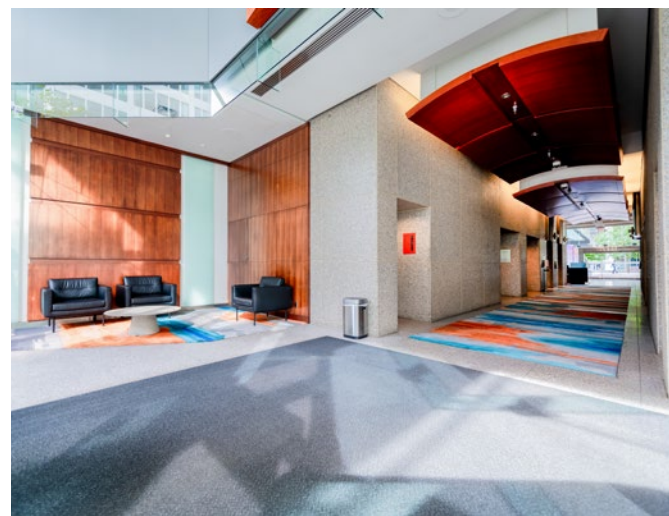


**AVISON
YOUNG**

For Sublease

1175 - 510 Burrard Street
Vancouver, BC



2,589 sf move-in ready
office space in an
amenity-rich, transit-
oriented building

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin, Vice President
604 757 4985
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Robin Buntain*, Principal
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*Robin Buntain Personal Real Estate Corporation

Office space for sublease

1175 - 510 Burrard Street
Vancouver, BC



RECEPTION

PROPERTY DETAILS

SIZE
2,589 sf

AVAILABLE
30 days' notice

FURNITURE
Available

SUBLEASE EXPIRY
June 29, 2029

ADDITIONAL RENT
\$25.00 psf (2026 estimate)

ASKING RATE
Contact listing agents









SHARED BUILDING PATIO

LOCATION

510 Burrard Street is located on the southeast corner of West Pender and Burrard Streets in the heart of Vancouver's Central Business District. Tenants are provided with convenient access to all rapid transit routes including the Burrard SkyTrain Station, SeaBus Terminal, West Coast Express and all major bus routes. Nearby amenities include Cactus Club Cafe, Scotiabank and Joey Bentall.

BUILDING HIGHLIGHTS

-  Fitness facility
-  Bookable conference room
-  End-of-trip shower facilities
-  Secure bike storage
-  On-site management and 24/7 security
-  Shared tenant amenity space featuring a lounge, kitchen and outdoor patio

COMMITMENT TO SUSTAINABILITY









BOMA BEST SILVER



LEED Gold Certified

SUITE HIGHLIGHTS

-  Seven (7) offices
-  Reception
-  Boardroom
-  Kitchenette
-  Open area with four (4) workstations
-  Server room



OPEN PLAN AREA



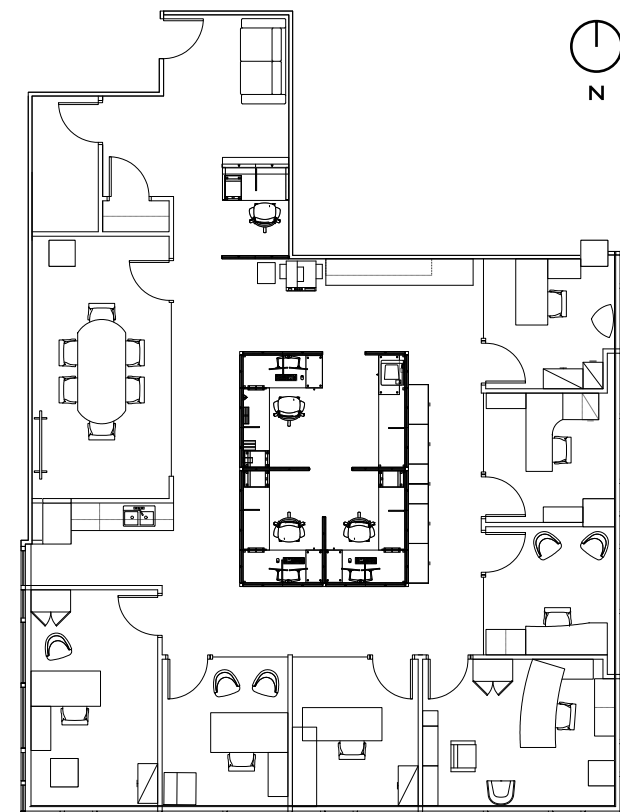
BOOKABLE CONFERENCE ROOM



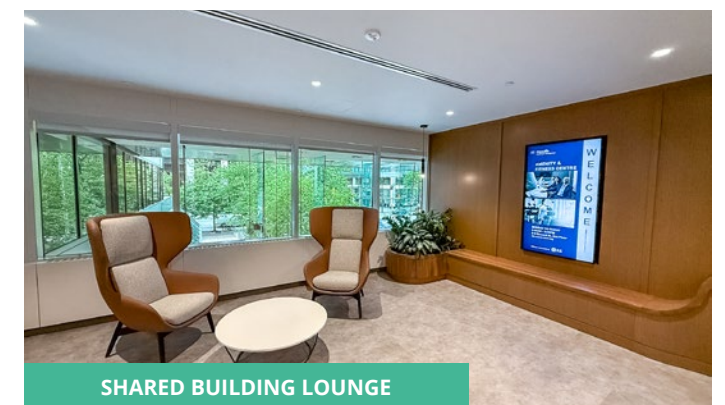
PRIVATE OFFICE



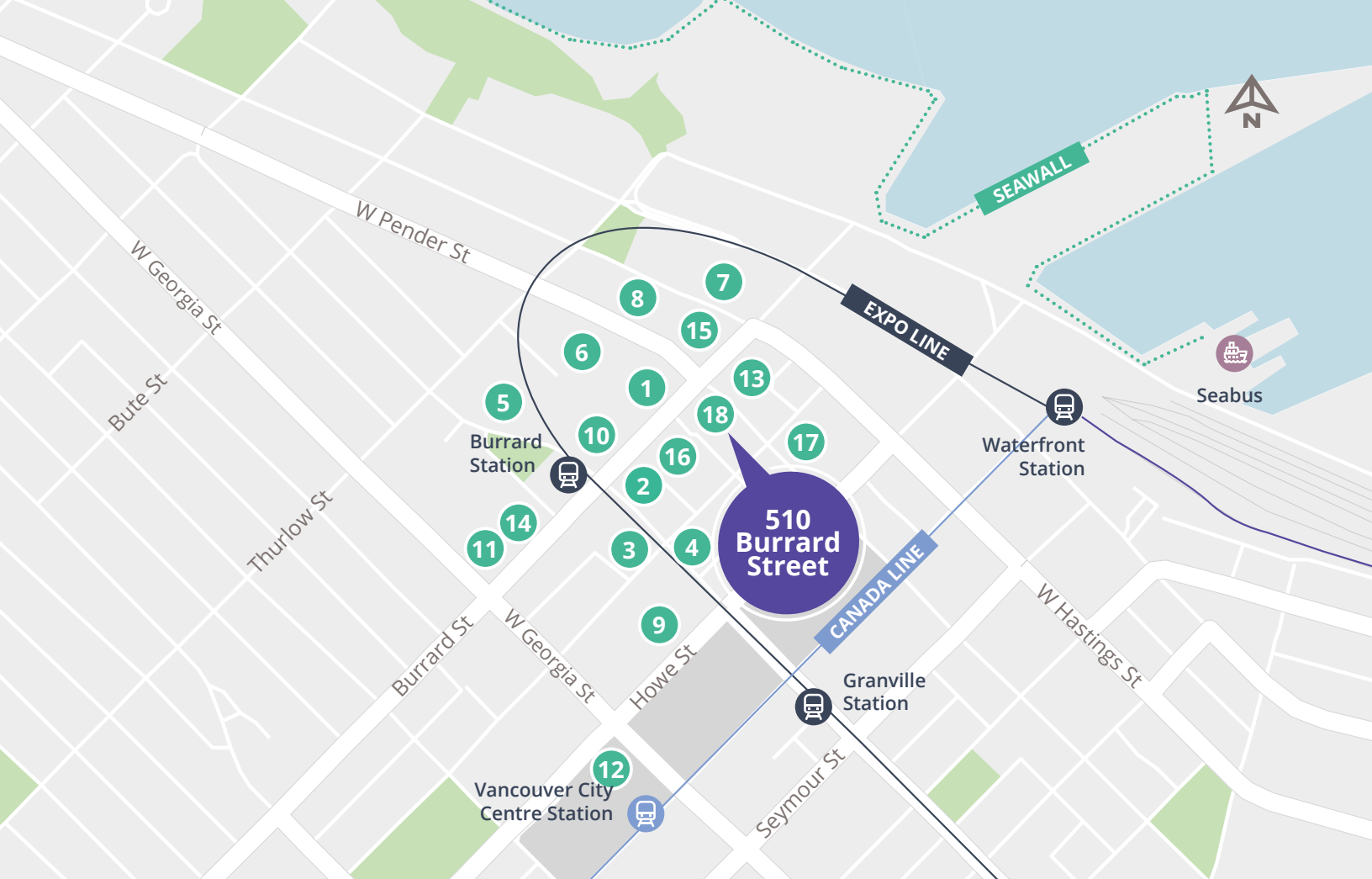
FITNESS FACILITY



SHARED BUILDING AMENITY SPACE



SHARED BUILDING LOUNGE



 **98** Walk Score
"Walker's Paradise"

 **100** Transit Score
"Rider's Paradise"

 **81** Bike Score
"Very Bikeable"

Nearby amenities

- | | | |
|----------------------------|---------------------------------|-----------------------------|
| 1. JOEY Bentall One | 7. Nightingale | 13. CIBC Branch |
| 2. Cactus Club Cafe | 8. Meat & Bread | 14. Hyatt Regency Vancouver |
| 3. JJ Bean Coffee Roasters | 9. Metropolitan Hotel Vancouver | 15. Freshii |
| 4. Starbucks | 10. BMO Bank of Montreal | 16. Deville Coffee |
| 5. FUNK. Coffee Bar | 11. RBC Royal Bank | 17. Tim Hortons |
| 6. Tacofino Oasis | 12. TD Tower | 18. Scotiabank |

Contact for more information

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