

### Building Information

Building Size:	371,000 sf
Shipping & Receiving:	Yes
# of Floors:	33
Surface Transit Route:	Yes
Year Built:	2023
Direct Subway Access:	Yes
# of Passenger Elevators:	8

## Vancouver Centre 2 - 733 Seymour St

733 Seymour Street, Vancouver, British Columbia V6B 0S6



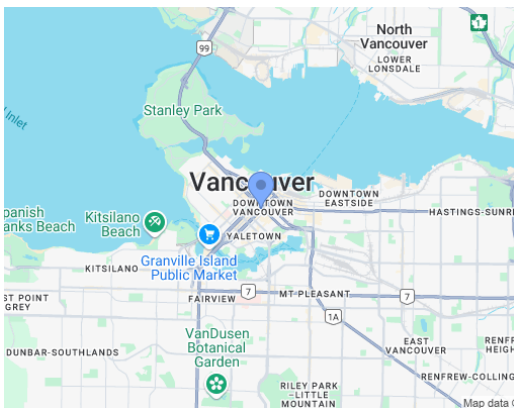
### Building Description

VCII is an amenity-rich, LEED® Platinum office building poised to be an iconic development in the new core of Downtown Vancouver's Central Business District. With direct internal and underground connections to two SkyTrain stations through the Vancouver Centre Mall, and close proximity to several other highly desirable urban and residential neighbourhoods, VCII is ideally located for any organization wanting to attract top talent eager to work in the heart of a thriving urban centre.

For more information, please visit the VCII website:  
<http://www.vancouvercentre.com>

### Location

Located at the intersection of West Georgia Street and Seymour Street in the new centre of downtown Vancouver, VCII is situated along a high traffic commercial corridor offering unsurpassed transit connectivity and immediate proximity to almost two million square feet of retail, service and entertainment amenities. VCII is centrally located at the geographic high point of downtown Vancouver, affording excellent views from the upper floors of the building. VCII is in close proximity to a number of exciting mixed-use communities such as Yaletown, Gastown, Chinatown, Olympic Village and False Creek. These neighbourhoods provide a further expanded amenity set for tenants of VCII and an excellent live-work opportunity for the employees of tenants.



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### **Public Transit**

VCII has unparalleled public transit service, with direct connections to both the Canada Line and the SkyTrain Expo Line. Additionally, 11 bus routes are located within a two-block radius. The site is also one transit stop or within walking distance to the SeaBus and West Coast Express terminals located at Waterfront Station. Combined, these services provide easy access to all areas of the downtown core and also connect the building to every major area within Metro Vancouver.

### **Features**

- Parking: 1 per 2,500 square feet

### **Amenities**

- Fitness Centre available to all tenants
- Dog Park
- Skyview Rooftop Deck

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## General

<b>New Development</b> Yes	<b>Year Built</b> 2023	<b>LEED</b> Platinum
<b>WiredScore</b> Gold	<b>SmartScore</b> Platinum	<b>WELL Health and Safety Rating 2023</b> Certified
<b>Building Class</b> AAA	<b>Building Management</b> GWL Realty Advisors	<b>Building Website</b> <a href="http://www.vancouvercentre.com">http://www.vancouvercentre.com</a>
<b>Building Zoned</b> Commercial		

## Tenant Cost

<b>Operating Costs</b> \$ 14.91 /sf	<b>Realty Tax</b> \$ 9.05 /sf	<b>Total Additional Rent</b> \$ 23.96 /sf
<b>Description</b> 2025 Estimates		

## Building Size

<b>Number of Floor(s)</b> 33	<b>Typical Unit Size</b> 15,700 sf	<b>Typical High Rise Floor</b> 8,000 sf
<b>Typical Low Rise Floor</b> 15,700 sf	<b>Total Office Space</b> 371,000 sf	<b>Total Space</b> 371,000 sf

## Construction

<b>Washrooms per Floor</b> 2		
<b>HVAC Description</b> VCII features a ceiling-based radiant heating and cooling system that has long been the industry standard in Europe, due to its energy efficiency and ability to support a comfortable interior environment. Heated or chilled water is circulated through metal ceiling panels, enabling efficient control over the interior temperature. The system is superior to other methods in many ways: it's quiet and discrete, has low maintenance requirements, minimizes hot and cold spots, and avoids the spread of particulate—common with forced air systems.		
<b>Fibre Optic Capability</b> Yes	<b>Shipping &amp; Receiving</b> Yes	<b>Emergency Generator</b> Yes

## Elevators

<b>Number of High Rise Elevator(s)</b> 4	<b>Number of Low Rise Elevator(s)</b> 4	<b>Number of Parking Elevator(s)</b> 3
<b>Number of Freight Elevator(s)</b> 1		

## Safety & Access

<b>Fire Detection System</b> Yes	<b>Security System</b> Yes	<b>Barrier Free Access</b> Yes
<b>Sprinkler System</b> Yes	<b>Manned Security</b> Yes	
<b>Description</b> VCII security and life safety services operates 24/7/365, facilitating access at all times.		

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## Public Transport

### Surface Transit Route

Yes

### Direct Subway Access

Yes

### Description

The building has direct internal access to the Canada and Expo SkyTrain lines, and is walking distance from Waterfront Station, terminus of the West Coast Express and SeaBus.