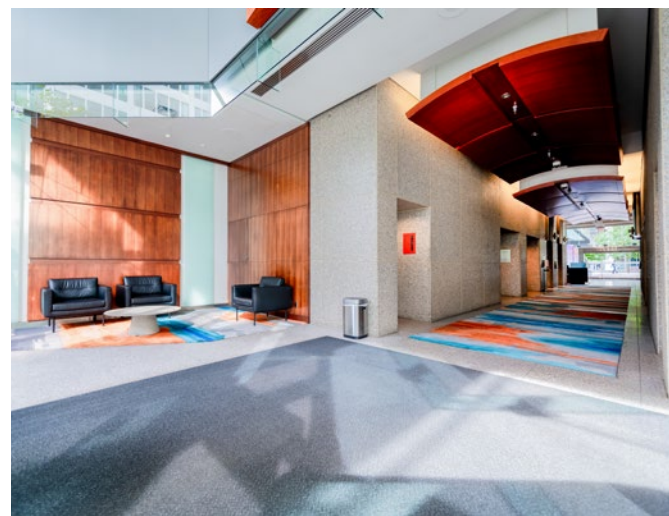


**AVISON  
YOUNG**

# 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  
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\*Glenn Gardner Personal Real Estate Corporation

**Stephanie Yeargin**, Vice President  
604 757 4985  
stephanie.yeargin@avisonyoung.com

## 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



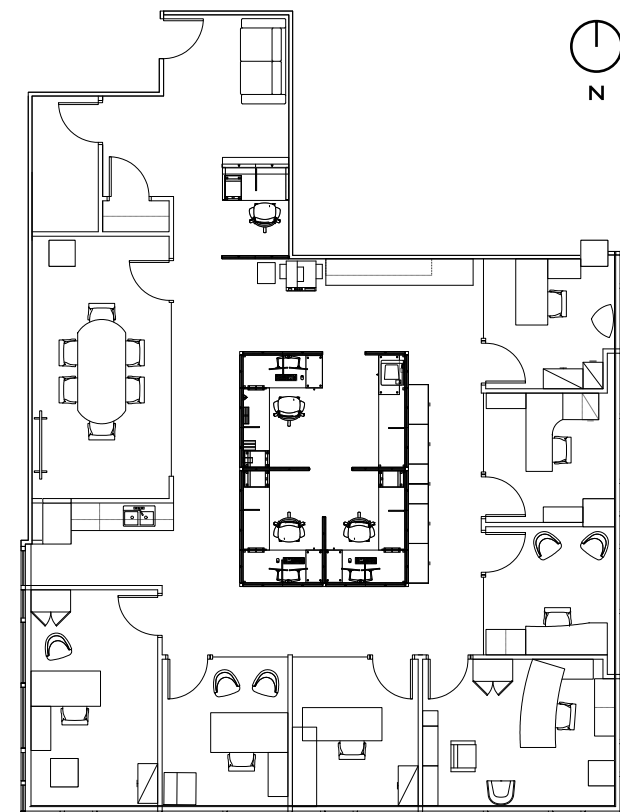
BOOKABLE CONFERENCE ROOM



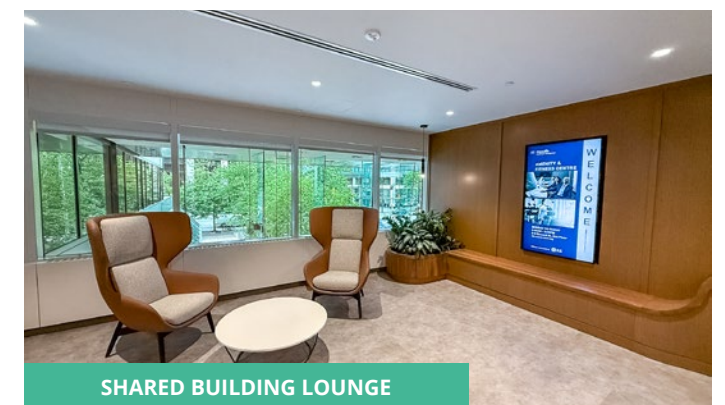
PRIVATE OFFICE



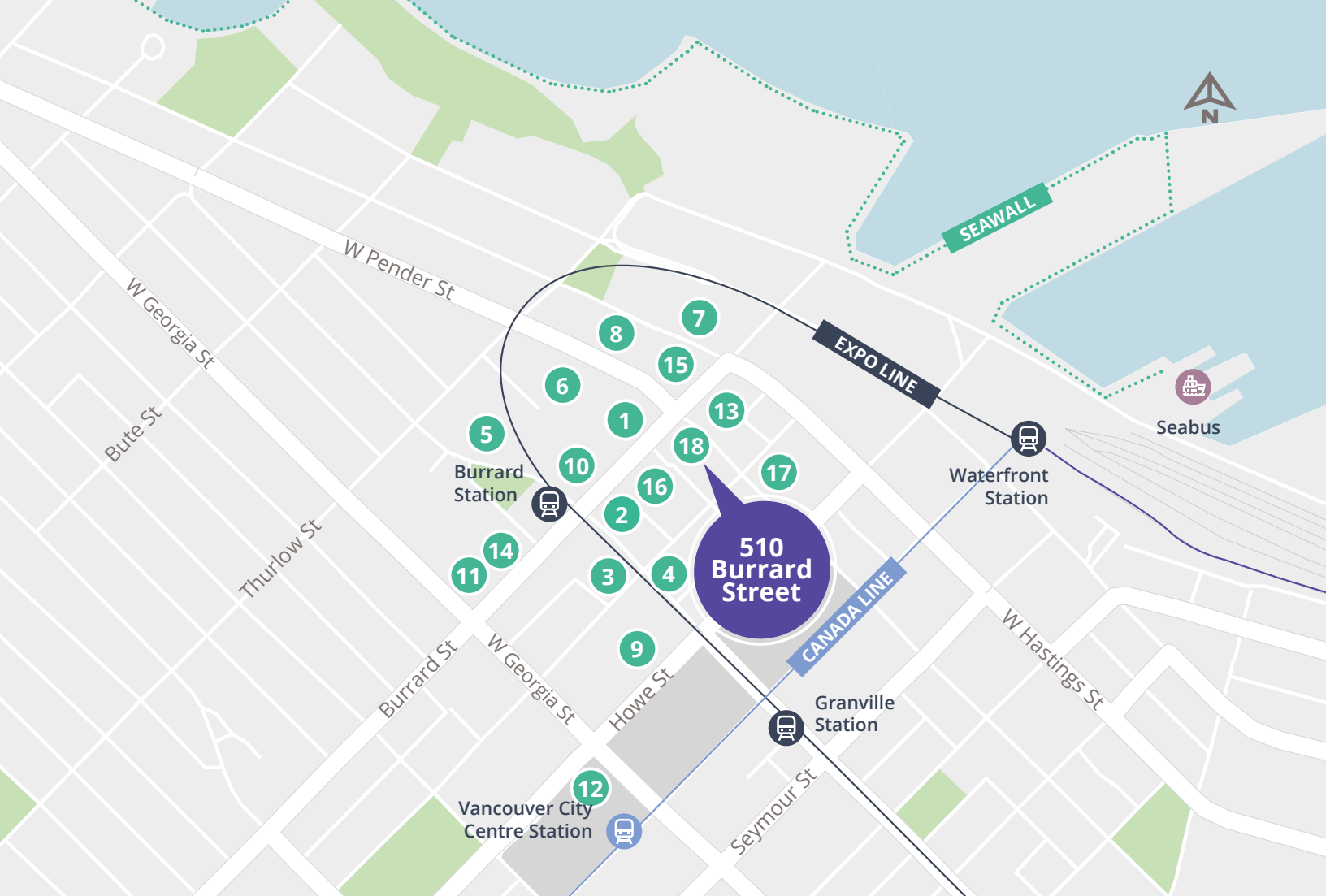
FITNESS FACILITY



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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