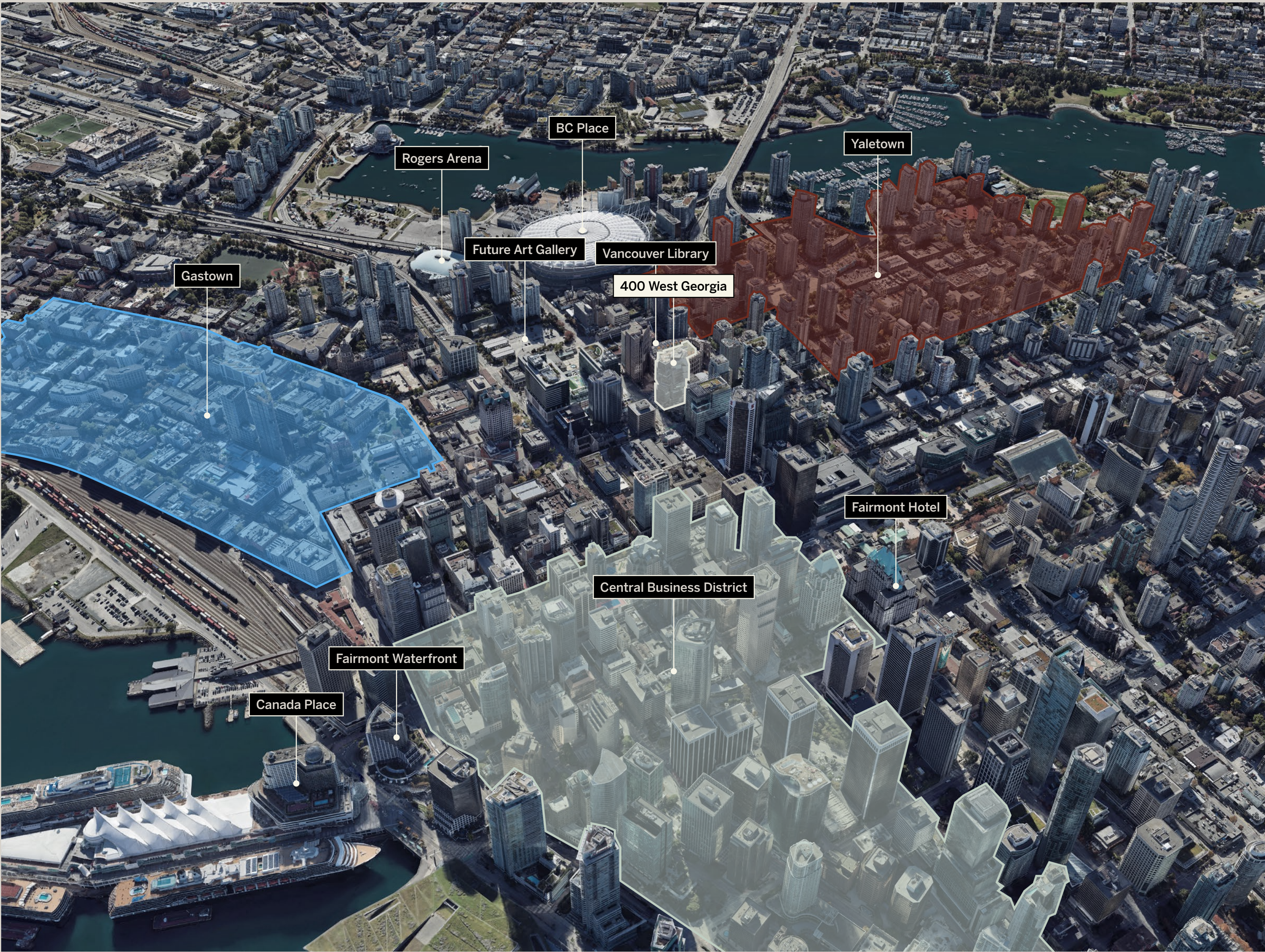
Land Acknowledgment

We acknowledge that 400 West Georgia is located on the unceded traditional territories of the x^wməθk^wəy^əm (Musqueam), Sk̓w̓x̓ wú7mesh (Squamish) and səlilwətał (Tsleil-Waututh) Nations.

The Neighbourhood

400 West Georgia is centrally located at the intersection of the Central Business District, Gastown and Yaletown.

This location provides ease of access to transit and surrounding amenities including the Central Library, BC Place Stadium and Rogers Arena. The building is also one block from the development site of the new Vancouver Art Gallery.



Local Amenities

Within a 1 km radius

24

Supermarkets &
Convenience Stores

30

Health & Wellness
Services

14

Parks & Green
Spaces

79+

Bakeries & Cafes

114+

Restaurants

5

Bars & Clubs









20+

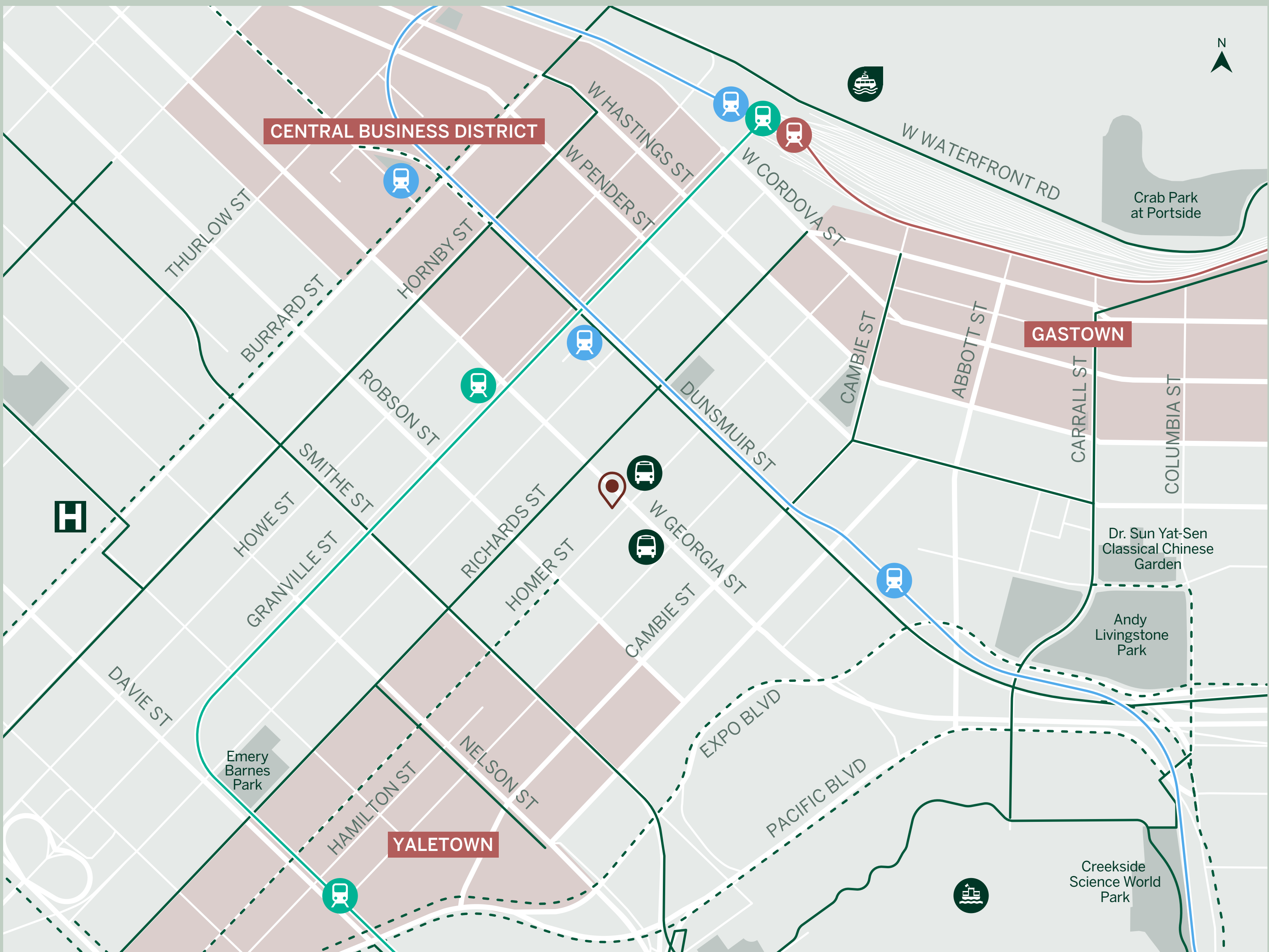
Hotels

Connectivity

The location offers excellent transit accessibility, creating an ideal environment for pedestrians and commuters.

Multiple major bus stops and bike lanes surround the building, with the City Centre SkyTrain station a mere three-minute walk away.

- LEGEND**
-  400 West Georgia Street
 -  Bus Stops
 -  SkyTrain Expo Line
 -  SkyTrain Canada Line
 -  West Coast Express
 -  SkyTrain Seabus
 -  Passenger Ferry
 -  Bike Routes



Property Details

Building Features

- 24 storeys
- 353,049 RSF of office area
- Eight destination dispatch elevators
- Two parkade shuttle elevators
- One bike parking elevator
- 163 parking stalls (one stall per 2,150 sf)
- Steel and concrete construction
- Triple glazed windows
- Operable windows throughout
- 11'8" ceiling height

Category: Allied Modern



Modern landmark



Elevator lobby



Sample lounge area

Building Amenities



Giovane Caffè



RBC Royal Bank



Fitness facility



End-of-trip facilities

- Over 120 secure bicycle parking stations
- Changerooms with showers and 100+ lockers



24-hour building security



Fitness facility



Giovane Caffè



Lobby seating area



Lobby piano



Lobby entrance

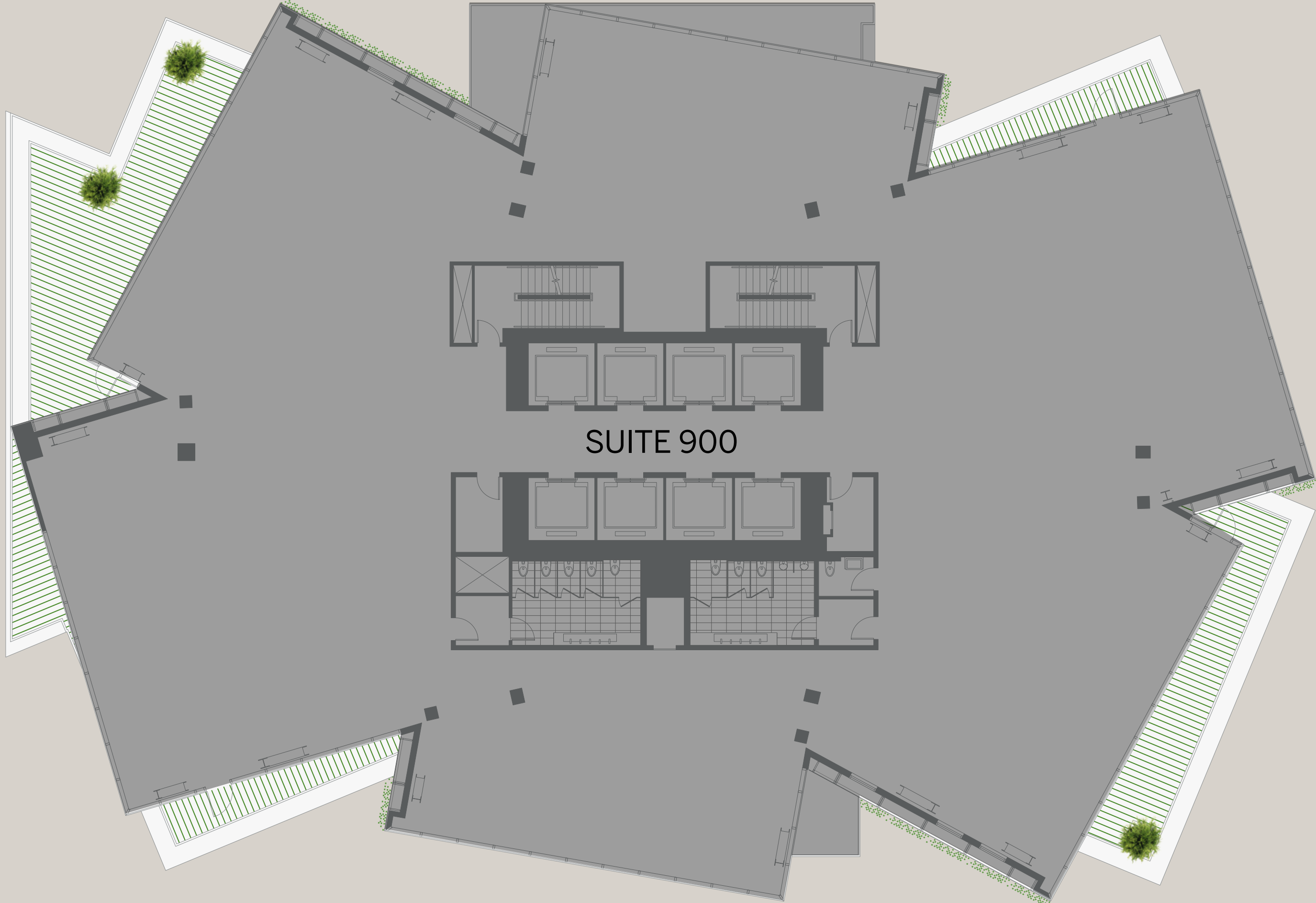


Lobby restaurant

Suite Highlights

FLOOR	9
SUITE	900
SIZE	14,667 s.f.
AVAILABILITY	Immediate
ASKING RATE	Contact listing agents
ADDITIONAL RENT	\$26.89 psf/pa (2026)

- FEATURES**
- Space is in shell condition ready for tenant improvements
 - Four exclusive patios
 - Operable windows
 - Exposed ceiling



■ Available Suite



Suite 900



Suite 900



Suite 900 balcony view

400 West Georgia

Distinctive spaces that can only be experienced —
contact our team to schedule a tour.

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