



FLOORSPACE

*Nelson Square*

For Sublease

808 Nelson Street

// Unit 1001

# THE OPPORTUNITY AT 808 Nelson Street

## At a Glance

Total Approx. ~4,042 SF

14 Offices

Kitchenette

Potential Reception Area

Open Work Area

## *Unit 1001 // Bright, Move-in Ready Office*

A bright, move-in ready office offering a high ratio of glass-front private offices and strong natural light throughout. The layout is efficient and well-balanced, supporting focused work while maintaining space for collaboration and day-to-day flow.

With 14 offices, an open work area, and a kitchenette, the suite is well suited for professional services or consulting teams looking for a functional, established workspace without the time or cost of a buildout.



Property Highlights

*Nelson Square*

Nelson Square at 808 Nelson Street is ideally located in Vancouver’s Central Business District, directly across from the Provincial Law Courts. This modern office tower offers a 24-hour security guard, premium amenities, and underground parking with both visitor and monthly options.



City Views & Natural Light



Underground Parking



On-Site Coffee & Dining



Secured Bike Storage



Bright & Fully Equipped Fitness Centre



Tenant Lunch Room & Kitchen



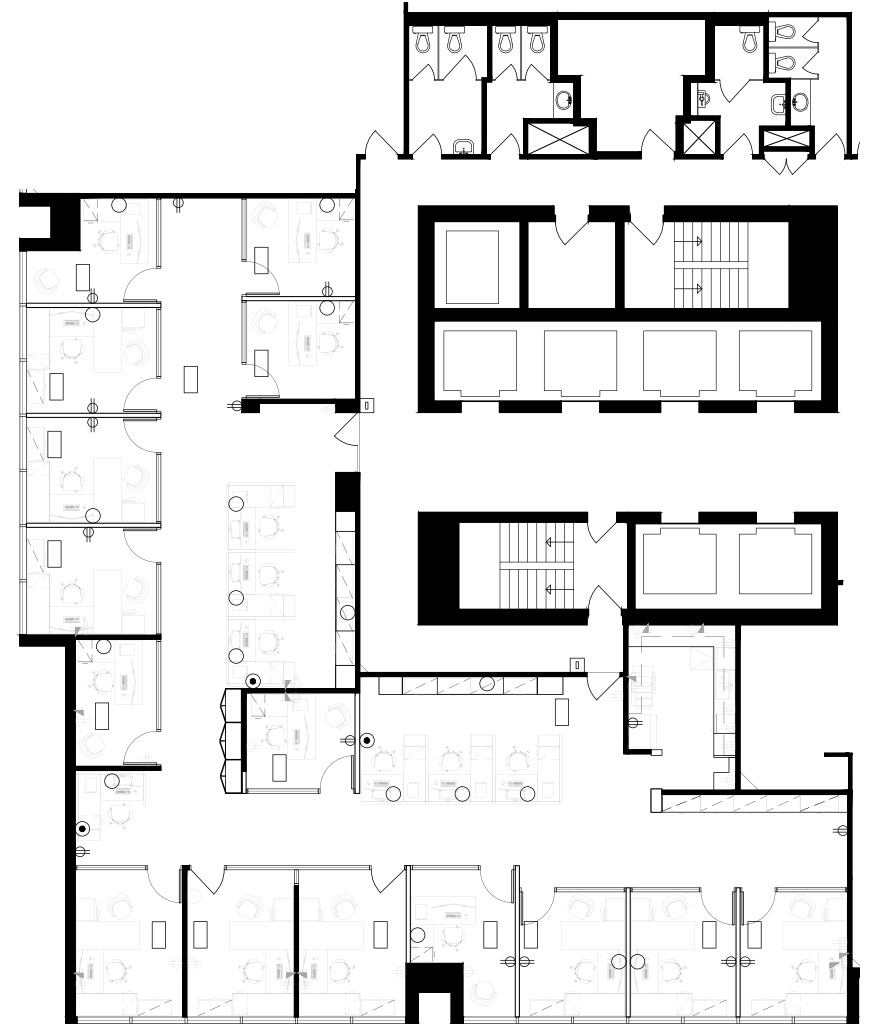
End of Trip Facilities



24-Hour Security Guard



Walkable Downtown Location



Size ~4,042 SF

Basic Rent Contact Agents

Additional Rent \$25.77 (2026 est.)

Availability Immediate

Term Expiry September 2035

Furniture Available



## The Neighbourhood

Located in the heart of downtown Vancouver and steps from the Provincial Law Courts, the building attracts a professional tenant mix across legal, financial, and business sectors. With premium amenities, sweeping views, and seamless access to top restaurants, shops, transit, and entertainment, it's an ideal location for both business and lifestyle.



TRANSIT SCORE

100



WALK SCORE

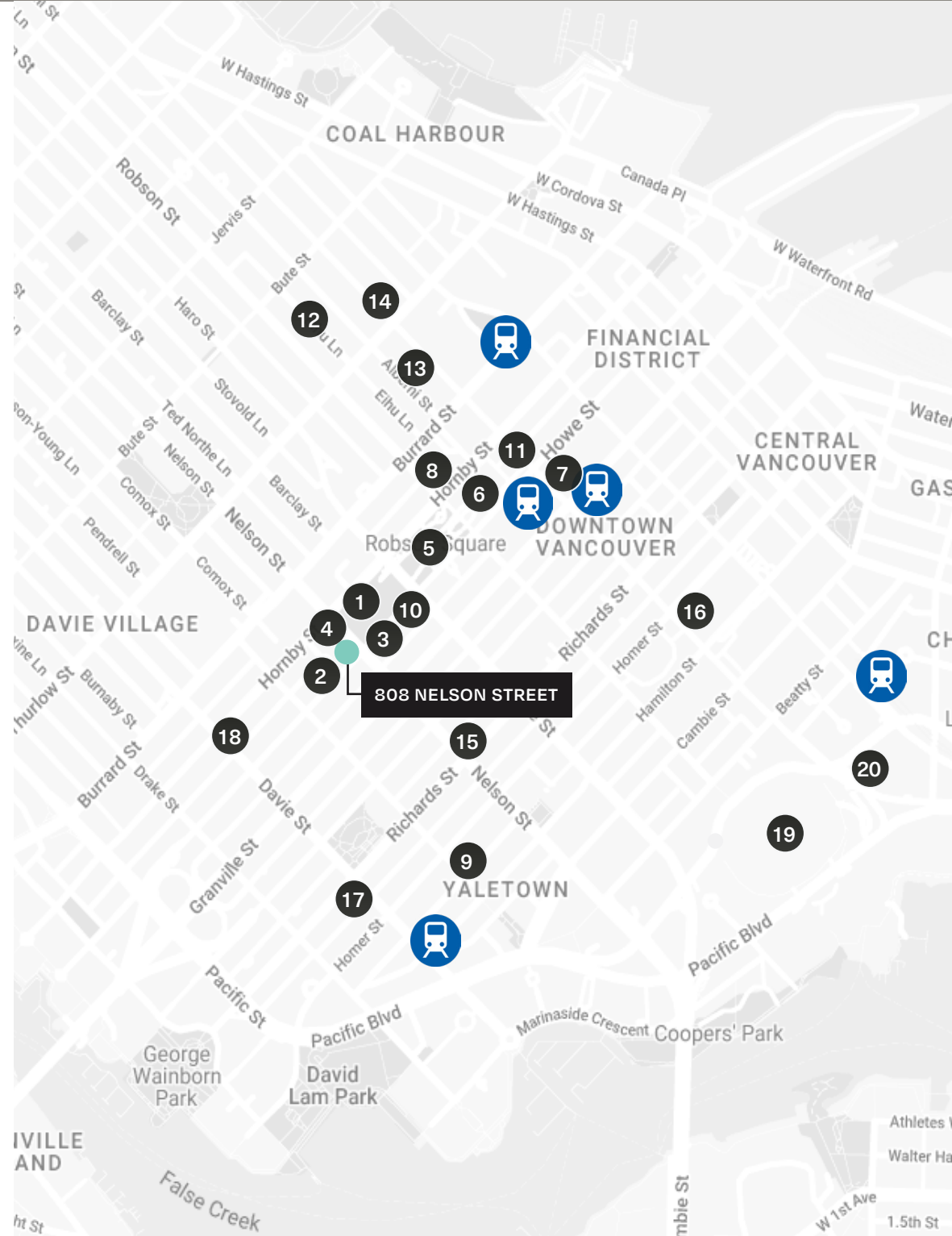
100



BIKE SCORE

91

- |                            |                           |
|----------------------------|---------------------------|
| 01. Vancouver Law Courts   | 11. Hawksworth Restaurant |
| 02. Honolulu Coffee        | 12. Din Tai Fung          |
| 03. Pallet Coffee Roasters | 13. Black+Blue            |
| 04. Relish the Pub         | 14. Equinox West Georgia  |
| 05. Robson Square          | 15. Nesters Market        |
| 06. Vancouver Art Gallery  | 16. Loblaws City Market   |
| 07. CF Pacific Centre      | 17. Choices Market        |
| 08. JOEY Burrard           | 18. Breka Bakery & Café   |
| 09. Blue Water Cafe        | 19. BC Place              |
| 10. Raintown Cafe          | 20. Rogers Arena          |

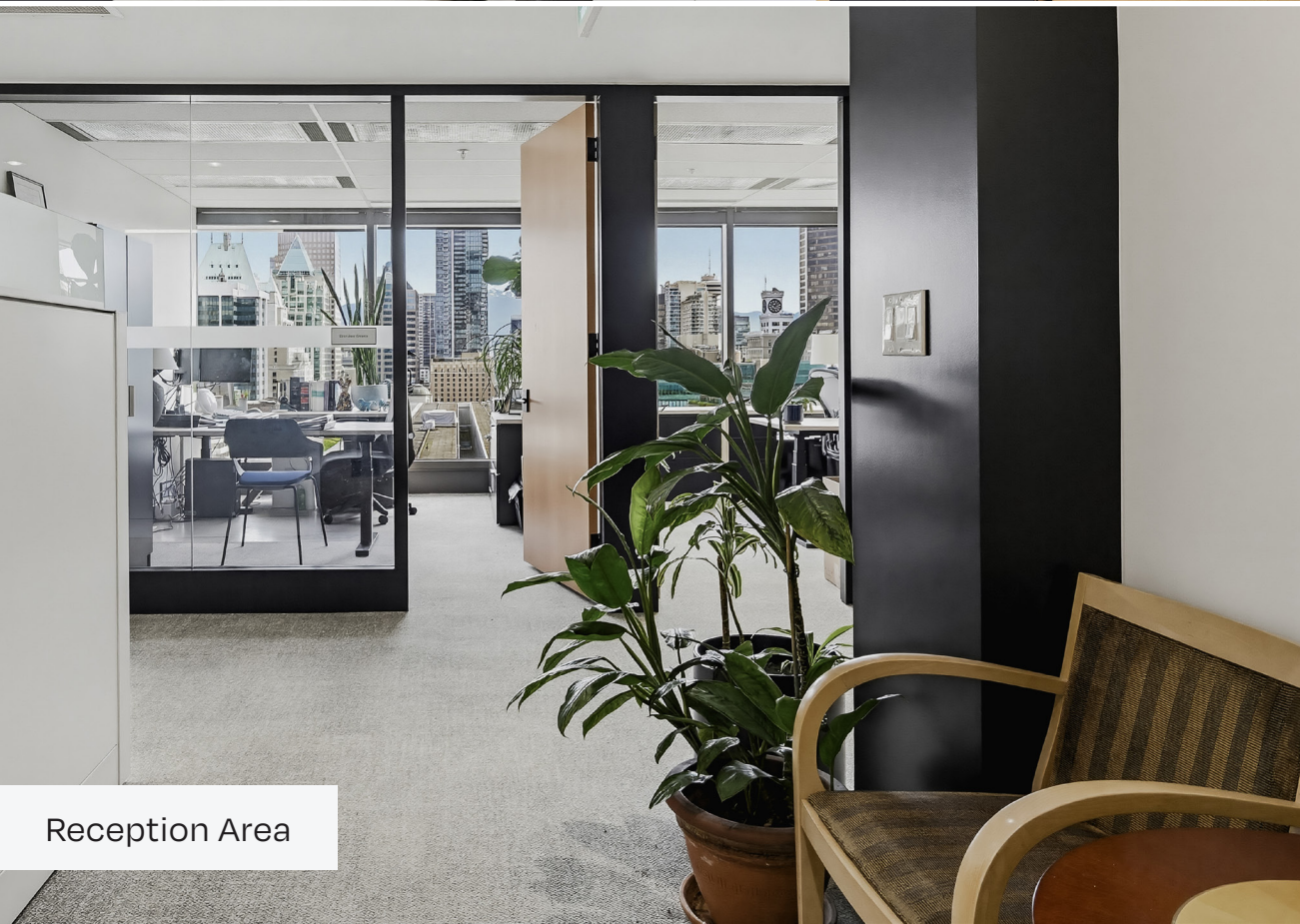




Kitchenette



Natural Light & City Views



Reception Area

For more information, please contact:



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