



FOR SUBLEASE

A PREMIER ADDRESS

# 510 West Georgia Street

**TELUS garden**



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TELUS garden is a 24-storey trophy office building located at the corner of West Georgia and Richards Street.

## Salient Details



**Available Space:**  
87,799 S.F.



**Asking Rate:**  
CONTACT LISTING  
BROKERS



**Availability:**  
IMMEDIATELY



**Additional Rent:**  
\$24.87 PSF/PA (2026)



**Sublease Expiry:**  
SEPTEMBER 29, 2035



**Furniture:**  
AVAILABLE

Unique building featuring a spectacular double height wood sculpted roof, flourishing gardens and a koi pond within the prominent lobby, cantilevered 4-storey sky gardens, a rooftop forest, expansive green roofs and LED integrated façade lighting to support graphic animations and videos.

## Amenities



BIKE STORAGE



END-OF-TRIP FACILITIES



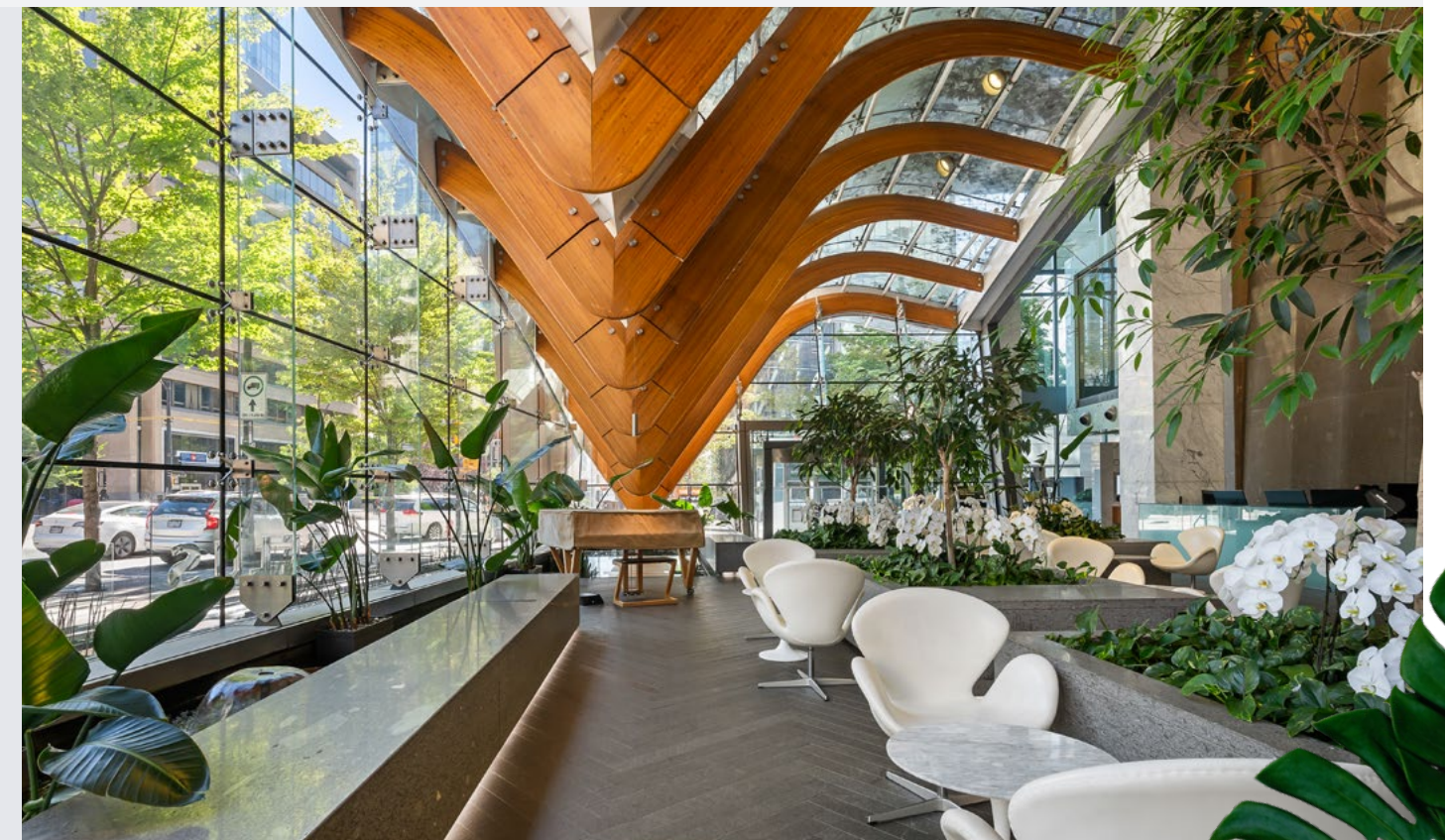
24-7 BUILDING SECURITY

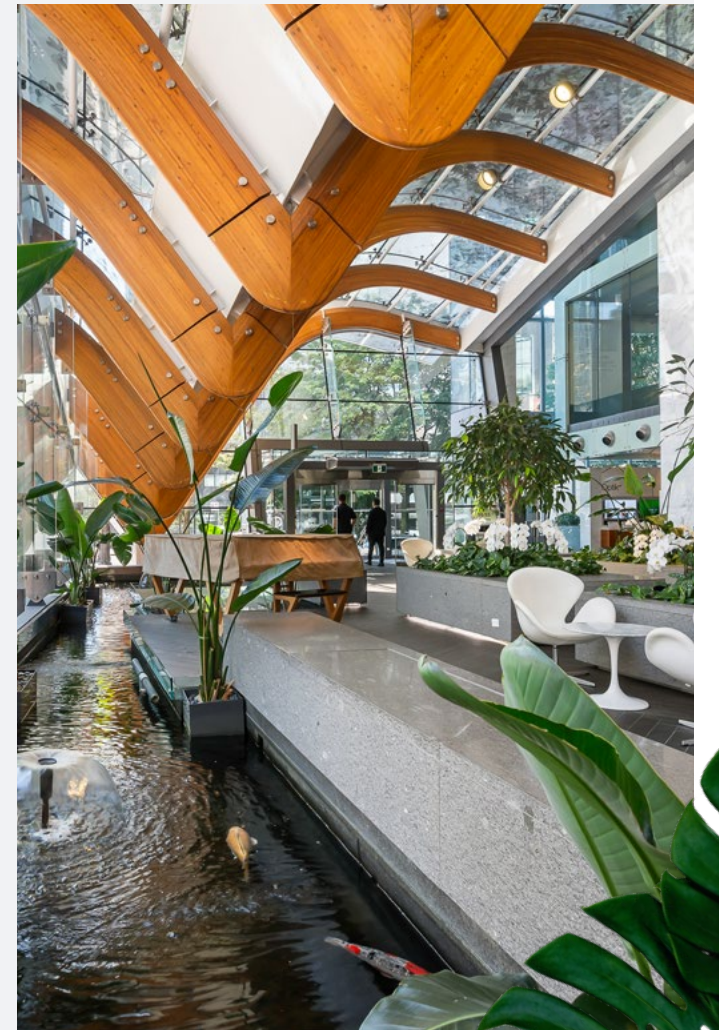


LOBBY CAFÉ (CAFFÉ ARTIGIANO)



STATE-OF-THE-ART FITNESS FACILITY UNDER CONSTRUCTION





## Floor Plans



**Total Available Space:**  
87,799 S.F.

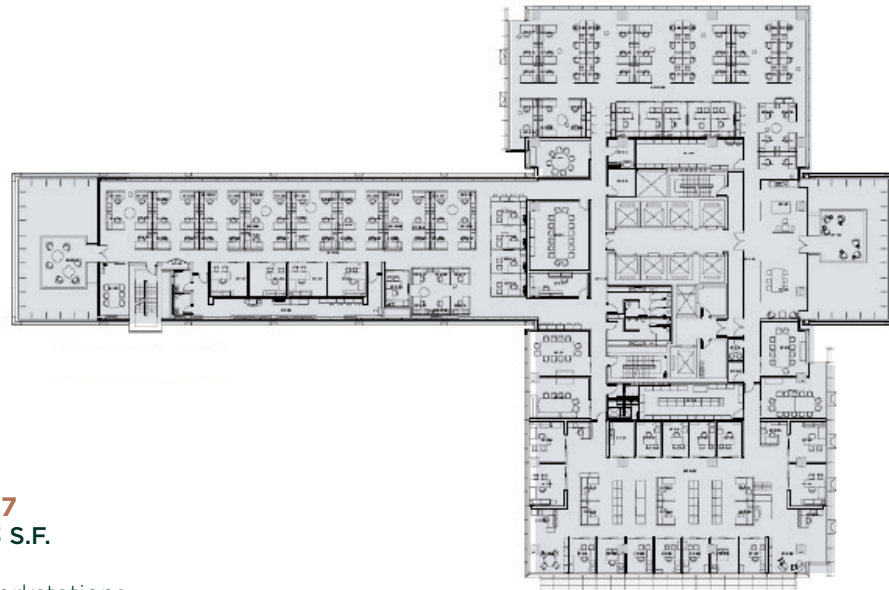
### Floor 3 13,196 S.F.

- 33 workstations
- 9 offices
- 2 meeting rooms
- 3 call rooms
- 1 coffee station



### Floor 7 29,583 S.F.

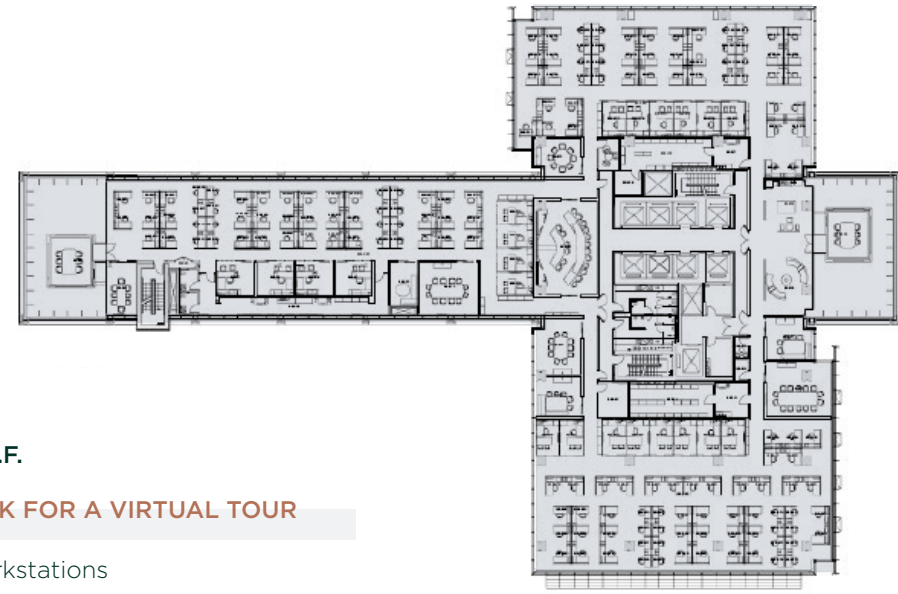
- 117 workstations
- 29 offices
- 9 meeting rooms
- 2 call rooms



### Floor 6 29,529 S.F.

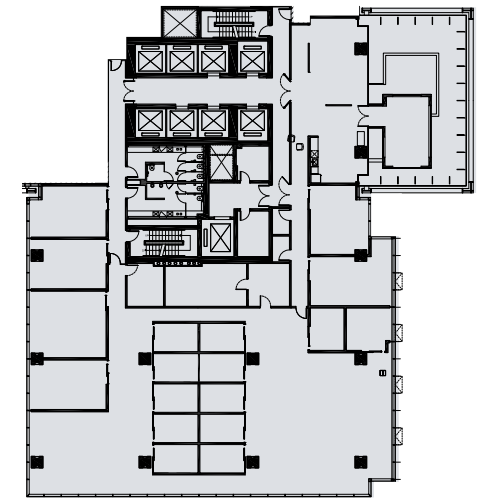
[CLICK FOR A VIRTUAL TOUR](#)

- 150 workstations
- 22 offices
- 11 meeting rooms
- 2 call rooms
- Training room/theatre



### Floor 8 15,491 S.F.

- 21 offices
- 9 meeting rooms
- 2 call rooms
- Configured for up to 140 workstations





VIEW FROM THE 6TH FLOOR



VIEW FROM THE 6TH FLOOR



VIEW FROM THE 6TH FLOOR





## Neighbourhood

DOWNTOWN

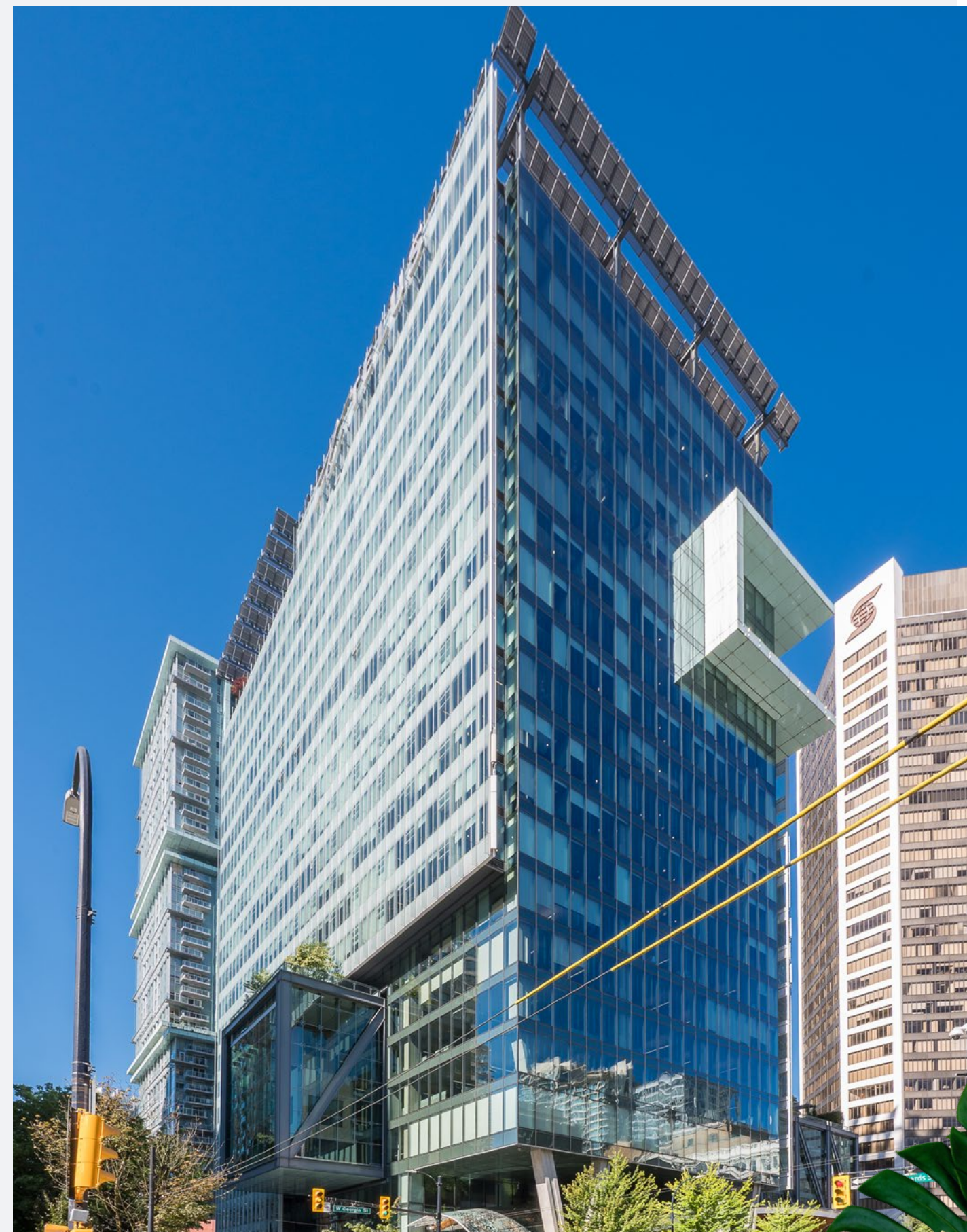
**M**  
Granville

510 West  
Georgia Street

TELUS garden

**M**  
Vancouver  
City Centre

- 01 Glowbal
- 02 Evolve Fitness
- 03 City Market
- 04 Starbucks
- 05 Aquafarina
- 06 Cafe Medina
- 07 Ciclo Espresso
- 08 Giovane Caffé
- 09 White Spot
- 10 Body Energy
- 11 Oakberry
- 12 IGA
- 13 JINYA
- 14 Tractor Food
- 15 Dante Italian Sandwich
- 16 Fable Diner & Bar



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