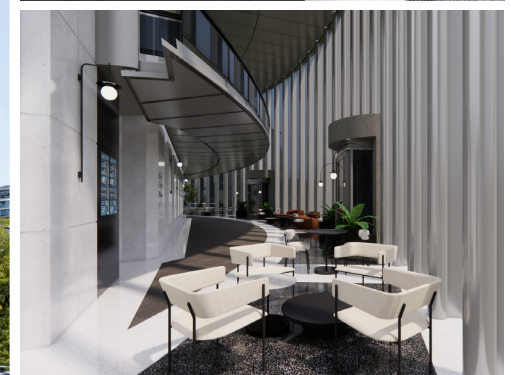
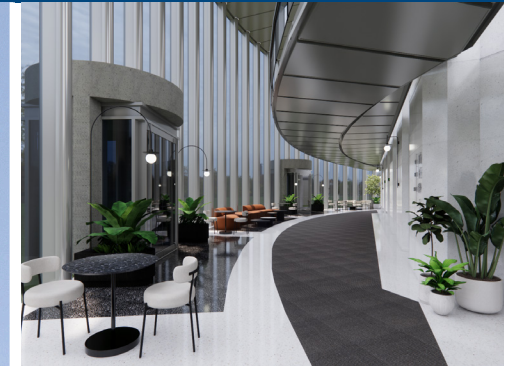


FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC



The above lobby renderings are conceptual and may change as part of the ongoing renovation process.

## FULL FLOOR PRIME OFFICE SPACE

111 Dunsmuir is a Class “A” office building situated on the north side of Dunsmuir Street between Cambie Street and Beatty Street at the eastern entrance to the downtown core of Vancouver. The building consists of a 13-storey office tower offering excellent views and a retail podium. The property is conveniently located adjacent to the Stadium-Chinatown SkyTrain Station and Rogers Arena, and walking distance to many restaurants, shops and venues.

### Excellent downtown location

- Walking distance to financial district, restaurants and shopping
- Up to 85,000 sf available for lease
- 24/7/365 accessibility
- Lobby renovation to start January 2026

FOR LEASE OFFICE SPACE

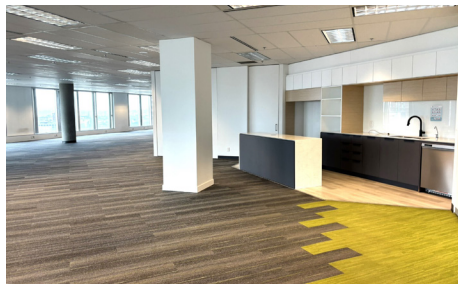
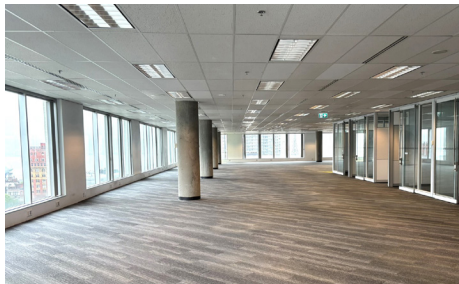


# 111 DUNSMUIR STREET

VANCOUVER, BC

## AVAILABLE SPACE

SUITE	AREA (SF)	AVAILABILITY	NOTES
Main	8,386	January , 2026	Ground floor office space with 2 access points to the lobby.
200	11,183	January , 2026	Shell space, ready for tenant improvements.
300	11,211	January , 2026	Shell space, ready for tenant improvements.
800	18,278	Immediate	Shell space, ready for tenant improvements. Can be demised.
900	18,283	Immediate	Shell space, ready for tenant improvements.
1000	18,308	Immediate	Improved with 6 offices, kitchen, multiple boardrooms/meeting rooms.



## TENANT COST

OPERATING COSTS	REALTY TAX	TOTAL ADDITIONAL RENT
\$16.47/SF	\$7.06SF	\$23.53/SF (2026 est.)

## BUILDING DETAILS

Total Space: 222,135 SF +/-

Typical Floor: 18,000 SF +/-

Number of Floors: 13

Year Built: 1994

Office Class: A

Leasing District: Downtown Vancouver

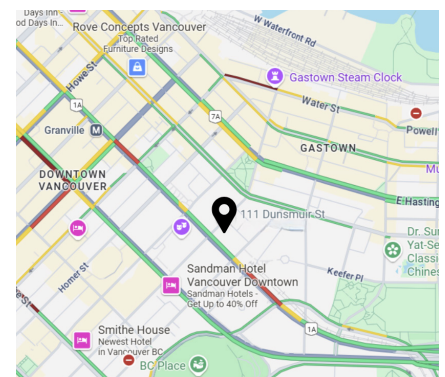
Sustainability: BOMA BEST Gold

## BUILDING AMENITIES

Amenity room for meetings, social events and fitness

Change rooms with showers and lockers

Underground parking



Location  
111 Dunsmuir Street, Vancouver, BC

## FOR MORE INFORMATION

**ALEXIS JOHNSTON**  
Director Leasing  
ajohnston@morguard.com  
604-602-6429

[VIEW THIS PROPERTY ONLINE HERE](#)

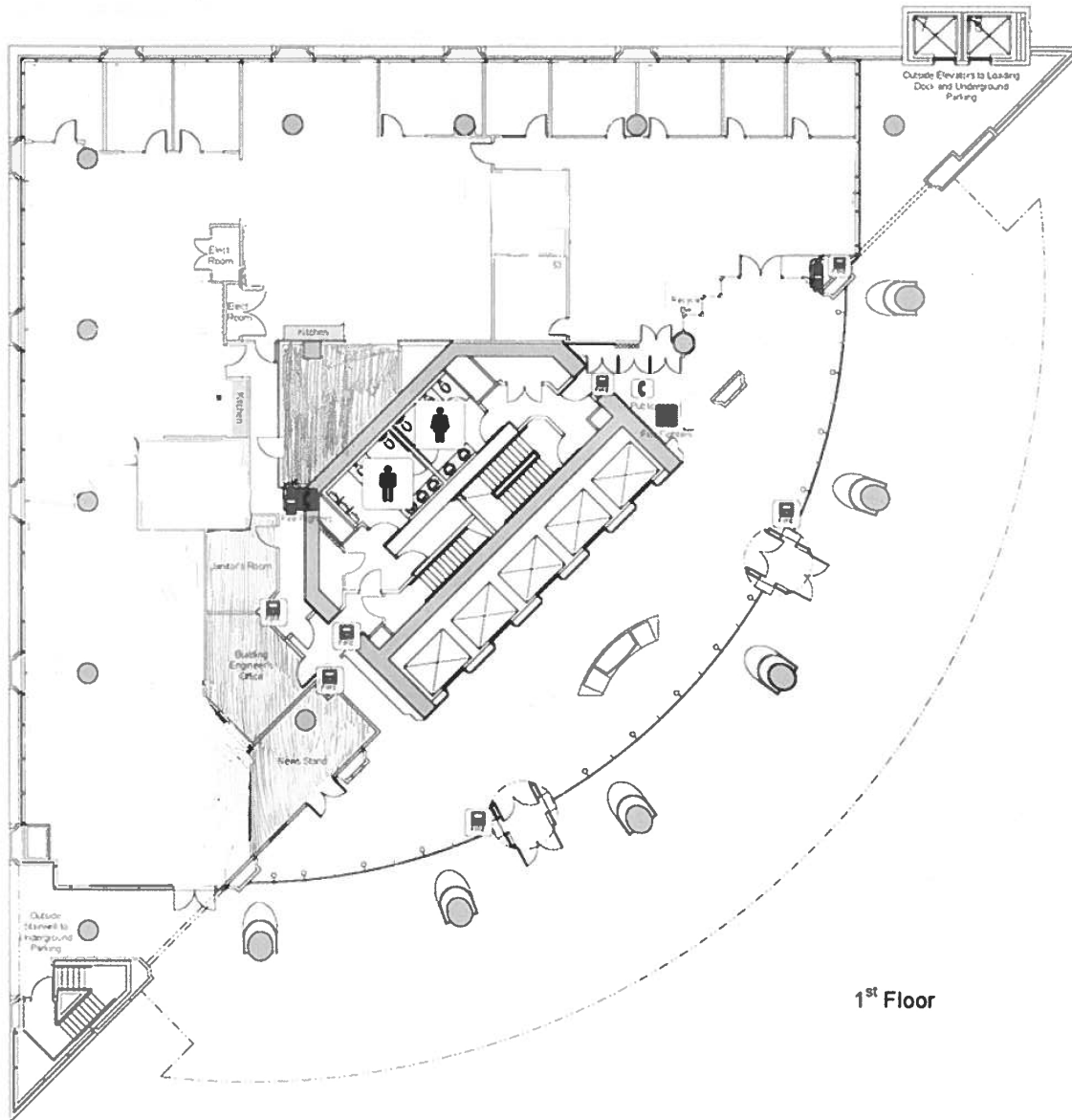
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FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC



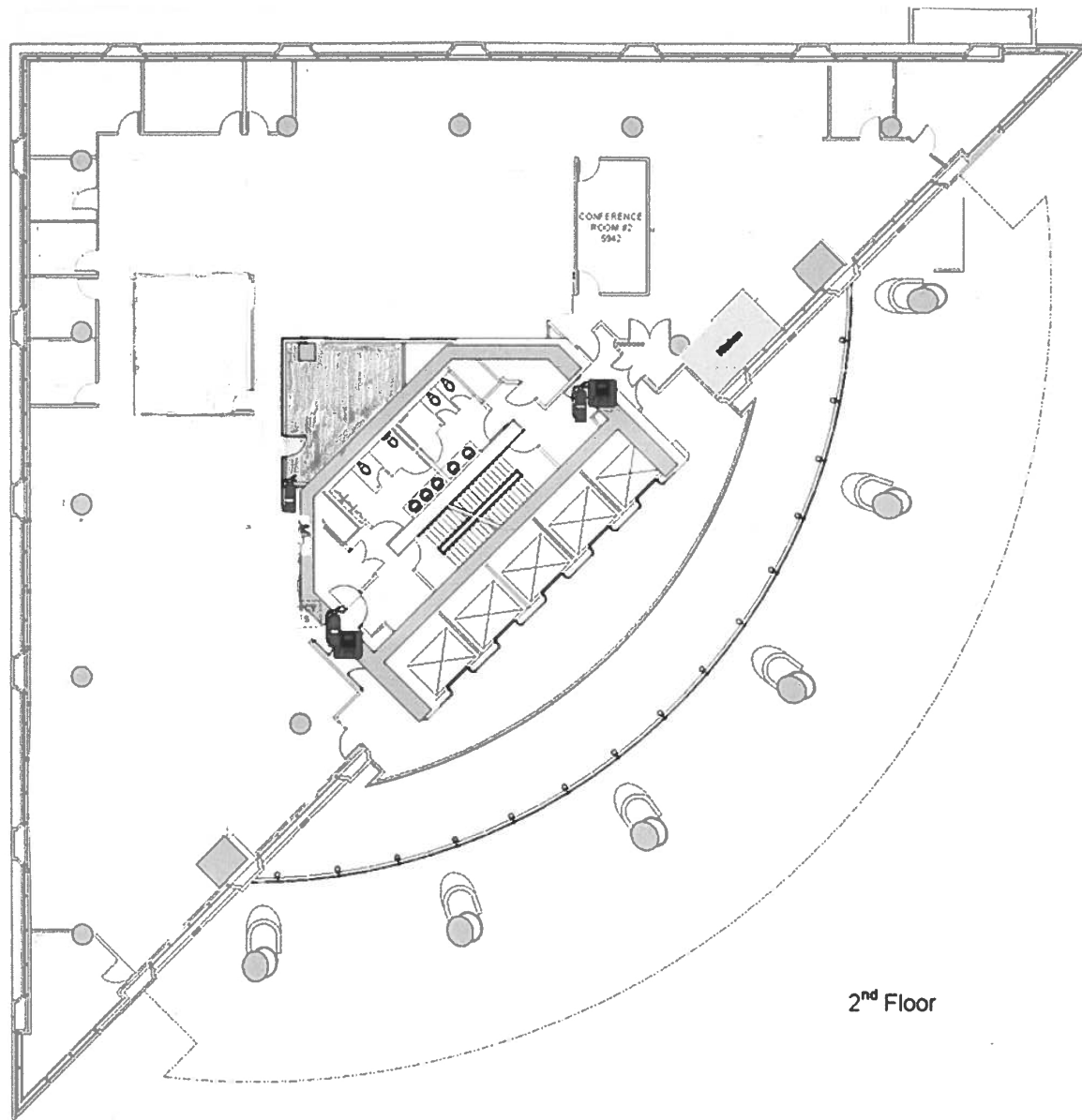
1<sup>st</sup> Floor

FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC



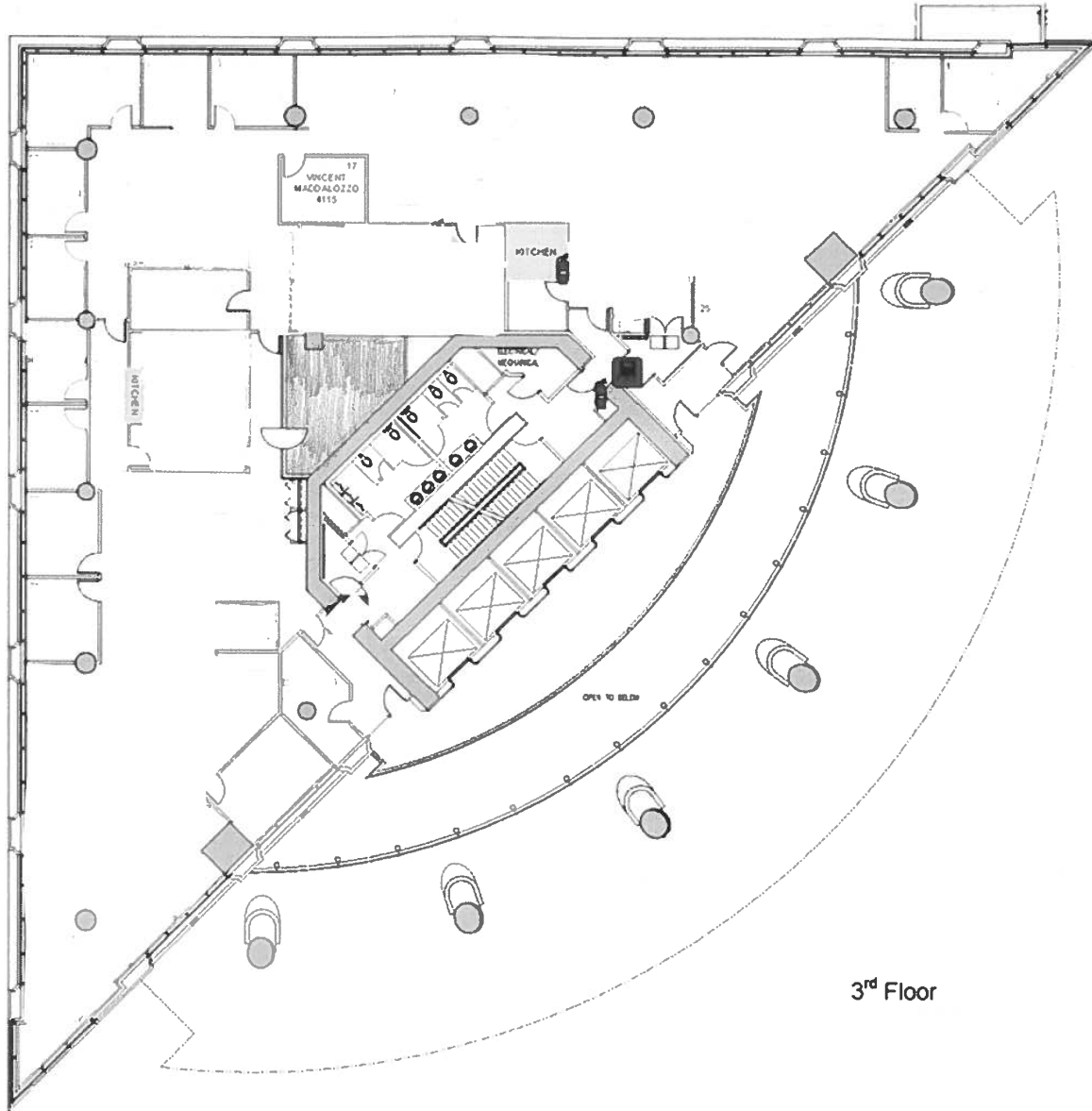
2<sup>nd</sup> Floor

FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC

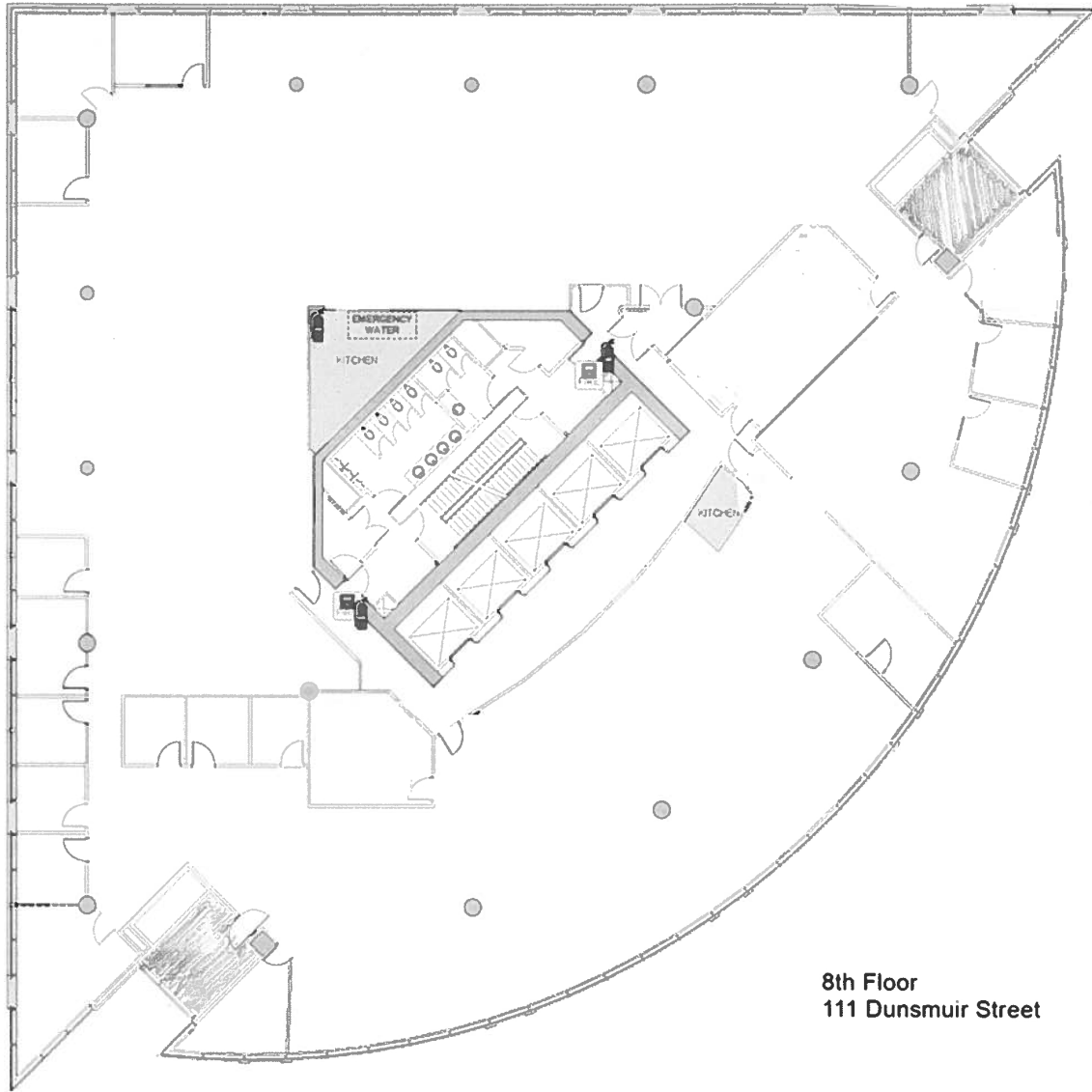


FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC



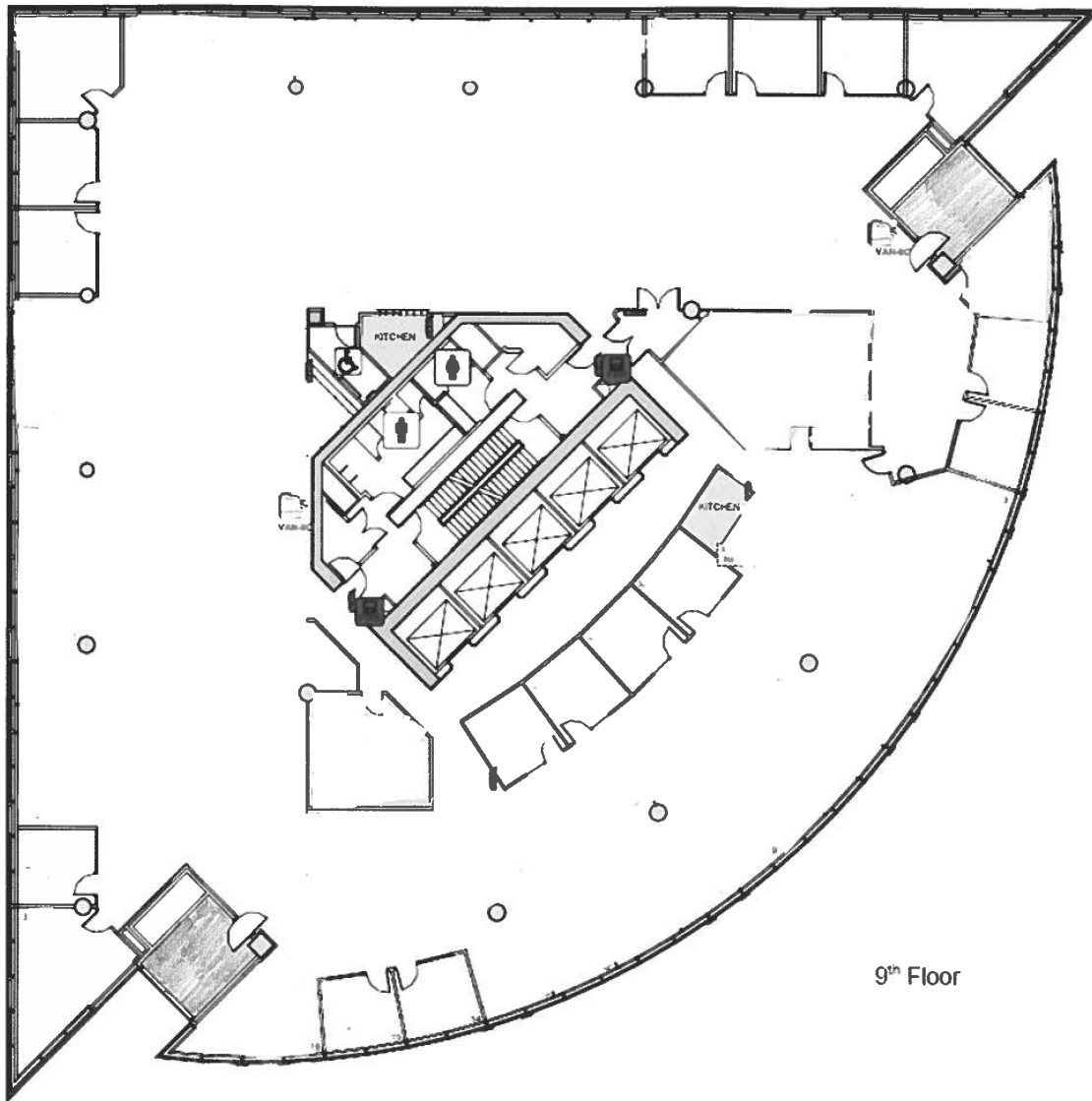
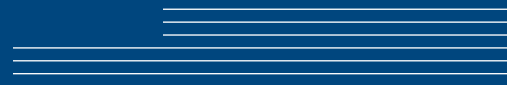
8th Floor  
111 Dunsmuir Street

FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC



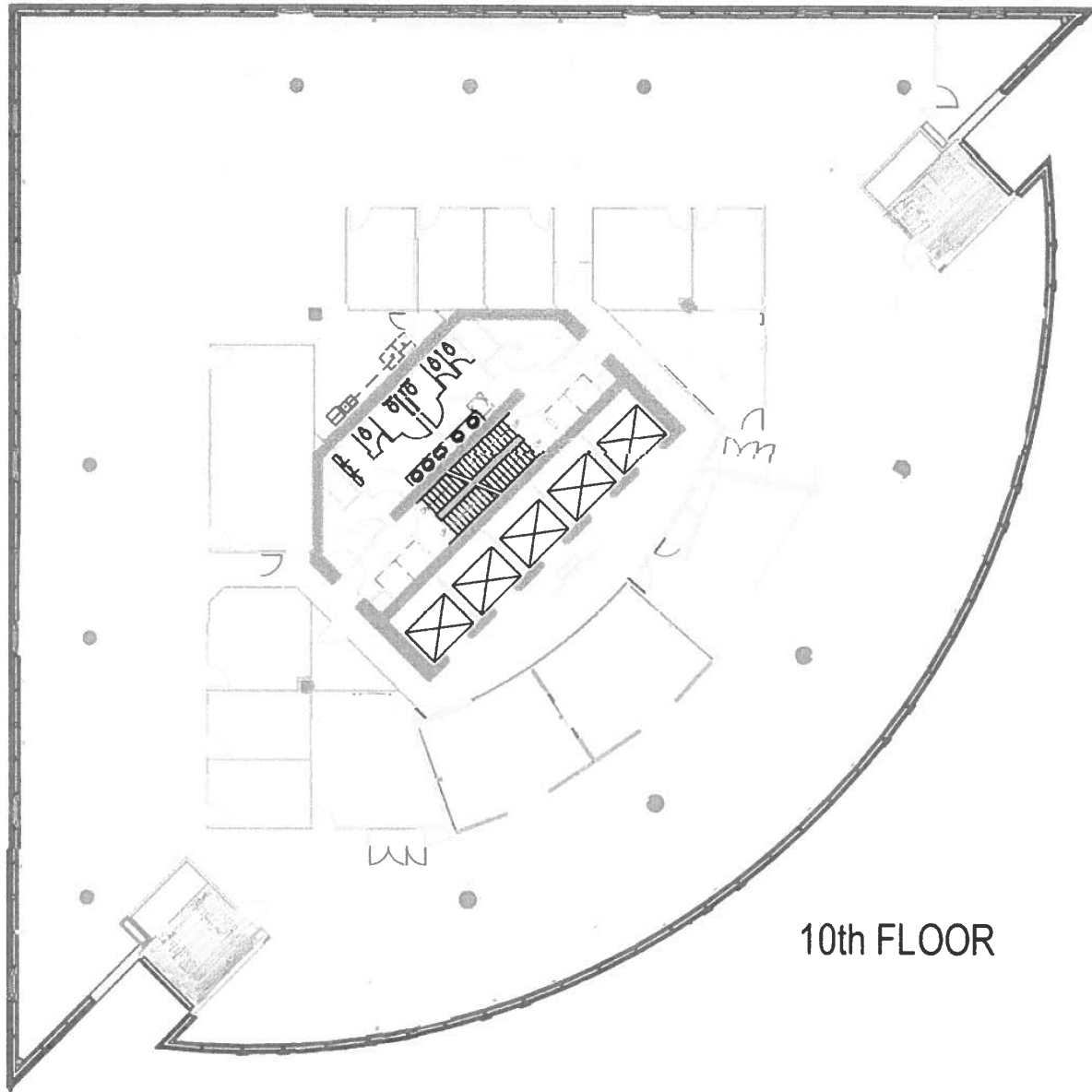
9<sup>th</sup> Floor

FOR LEASE OFFICE SPACE



# 111 DUNSMUIR STREET

VANCOUVER, BC



10th FLOOR