



Colliers

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

# For Lease

## LEED Gold Office Space in Downtown Vancouver

**Blake Davies**

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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 area, a private patio area 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.

## Salient Facts

<b>Civic Address</b>	601 - 777 Richards Street, Vancouver
<b>Rentable Area</b>	941 SF
<b>Basic Rent</b>	Contact Listing Agents
<b>Additional Rent</b>	\$26.04 (2024)
<b>Available</b>	Immediate
<b>Parking</b>	Up to 8 stalls available at market rates



Walk Score  
**100**



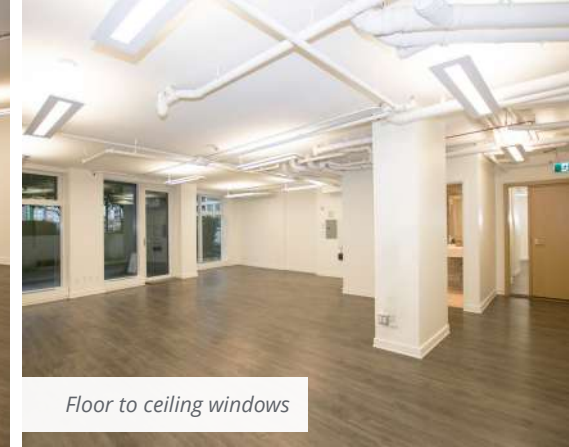
Transit Score  
**100**



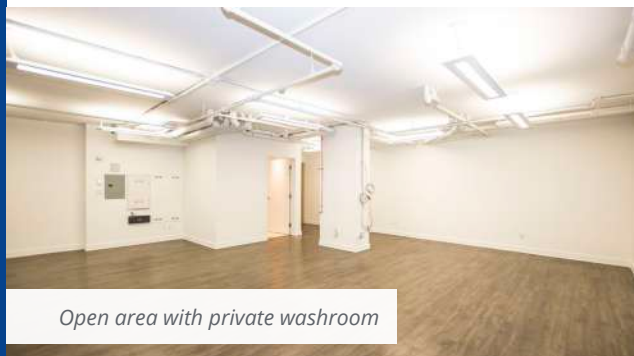
Bike Score  
**85**



Open area



Floor to ceiling windows

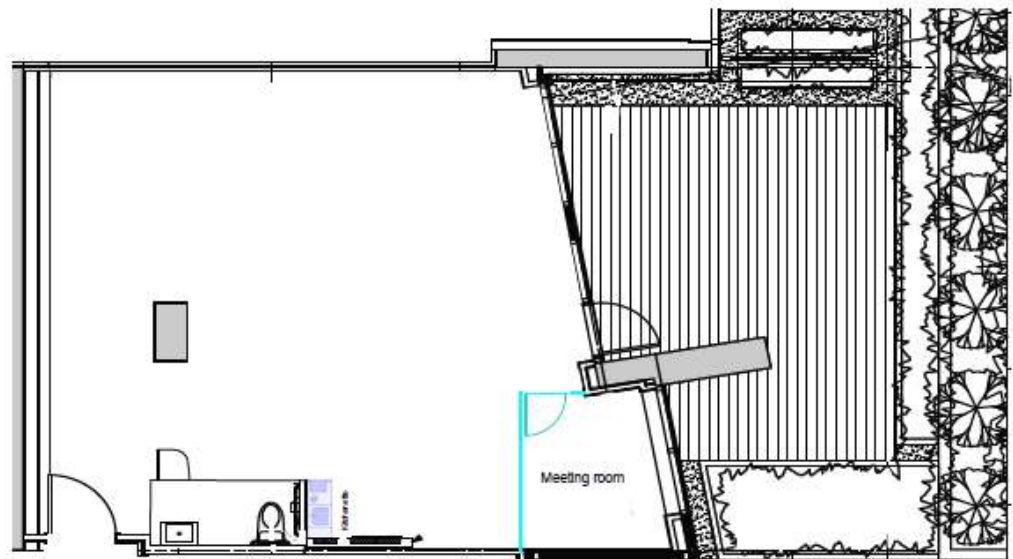


Open area with private washroom



Private Patio Area

## Floor Plan



\*meeting room and kitchen 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

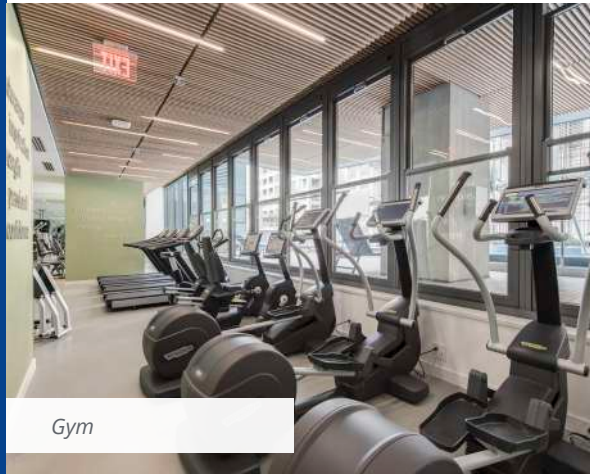
777 Richards Street is centrally positioned in the heart of Downtown Vancouver, with convenient access to Coal Harbour, Yaletown, Robson Street, and Gastown. Telus Garden's prime location allows for walking distance to key transportation hubs such as the Canada Line, SeaBus station, and other major transit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



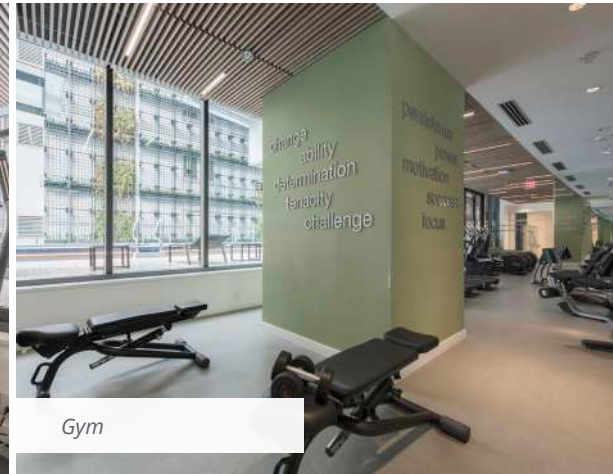
Outdoor terrace



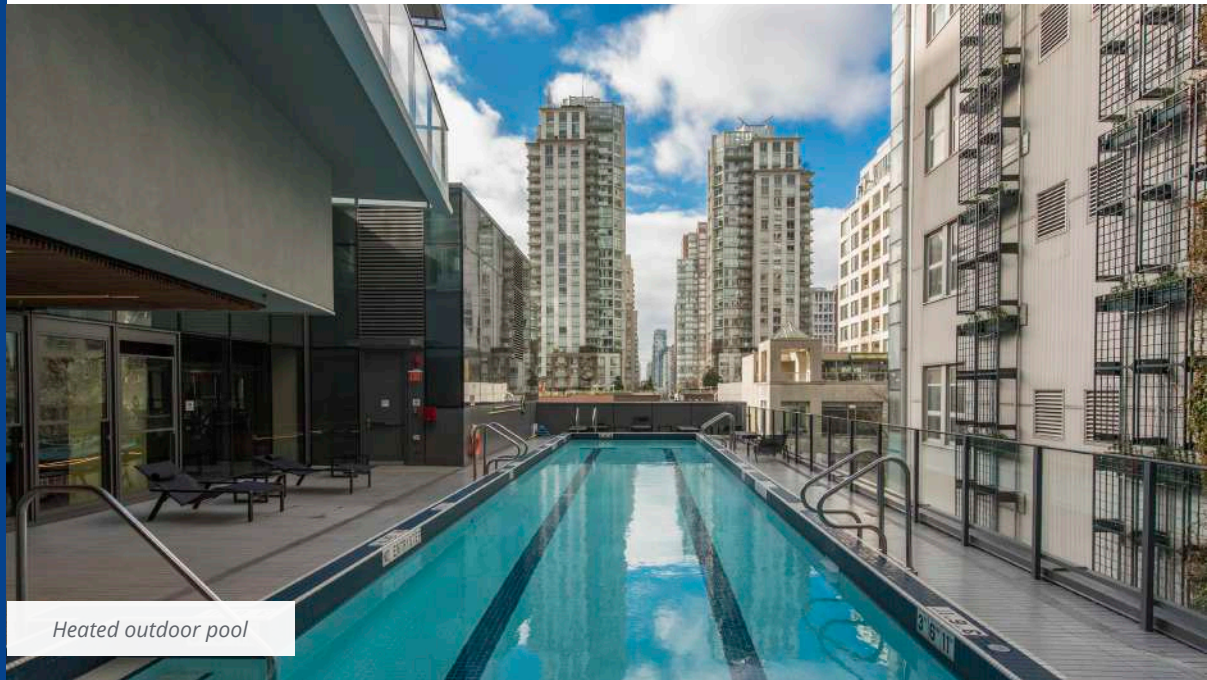
24 hour concierge



Gym



Gym



Heated outdoor pool



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