

UNITS FROM 5,000 SF



For Sublease

89 WEST GEORGIA STREET

UNITS FROM 5,000 SF UP TO FULL FLOOR OF 14,906 SF

LEASING INQUIRIES

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THE BUILDING

89 West Georgia St. is an 'A' class mixed use building featuring 13 floors of commercial space, office space (levels 5-12) and residential units above. The office component of the building has a separate entrance, lobby and 3 elevators with access off of the Georgia St. viaduct. The building is LEED Gold certified with features including high efficiency energy and water systems, operable windows and an abundance of natural light. In building amenities include bike storage, end of trip facilities and fitness facility complete with change rooms and showers.

THE LOCATION

89 West Georgia St. located immediately adjacent to Rogers Arena – home of the Vancouver Canucks. The location offers easy walking access to the CBD, Gastown, Chinatown and Yaletown. Retail amenities in the immediate area include a cross section of bars and restaurants, Wholefoods, BC Place Stadium and several hotels. The building is located within a block of the Stadium-Chinatown Skytrain station.






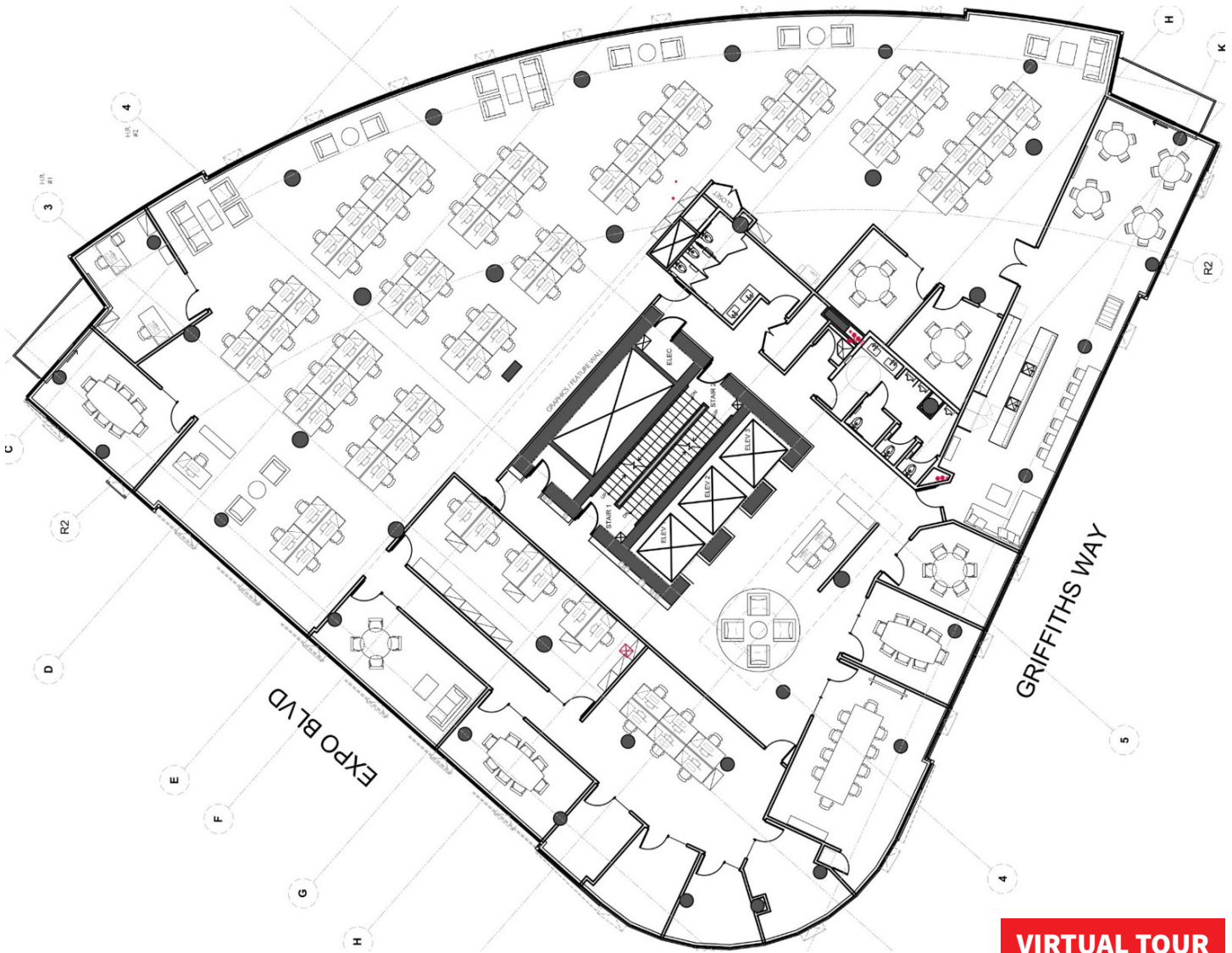
SALIENT DETAILS

UNIT 1200	5,000-14,906 sf
AVAILABILITY	60-90 days notice
SUBLEASE EXPIRY	July 30, 2029
ASKING RATE	Contact Listing Agent
ADDITIONAL RENT	\$16.00 psf/pa (2021 est)
FURNITURE	Negotiable
PARKING	10 stalls in the building at market rates (reserved \$300 random \$200)

FLOOR PLAN

- Reception
- Large presentation boardroom
- 6 meeting rooms
- 7 private offices
- Kitchen/lounge with an accessible deck
- Open area can accommodate up to 225 workstations

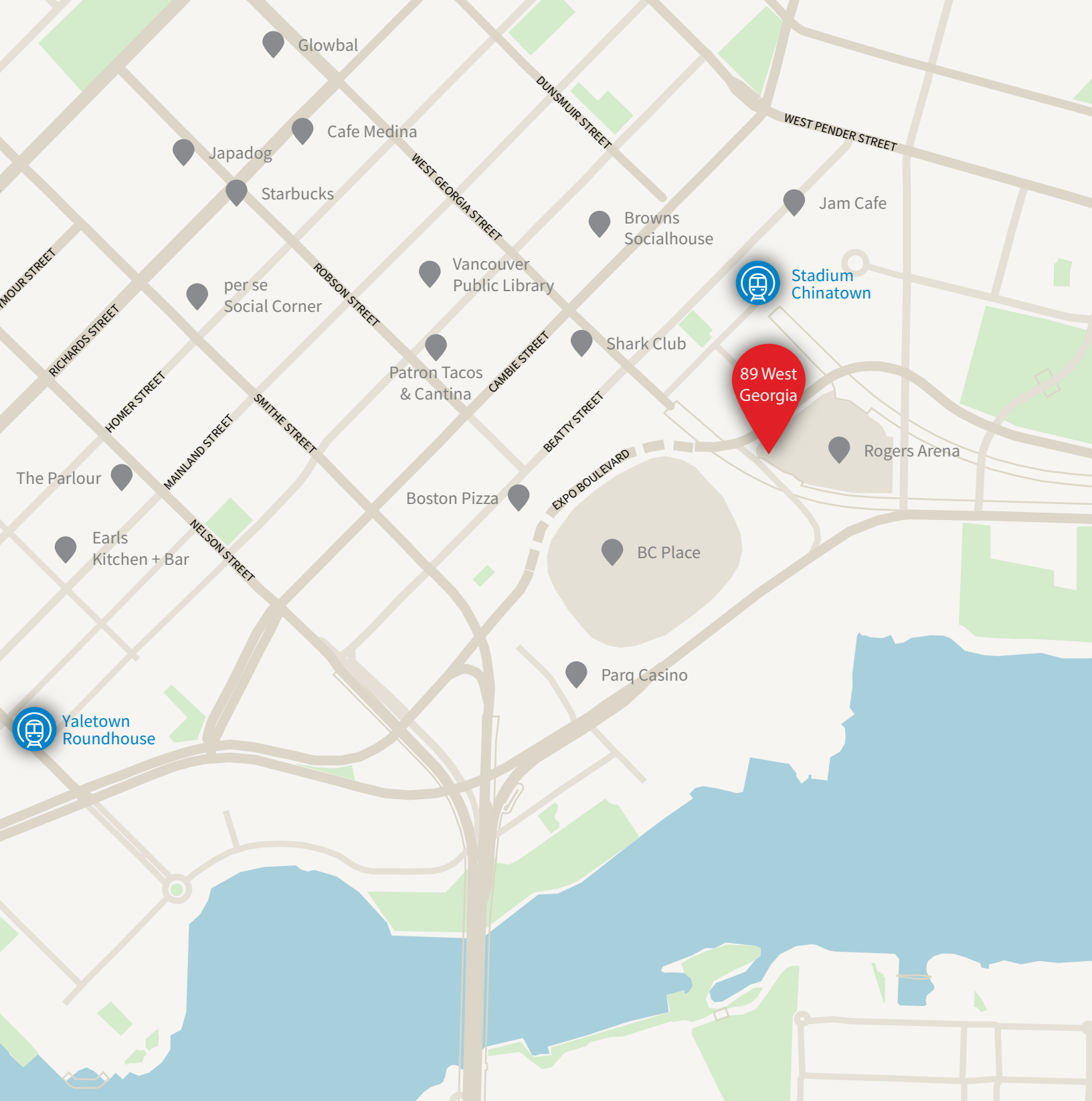
	WALK 94
	BIKE 92
	TRANSIT 100



THE SPACE

The entire 12th floor comprising 14,906 sf is available for sublease and can be demisted into units as small as 5,000 sf. The space is beautifully improved with reception, large presentation boardroom, 6 meeting rooms (2 of which have access to an accessible deck), 7 private offices, kitchen/lounge with an accessible deck and open area currently accommodating 84 workstations but capable of accommodating up to 225 workstations. The space has excellent views to the north of the mountains and Burrard Inlet with good city views in all other directions. Furniture can be made available.





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