

333 Seymour Street

For Sublease

CBRE

OFFICE SPACE | FOR SUBLEASE

A Seamless Office Solution Steps from Waterfront Station

An efficient and highly flexible sublease offering two full, contiguous floors, fully furnished and ready for immediate occupancy. Abundant natural light and open downtown views complement a thoughtfully configured, plug-and-play office layout, delivering speed to market without compromise. Ideally positioned steps from Waterfront Station, this opportunity pairs everyday convenience with quality space and a



333
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PROPERTY DETAILS



Available Area (SF approx.)
22,730 SF
11,365 SF per floor



Sublease Expiry
07/30/2029



Gross Rent
Contact Listing Agents



Furniture & Equipment
Available



Availability
Q3 2026



Parking
1 stall per 2,500 SF leased

Where Business Meets Convenience

Positioned within a premier transit hub, the property offers immediate access to SeaBus, seaplane service, West Coast Express, SkyTrain, and key bus routes, all just steps from the front door. Surrounded by a vibrant mix of dining, retail, hotels, and essential services, the location delivers a workday experience that is as efficient as it is refined.

95

WALK SCORE

100

TRANSIT SCORE

80

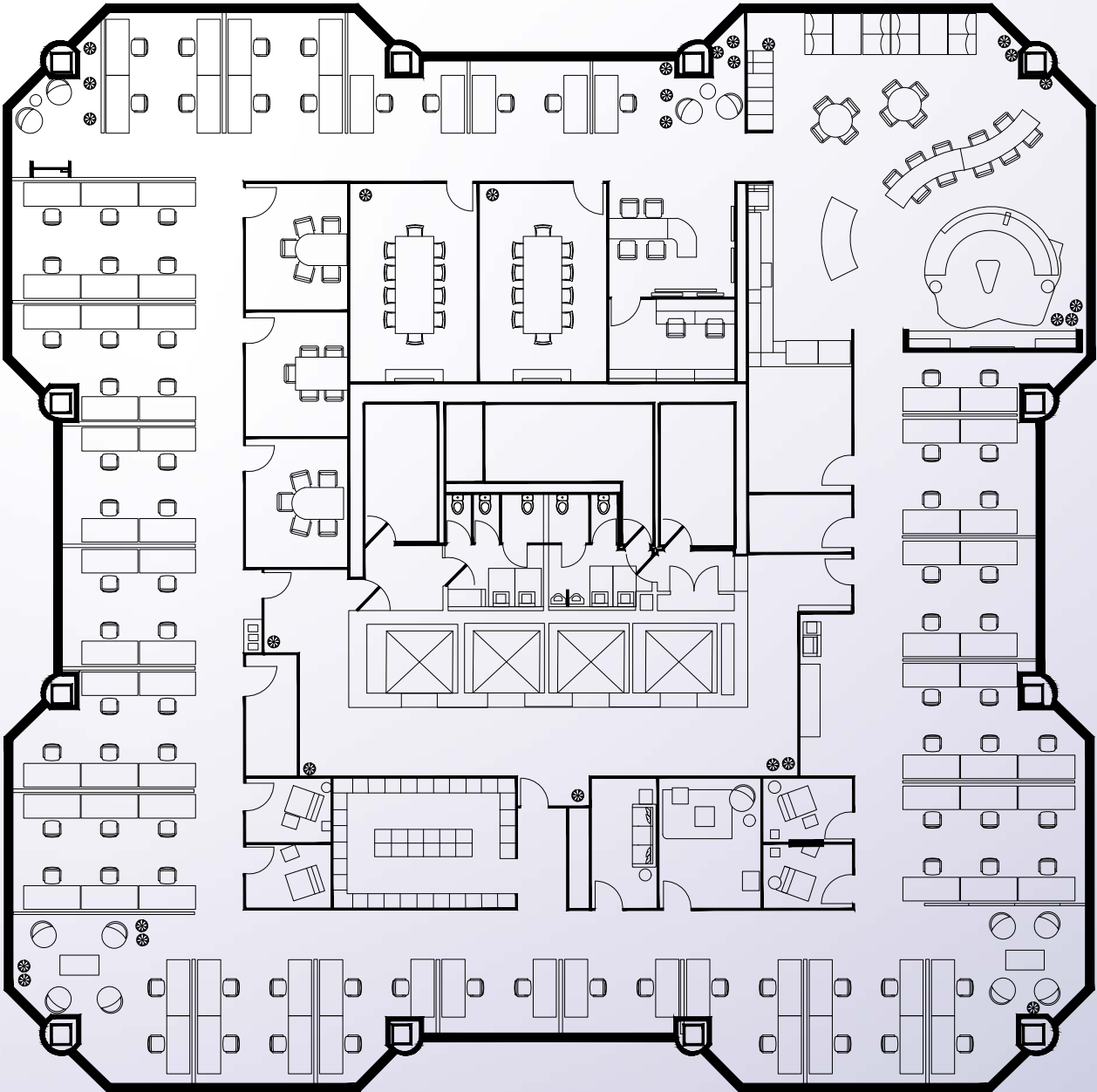
BIKE SCORE

4TH FLOOR
11,365 SF



HIGHLIGHTS

	4th Floor
Conference Rooms	6
Dedicated Wellness & Game Room	2
Call Booths	4
Workstations	~86
Kitchen/Lounge	1
Breakout Areas	4
Staff Lockers	1
IT Desk/Server	1



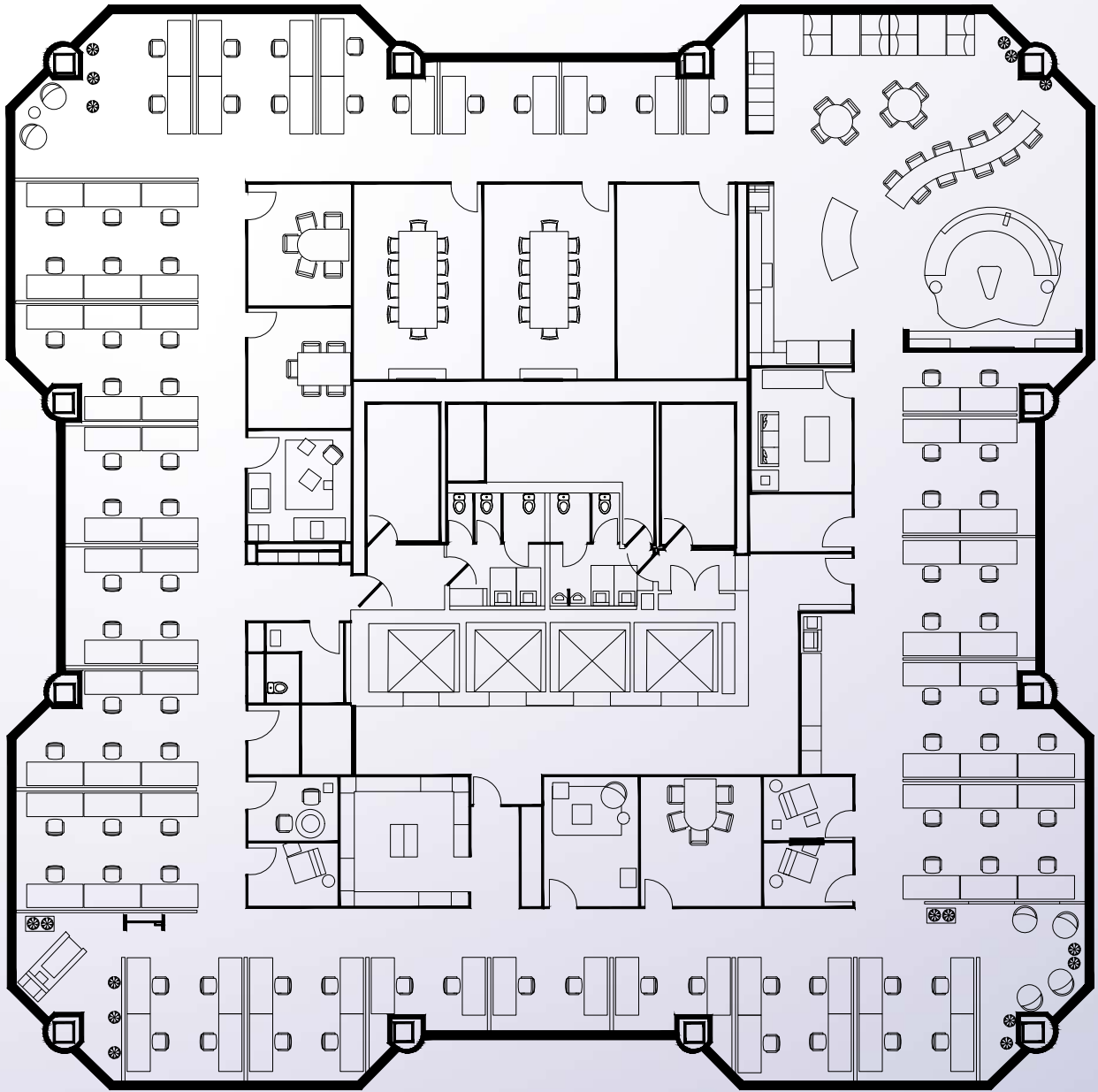
FLOOR PLAN NOT TO SCALE

5TH FLOOR
11,365 SF



HIGHLIGHTS

	5th Floor
Conference Rooms	5
Dedicated Wellness & Game Room	3
Call Booths	4
Workstations	~87
Kitchen/Lounge	1
Breakout Areas	3
Staff Lockers	1
IT Desk/Server	1



FLOOR PLAN NOT TO SCALE



A Curated Amenity Experience

Spanning both towers, Waterfront Hub offers an elevated, boutique amenity experience designed for modern workdays. Tenants enjoy exclusive access to a 6,000 SF state-of-the-art fitness centre with personal training and premium end-of-trip facilities, a 3,500 SF tenant-only rooftop patio with indoor and outdoor space, and a dedicated conference facility. Wellness is seamlessly integrated through the building's signature 601 Grind stair challenge, while secure bike storage and a private bike-only ramp to underground parking support active commuting. A dedicated building app simplifies amenity booking and keeps tenants connected.



Smart Fitness Centers

Premium fitness facility with wellness-focused spaces, personal training, and the "601 Grind" stair challenge to keep tenants active.



End of Trip Facilities

Secure, modern end-of-trip amenities that make cycling or running to work easy and comfortable.



Outdoor Terrace

Tenant-only rooftop patio for meetings, events, or downtime, accommodating up to 60 people.



Bike Storage Facilities

Secure bike storage with a dedicated ramp to underground parking for easy, worry-free access.



Walkable Amenities At Your Doorstep.

Positioned within one of Vancouver's most transit-rich employment nodes, the property offers immediate access to regional rail, rapid transit, bus routes, and passenger ferry services, all just steps away. The surrounding neighbourhood delivers exceptional walkability to dining, retail, hotels, and everyday conveniences, while the waterfront, convention centre, and key downtown destinations are moments from the front door. An ideal choice for tenants seeking a highly connected workplace that prioritizes accessibility, commute efficiency, and urban convenience.

NEARBY AMENITIES

● Features & Amenities

1. Equinox Fitness Vancouver
2. Terminal City Club
3. Coal Harbour Community Centre
4. Shaw Tower Conference Facilities
5. Vancouver Convention Centre

● Retail/Services

1. CF Pacific Centre
2. Holt Renfrew (Vancouver Flagship)
3. Shoppers Drug Mart
4. Urban Fare
5. TD Canada Trust

● Food/Restaurants

1. Miku Restaurant
2. JOEY Bentall One
3. Cactus Club Café (Coal Harbour)
4. Steamworks Brewpub
5. Tacofino

● Hotels

1. Fairmont Waterfront
2. Pan Pacific Vancouver
3. Fairmont Hotel Vancouver
4. Delta Hotels by Marriott Vancouver Downtown Suites
5. Auberge Vancouver Hotel (Terminal City Club)



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