



FOR LEASE

1144 Burrard St
Vancouver, BC

wpm

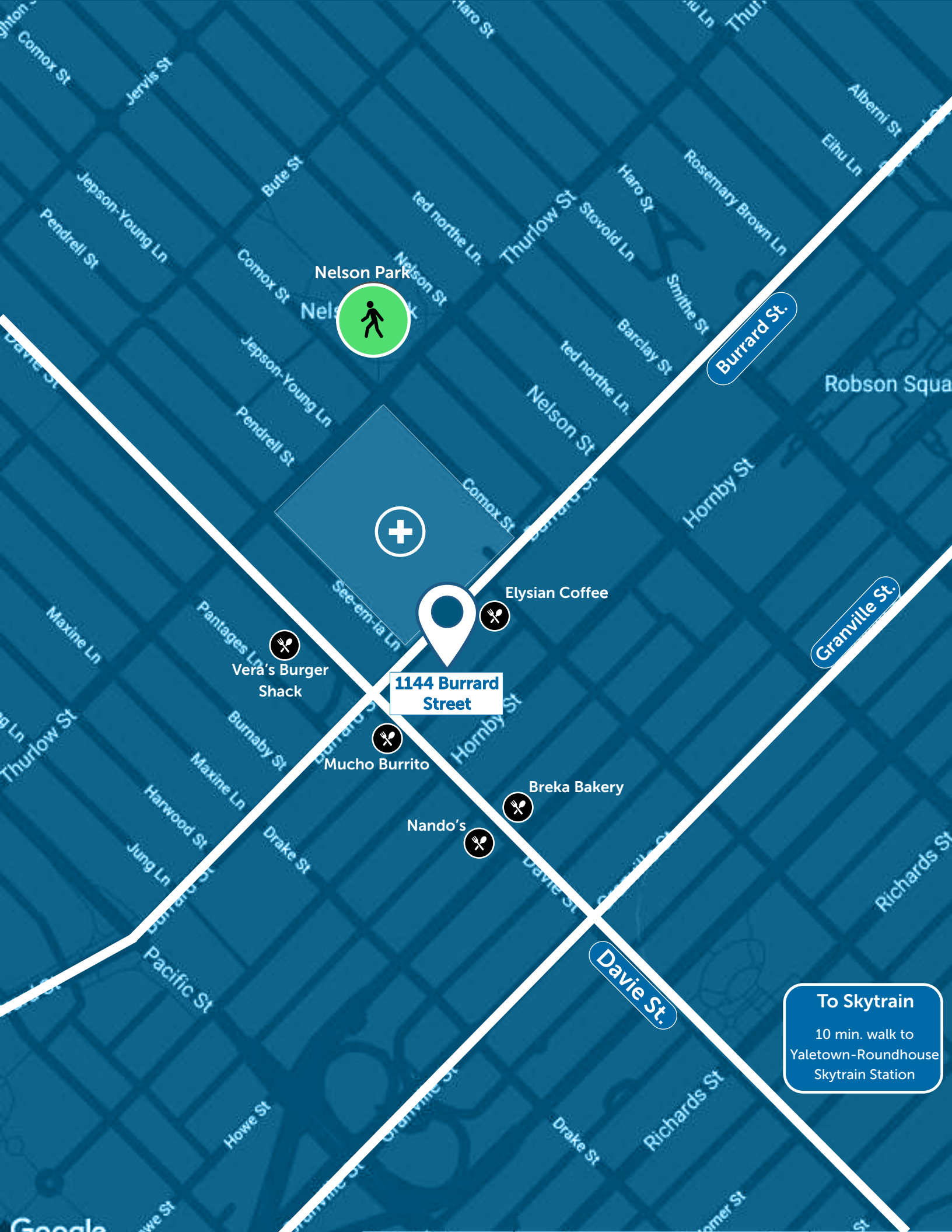
WARRINGTON PCI
MANAGEMENT



PRIME LOCATION IN DOWNTOWN VANCOUVER

The building is strategically located on Burrard Street and benefits from the many transportation routes nearby, quick access to Burrard St. Bridge, and plenty of nearby restaurants and amenities.

The location boasts exceptionally high walk, bike, and transit scores and is well serviced to all major transportation hubs. It is also located near major thoroughfares making it easy to access by any method.



Nelson Park



1144 Burrard Street

Elysian Coffee

Vera's Burger Shack

Mucho Burrito

Breka Bakery

Nando's

Burrard St.

Granville St.

Davie St.

To Skytrain

10 min. walk to
Yaletown-Roundhouse
Skytrain Station

BUILDING AMENITIES

The Landlord is planning to complete a cosmetic update to the building in 2021-22. The update will include a new common area including entry way and landscaping, Burrard Street facade painting, lobby flooring and lighting, elevator finishing, and common washrooms.

- Built in 1971
- New intercom and building fob system to be installed
- 6,200 Avg, floor plate
- Hourly visitor parking available
- 32 parking stalls unreserved
- Recently upgraded elevators



Underground &
Visitor Parking



Fibre Internet



On-Site
Security



Walk Score

98



Bike Score

91



Transit Score

100

AVAILABLE SPACE

Suite	Area	Type	Availability
100	1,200 SF	Retail	Nov 1, 2021
200	3,100-6,200 SF	Office	Immediately
300	3,100-6,200 SF	Office	Immediately
400	3,100-6,200 SF	Office	Immediately
500	3,100-6,200 SF	Office	Immediately

LEASING RATES

BASIC RENT

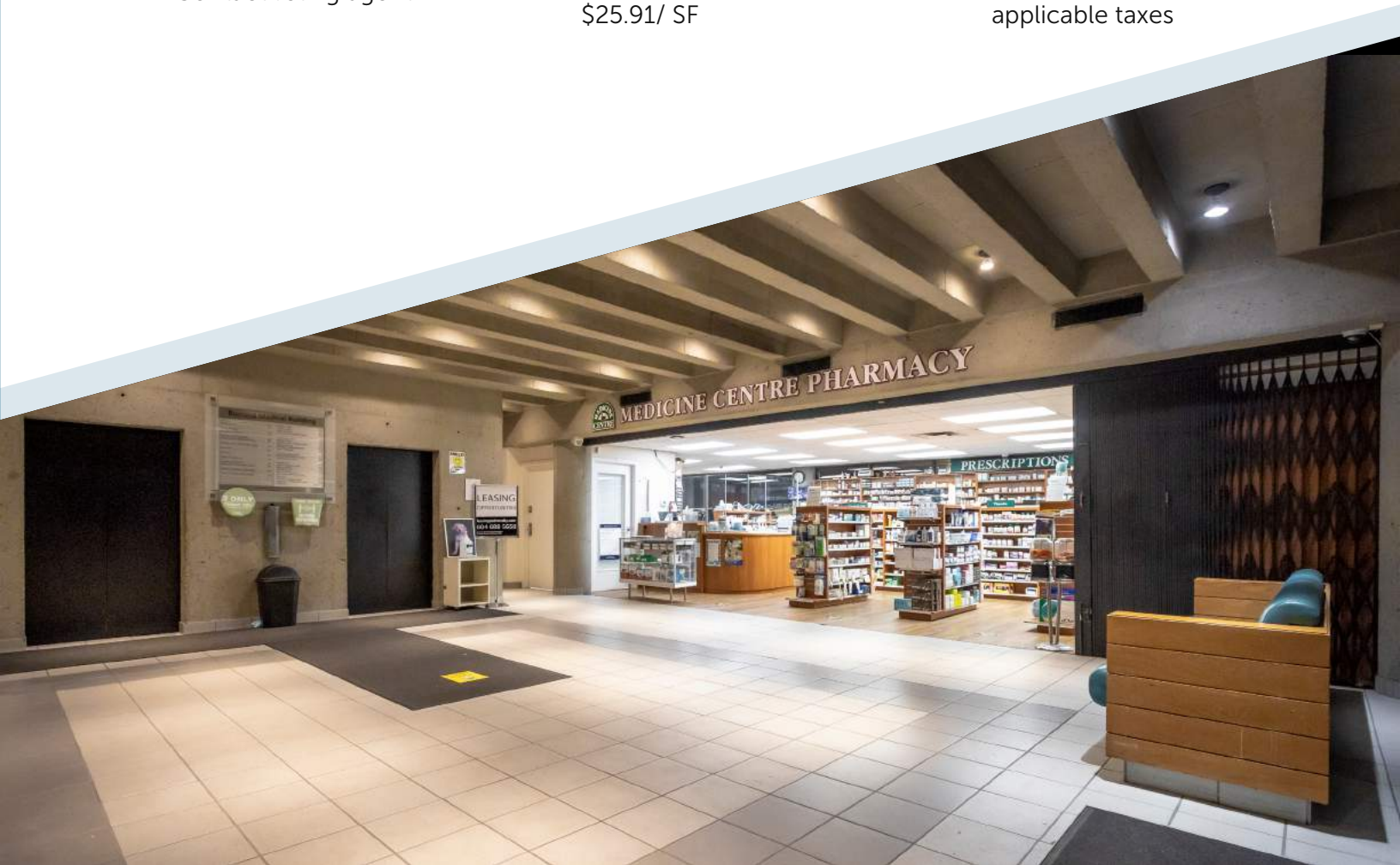
Contact listing agent

OPERATING COST & TAXES (2021)

\$25.91/ SF

PARKING RATE

\$210/mo +
applicable taxes

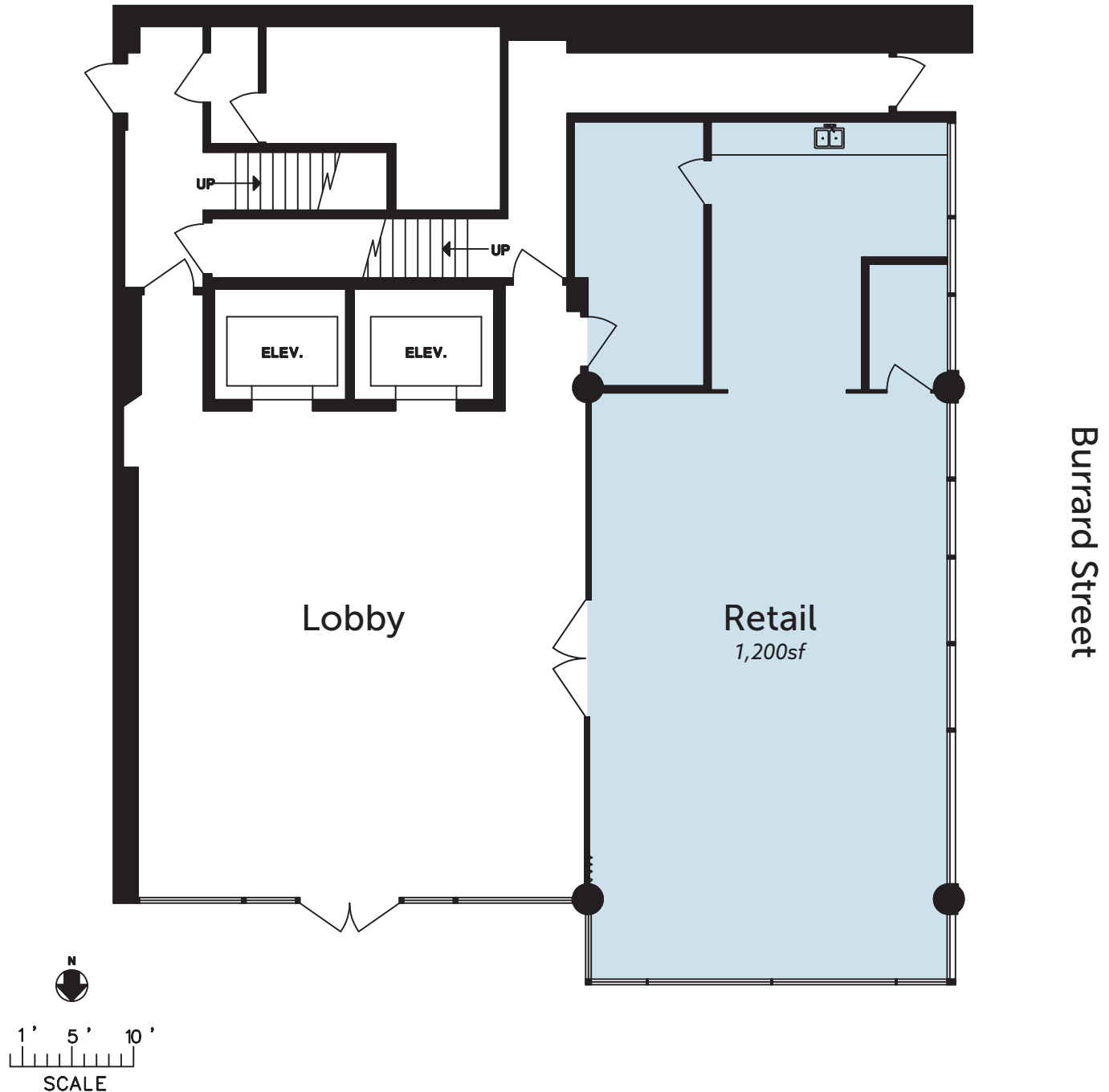


100 - 1144 Burrard St., Vancouver

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT: \$25.91 PSF PA (2021)

Rentable Area: 1,200sf | Available: Nov 1, 2021

Opportunity to lease a unit suitable for retail, office, and a range of permitted uses. Immediate exposure to lobby and elevators.



JEFF TOEWS 604 723 4990 jtoews@warringtonpci.com

300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

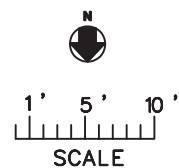
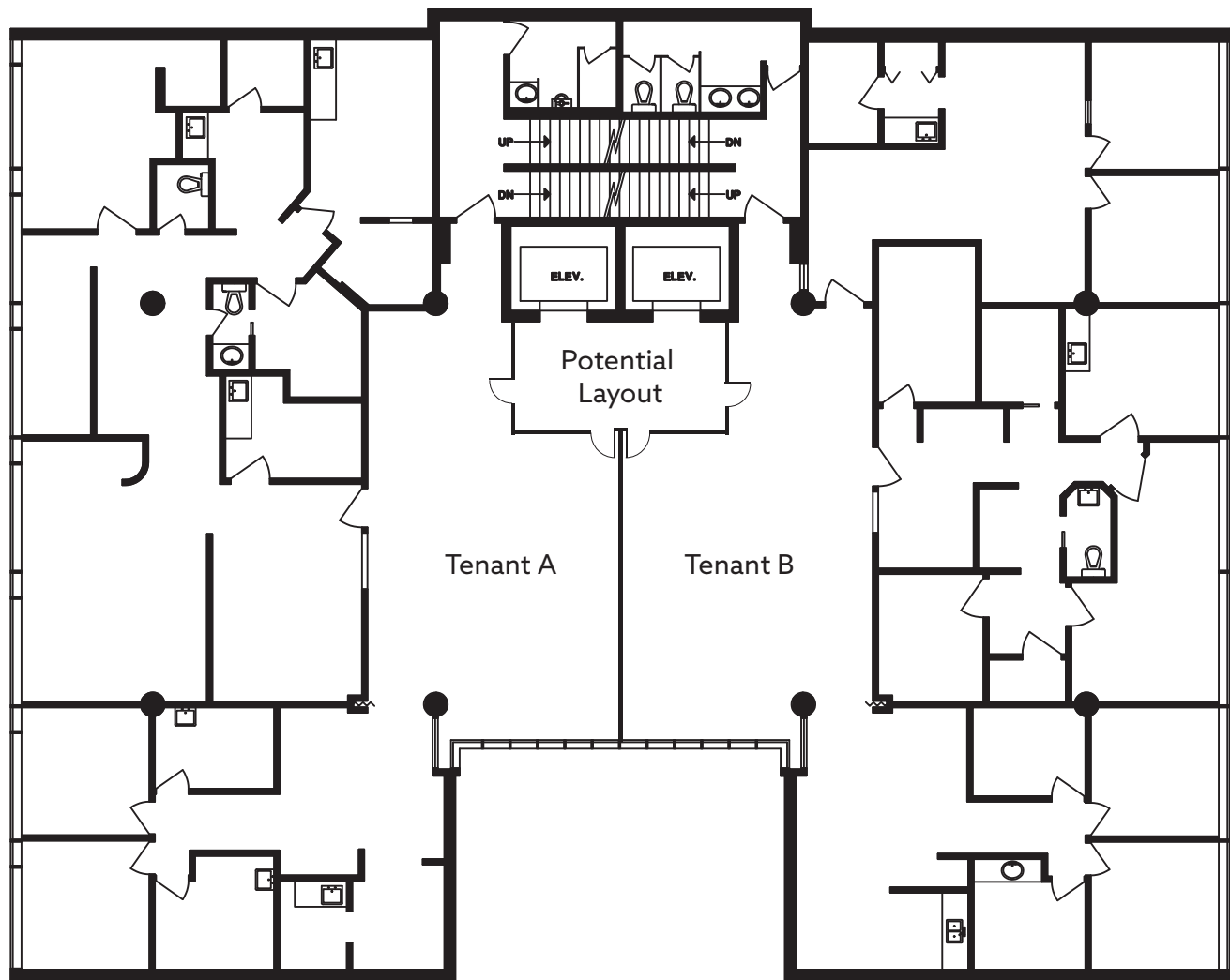
wpm
WARRINGTON PCI
MANAGEMENT

200 - 1144 Burrard St., Vancouver

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT: \$25.91 PSF PA (2021)

Rentable Area: 3,100-6,200sf | Available: Immediately

Opportunity to lease a full floor of 6,200sf or half floor of 3,100sf with a professional double glass entrance door of the elevators.



JEFF TOEWS 604 723 4990 jtoews@warringtonpci.com

300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

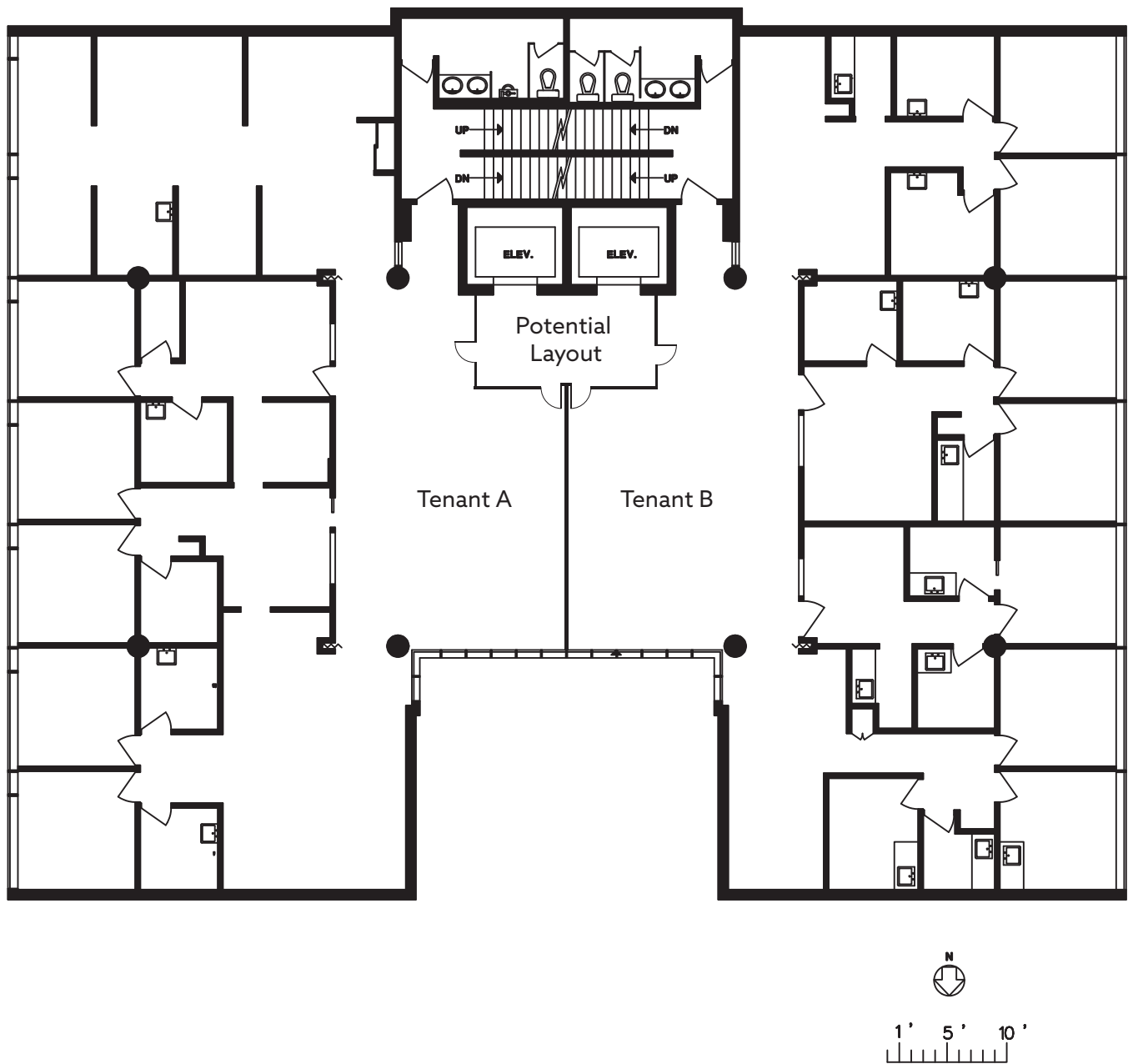
wpm
WARRINGTON PCI
MANAGEMENT

300 - 1144 Burrard St., Vancouver

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT: \$25.91 PSF PA (2021)

Rentable Area: 3,100-6,200sf | Available: Immediately

Opportunity to lease a full floor of 6,200sf or half floor of 3,100sf with a professional double glass entrance door of the elevators.



JEFF TOEWS 604 723 4990 jtoews@warringtonpci.com

300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

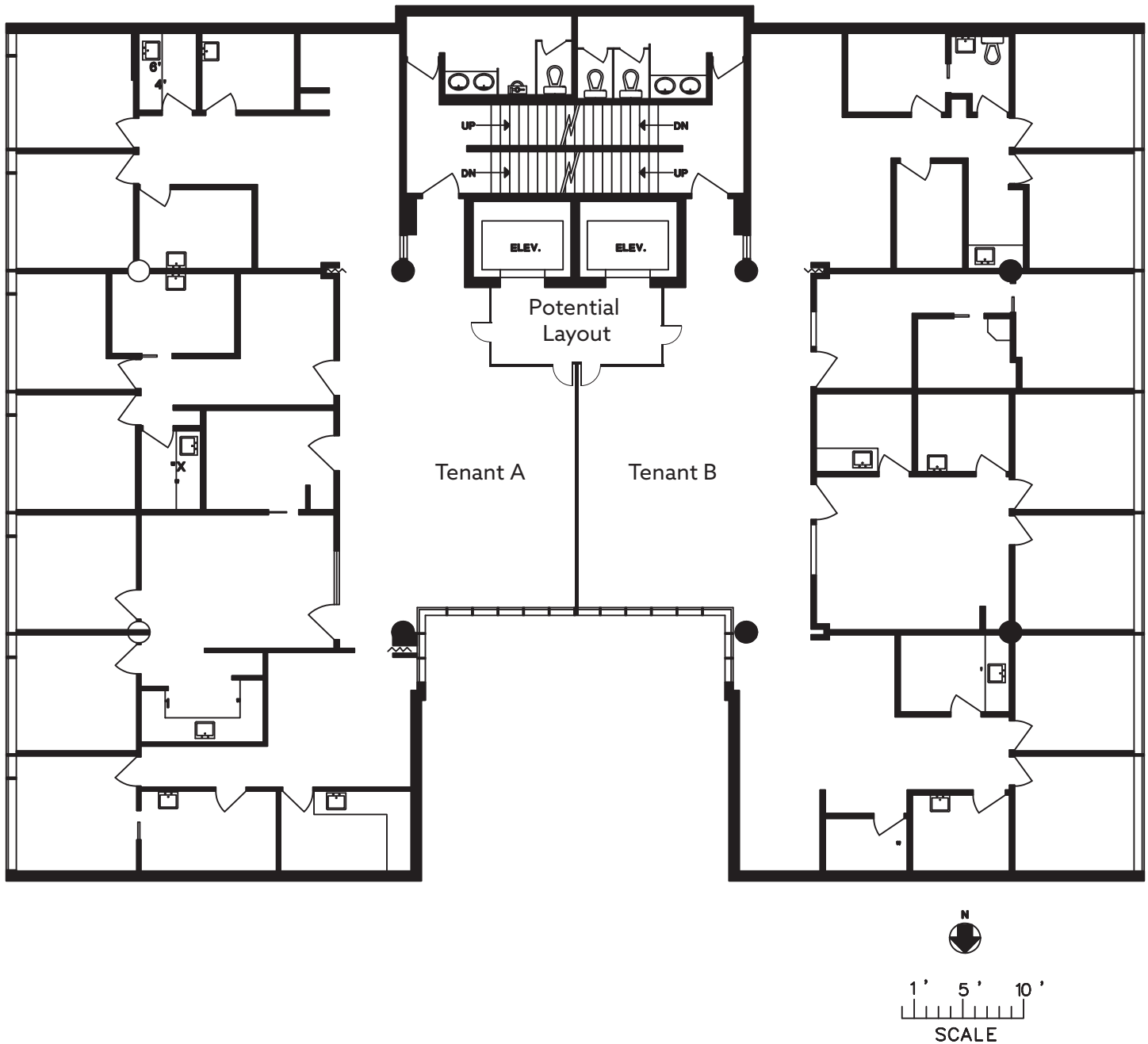
wpm
WARRINGTON PCI
MANAGEMENT

400 - 1144 Burrard St., Vancouver

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT: \$25.91 PSF PA (2021)

Rentable Area: 3,100-6,200sf | Available: Immediately

Opportunity to lease a full floor of 6,200sf or half floor of 3,100sf with a professional double glass entrance door of the elevators.



JEFF TOEWS 604 723 4990 jtoews@warringtonpci.com

300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3

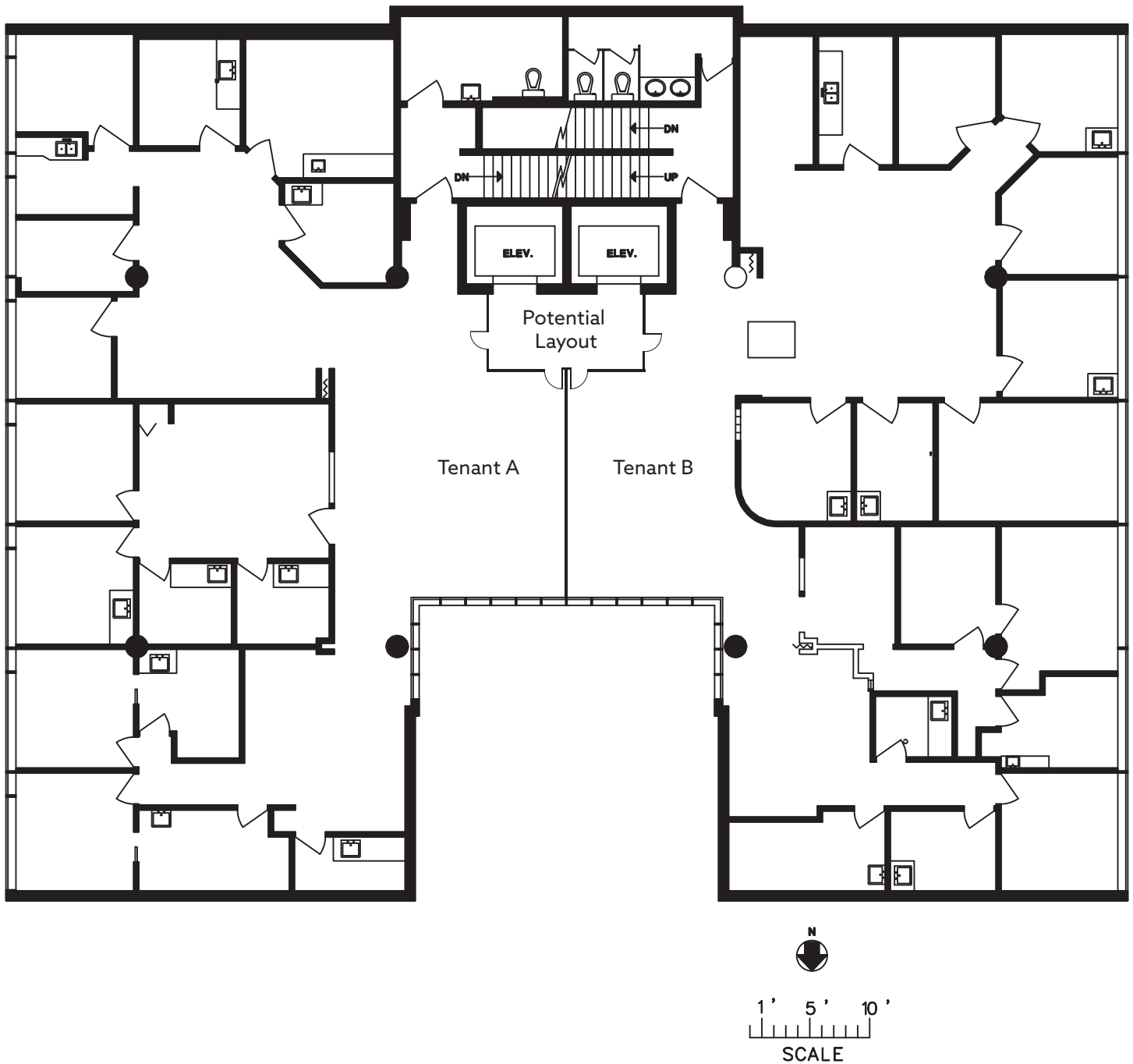
wpm
WARRINGTON PCI
MANAGEMENT

500 - 1144 Burrard St., Vancouver

BASIC RENT: CONTACT LISTING AGENT | ADDITIONAL RENT: \$25.91 PSF PA (2021)

Rentable Area: 3,100-6,200sf | Available: Immediately

Opportunity to lease a full floor of 6,200sf or half floor of 3,100sf with a professional double glass entrance door of the elevators.



JEFF TOEWS 604 723 4990 jtoews@warringtonpci.com

300 - 1030 West Georgia St., Vancouver, BC V6E 2Y3



WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

Jeff Toews

604.723.4990

jtoews@warringtonpci.com

