

NAICommercial

FOR LEASE
First-Class Office Tower
in South Vancouver



BOMA
Canada
BOMA BEST GOLD



1200 West 73rd Avenue | Vancouver, BC

AIRPORT SQUARE

With a centralized location within 20-minutes driving time from Richmond, downtown Vancouver, Burnaby & New Westminster, this tower is the most visible and recognizable office building in South Vancouver. No other property can offer better views and higher visibility to the airport.

1200 West 73rd Avenue

Vancouver, BC



Location

Airport Square is the most prominent and recognizable office tower in South Vancouver, and no other address offers higher visibility in the area. Airport Square boasts a first-class office experience in a very central location, with Richmond/YVR, Downtown Vancouver, UBC, Burnaby, and New Westminster all within a 20-minute drive.

A wide variety of tenancies can be accommodated with its 24/7 card accessibility, secured underground parking, ample onsite storage, upgraded fitness centre, and common-use boardroom. With its excellent location and list of amenities, this building represents an unparalleled value to its tenants.



NEW LOBBY, GYM FACILITY & CHANGE FACILITIES

Property Summary

Lease Rate

\$24.00/SF – \$28.00/SF

Operating Costs & Taxes

\$15.63/SF (2026 est.)

Parking

5 Levels of secure underground parking for tenants & visitors

Building Amenities

- ▶ On-site property management
- ▶ Café with patio seating
- ▶ Fitness facility with showers
- ▶ Public transit services from the Marpole bus loop within 50 meters
- ▶ Common area boardroom

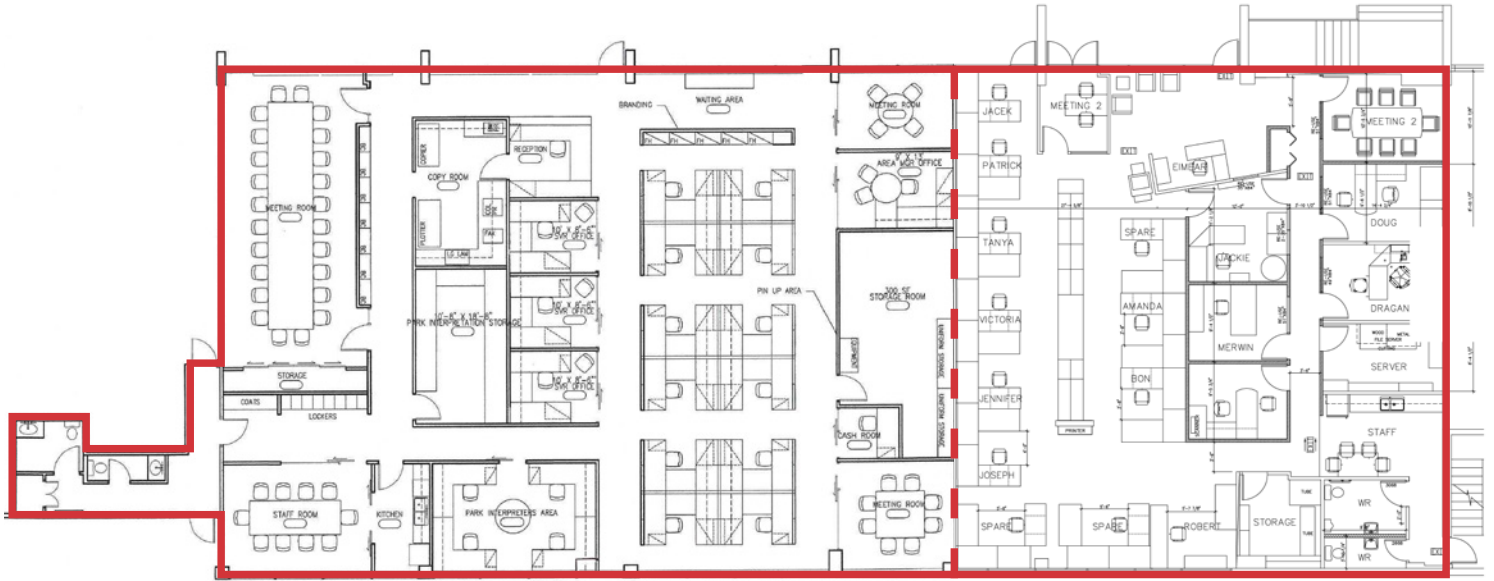
Available Suites

Suite #	Availability	Size
120	Immediate	3,667 – 9,282 SF
Six offices, open plan, and private washrooms. Window on both the north and south sides.		
130	Immediate	5,615 – 9,282 SF
Unique ground-floor suite with natural light from the north and south. The premises have a combination of built-out offices, meeting rooms, staff room and open plan and provides the opportunity for exterior signage.		
400	May 2026	2,859 SF
Elevator exposure, a boardroom, an executive office and open plan.		
606	February 2026	3,695 SF
Bright southeast-corner unit featuring eight exterior offices, a kitchen/bar area, and additional internal offices.		
1020	July 2026	2,072 SF
Southwest corner unit featuring an open plan layout, two external offices, and one internal office. The space offers excellent views of the river, marina, and airport.		
1525*	March 2026	4,350 SF (estimated)
The northwest corner unit offers prominent exposure directly off the elevator and features 12 exterior offices, along with built-out internal boardrooms and meeting rooms.		

**The suite number is not confirmed and must be verified by the City of Vancouver.*

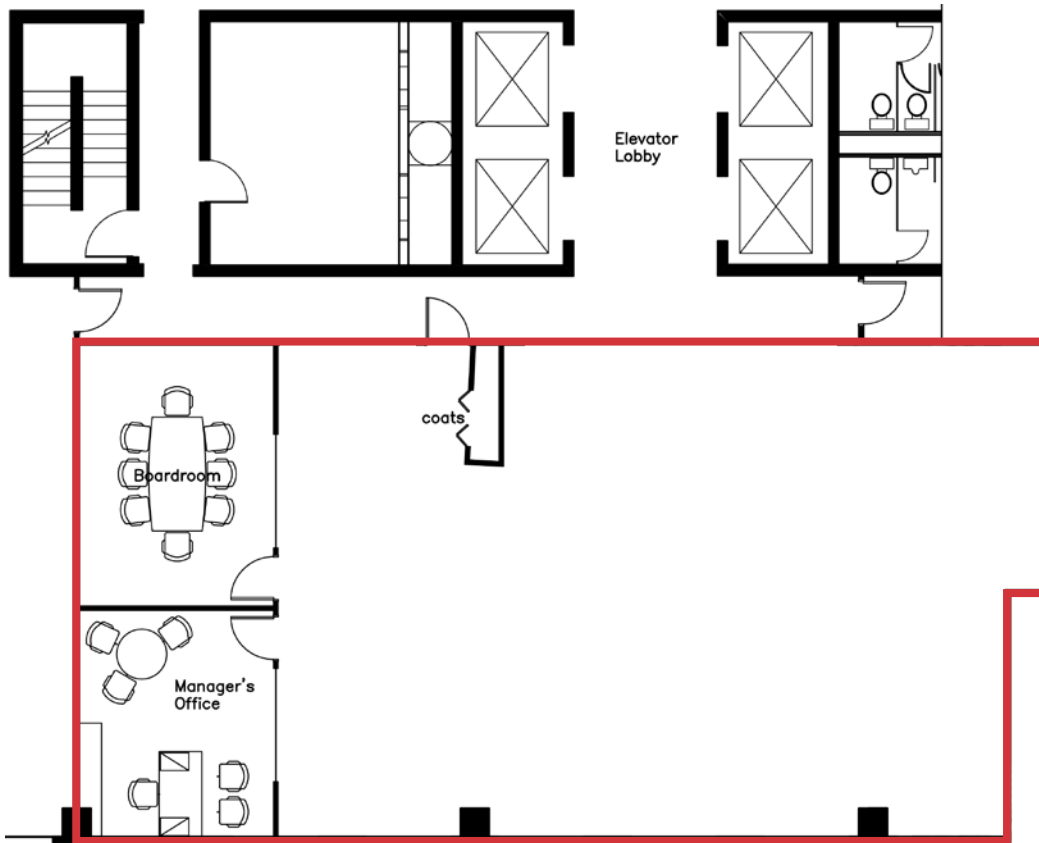
Suite 130 | 5,615 SF

Suite 120 | 3,667 SF

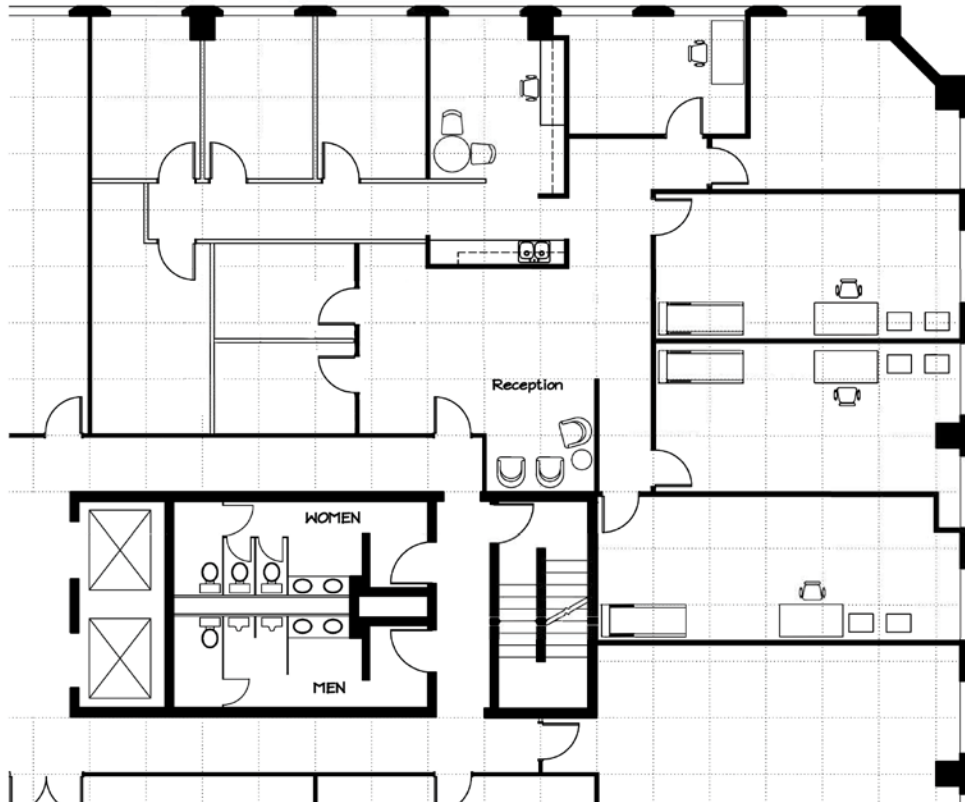


Suite 120 & 130 | 9,282 SF

Suite 400 | 2,859 SF



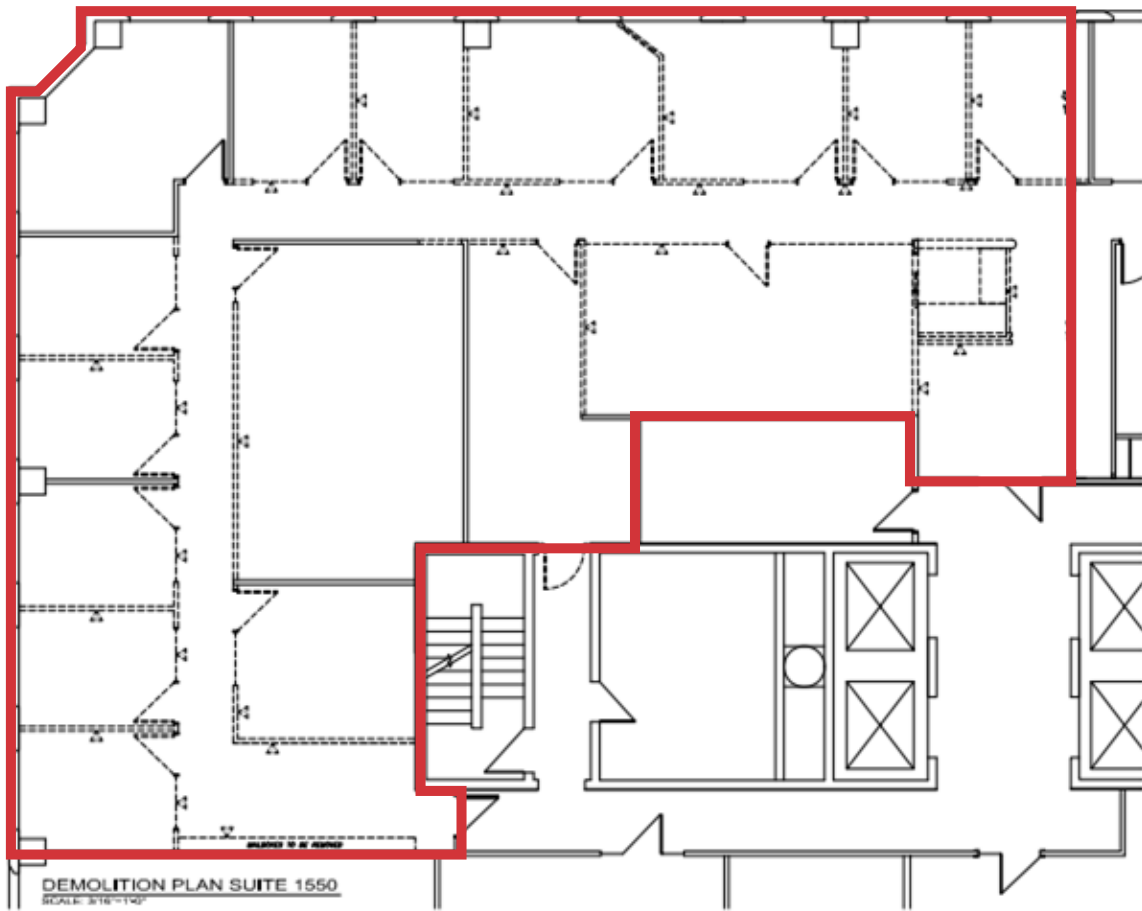
Suite 606 | 3,695 SF



Suite 1020 | 2,072 SF



Suite 1525 | 4,350 SF (estimated)





Transit Lines Within Walking Distance of Airport Square



Canada Line SkyTrain (Marine Station)



Bus 010 Granville / Downtown

Bus 100 22nd St Station / Marpole

Bus 017 Oak / Downtown

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