

HT  
FG

THE HIGH  
TECHNOLOGY  
FACILITIES GROUP

CBRE

For Sublease

401 W GEORGIA STREET

Vancouver, BC

12,784 SF A Class Office Space on the 4th Floor in a Prime Location



# Plug & Play Dynamic Space In Downtown Vancouver

401 West Georgia is a tech-oriented modern tower designed for progressive businesses who recognize spaces that foster productivity and well-being. The renovated lobby and outdoor area act as an extension of your space offering diverse environments for work and relaxation. Each floor will offer dynamic spaces with breathtaking views of downtown Vancouver and the North shore. Conveniently located, with access to transit, restaurants and other amenities, 401 West Georgia attracts top talent from all over Greater Vancouver.

### AT A GLANCE

22  
story building

2020  
renovated












  
Ample on site parking

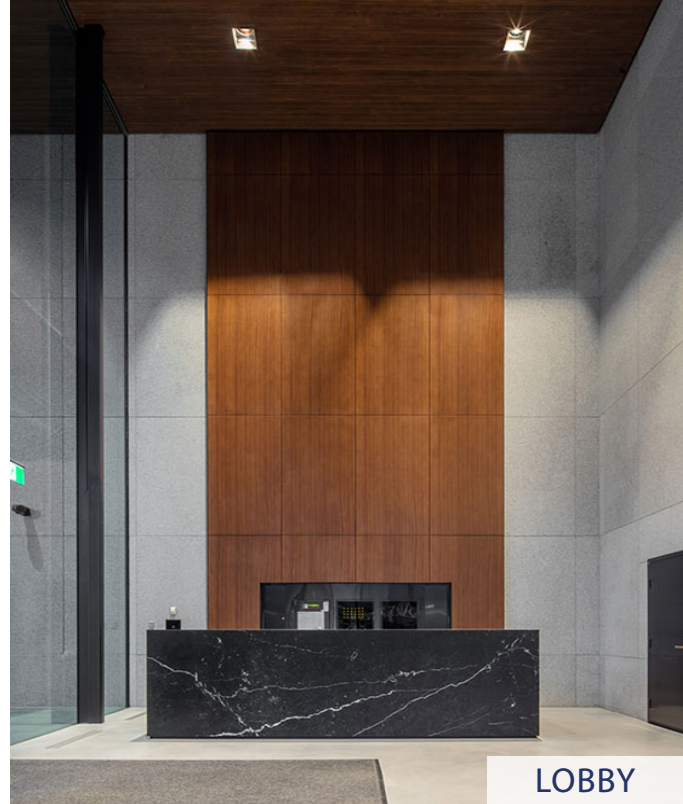
### AWARDS

- LEED EB:OM Gold
- BOMA BEST® Gold (Level 3)
- NAFA - Clean Air Award
- BOMA Earth Award
- WELL Health-Safety Rated



# Amenities







-  Cafe
-  Fitness centre
-  Shower facility
-  Outdoor Terrace
-  Lounge
-  Concierge
-  Event space
-  Conference/boardrooms
-  Underground, secured parking
-  EV charging station
-  Secure bike facilities



# Newly Renovated Amenity Space - Entire 16th Floor Coming Summer 2026



## THE IMPROVEMENTS

-  Upgraded meeting spaces
-  Revitalized fitness centre with new equipment
-  Yoga room
-  Tenant lounge
-  Kitchen and eating area
-  Elevator lobby upgrade

FLOOR

4th Floor

SIZE

12,784 SF (Approx.)

BASIC RENT

LOW GROSS RENT

Please Contact Agents

ADDITIONAL RENT

\$27.50 PSF (2026 est.)

SUBLEASE EXPIRY

December 29, 2027

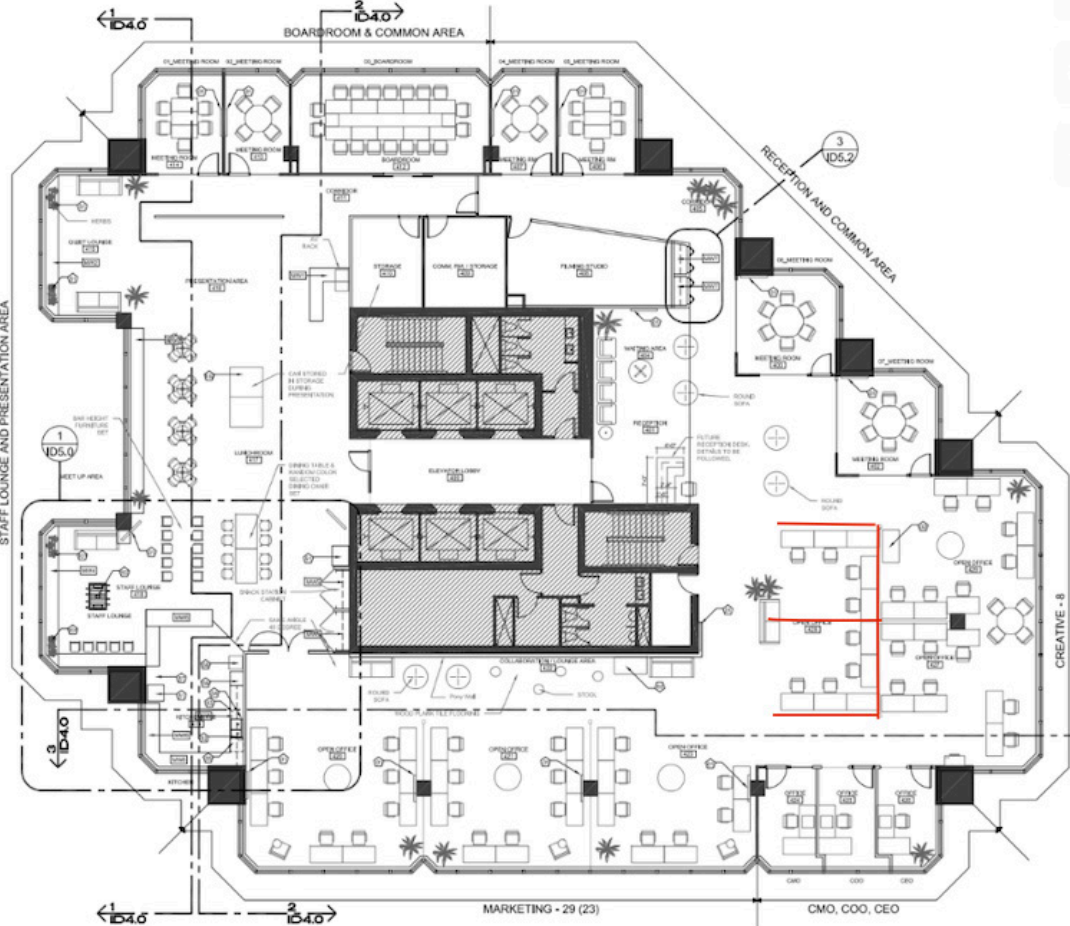
(longer term negotiable)

AVAILABILITY

Immediately

SPACE FEATURES

- » Tech designed office space with abundant natural light
- » Large open work area
- » 6 meeting rooms
- » Large boardroom
- » 3 private offices
- » Soft seating collaboration areas
- » Staff lounge area
- » Large lunchroom & kitchen
- » Reception and storage areas
- » Furniture available



\*Floor plan not to scale.



RECEPTION/LOUNGE



MEETING ROOM



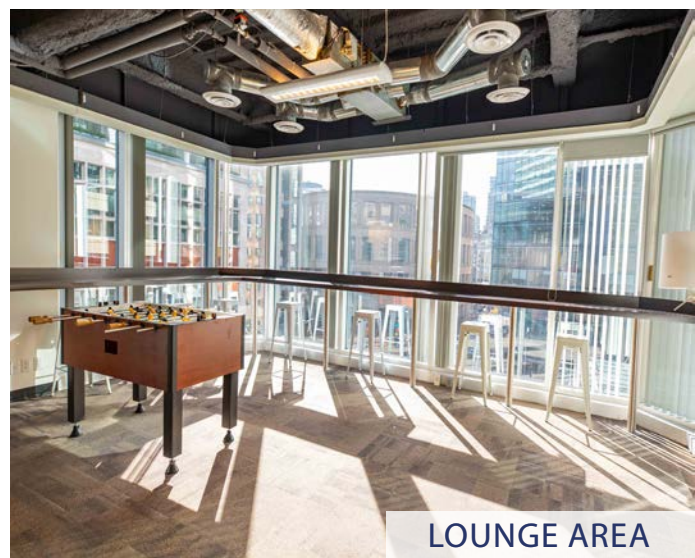
LOUNGE AREA



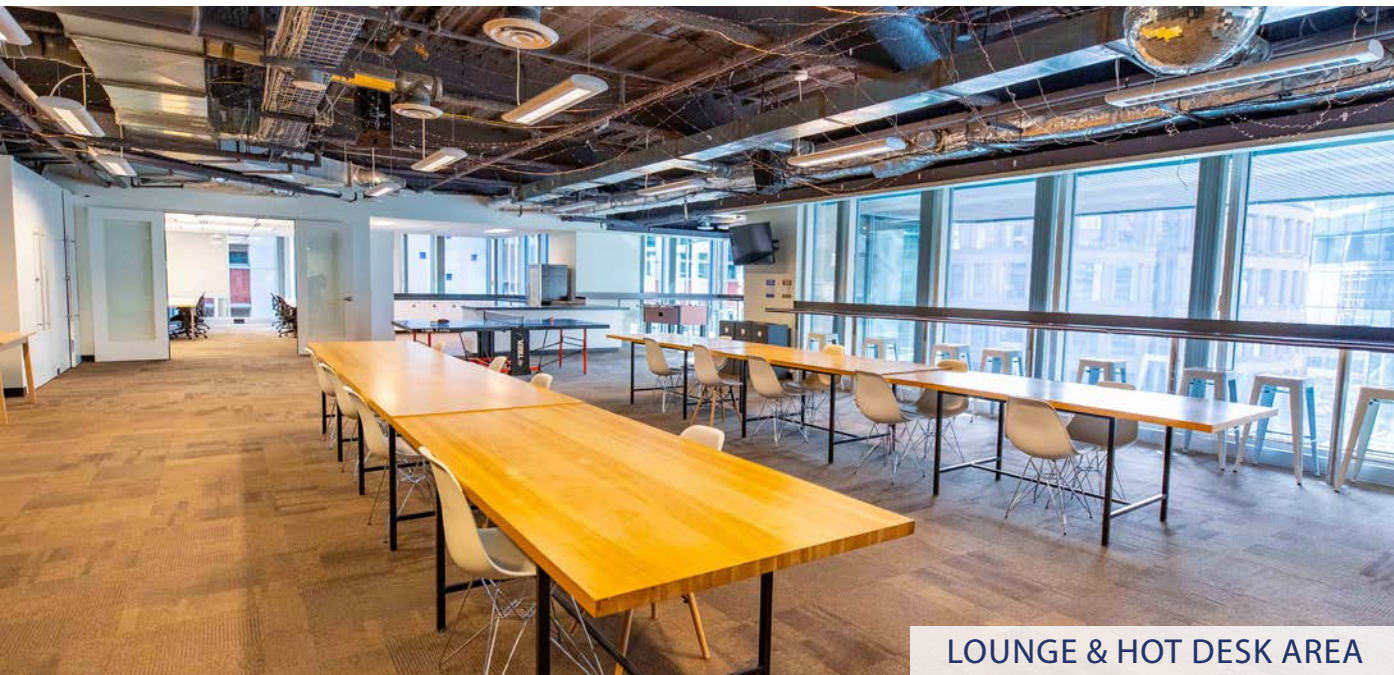
MEETING ROOM



LOUNGE AREA



LOUNGE AREA



LOUNGE & HOT DESK AREA



KITCHEN

# Getting Here & Location Highlights

401 W Georgia Street is located in central Downtown Vancouver. The building is conveniently connected to transit, restaurants, cafés and multiple daily amenities.

## TRANSIT

- 5-Min walk to Granville SkyTrain Station (Expo Line)
- 5-Min walk to City Centre SkyTrain Station (Canada Line)
- 2-Min walk to Bus 240, 241, 246, 247, N24

## DRIVE

- 24-Min drive to YVR Airport
- 20-Min drive to North Vancouver
- 20-Min drive to Burnaby

## BIKE

Dedicated bike path along Dunsmuir and Richards Street

## NEARBY AMENITIES

0.5 KM RADIUS



148+ Restaurants & Cafes



22+ Bars & Pubs



292+ Retail & Services

## WALK SCORE



98 Walker's Paradise



100 Rider's Paradise



90 Biker's Paradise



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# Contact us for a tour!

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