

DeloitteSummit

410 West Georgia Street, Vancouver, BC

**An Architectural Landmark
Designed for Industry Leaders**

FULL 17th FLOOR FOR SUBLEASE

One of the last remaining high-bank full floors in the trophy market, offering 15,984 SF of premium office space with expansive views and top-tier amenities.



Deloitte.

TELUS





THE OPPORTUNITY

An Iconic Address, a Rare Opportunity

Cushman & Wakefield is pleased to offer the opportunity to sublease the full 17th floor of the iconic Deloitte Summit in Downtown Vancouver.

Totaling 15,984 SF, this high-bank floor presents a rare chance to secure space in one of Vancouver's most prestigious and architecturally distinctive office towers, completed in 2022. With floor-to-ceiling glazing, abundant natural light, sweeping views, and access to premium amenities, the 17th floor delivers a first-class workplace experience designed for industry-leading businesses seeking presence in a landmark tower.





SALIENT DETAILS

Key Details

| | |
|--------------------------|--|
| ■ Available Premises | 17th Floor – 15,984 SF <i>Sublandlord will consider a half-floor demise</i> |
| ■ Asking Rent | Please contact agents |
| ■ Inducement Package | Please contact agents |
| ■ Additional Rent (2025) | \$26.93 (lower than 2024 estimate) |
| ■ Sublease Expiry | July 30, 2037 |
| ■ Parking | 1 stall per 2,150 sf |
| ■ Availability | Immediate |
| ■ Measurement | BOMA 1996 (gross up capped at 16.5%) |
| ■ Space Condition | Base Building |



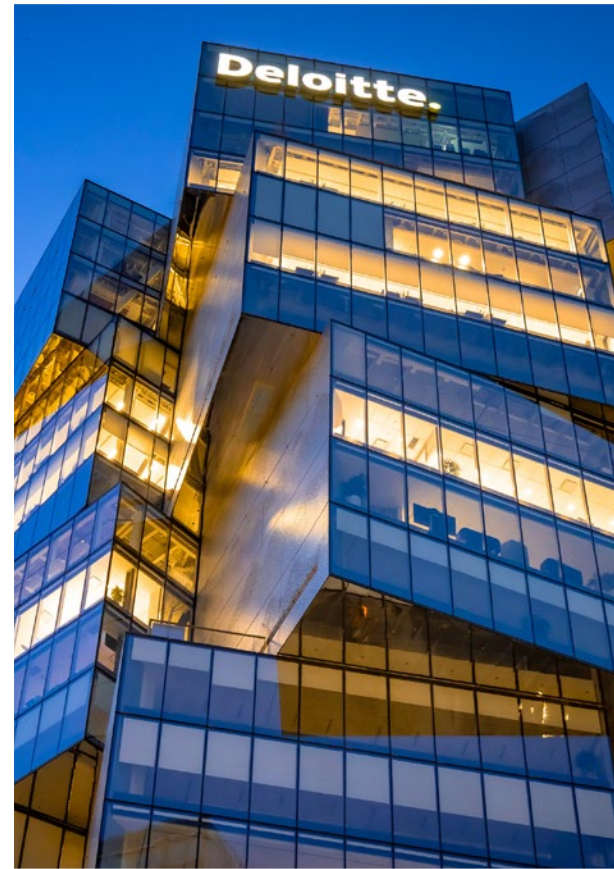
THE BUILDING

Work Elevated in Downtown Vancouver

The Deloitte Summit is a prestigious 24-storey office tower offering over 350,000 rentable square feet of premium office space in the heart of downtown Vancouver. Designed to meet the needs of modern businesses, the building combines innovative design with sustainable features, providing a professional and comfortable environment for tenants.

★ BUILDING FEATURES

- Eight destination dispatch elevators
- Two parkade shuttle elevators
- Bike parking elevator
- 163 parking stalls
- Steel and concrete construction
- Triple glazed windows
- Operable windows throughout
- 11'8" ceiling height (slab to slab)





MECHANICAL FEATURES

Comfort, Control, and Sustainability Built In

- 100% fresh air heat recovery ventilation
- Hydronic fan coil units provide both heating and cooling and increased controllability
- In-ceiling ducts
- District energy connection from Creative Energy (low carbon neighborhood energy utility)

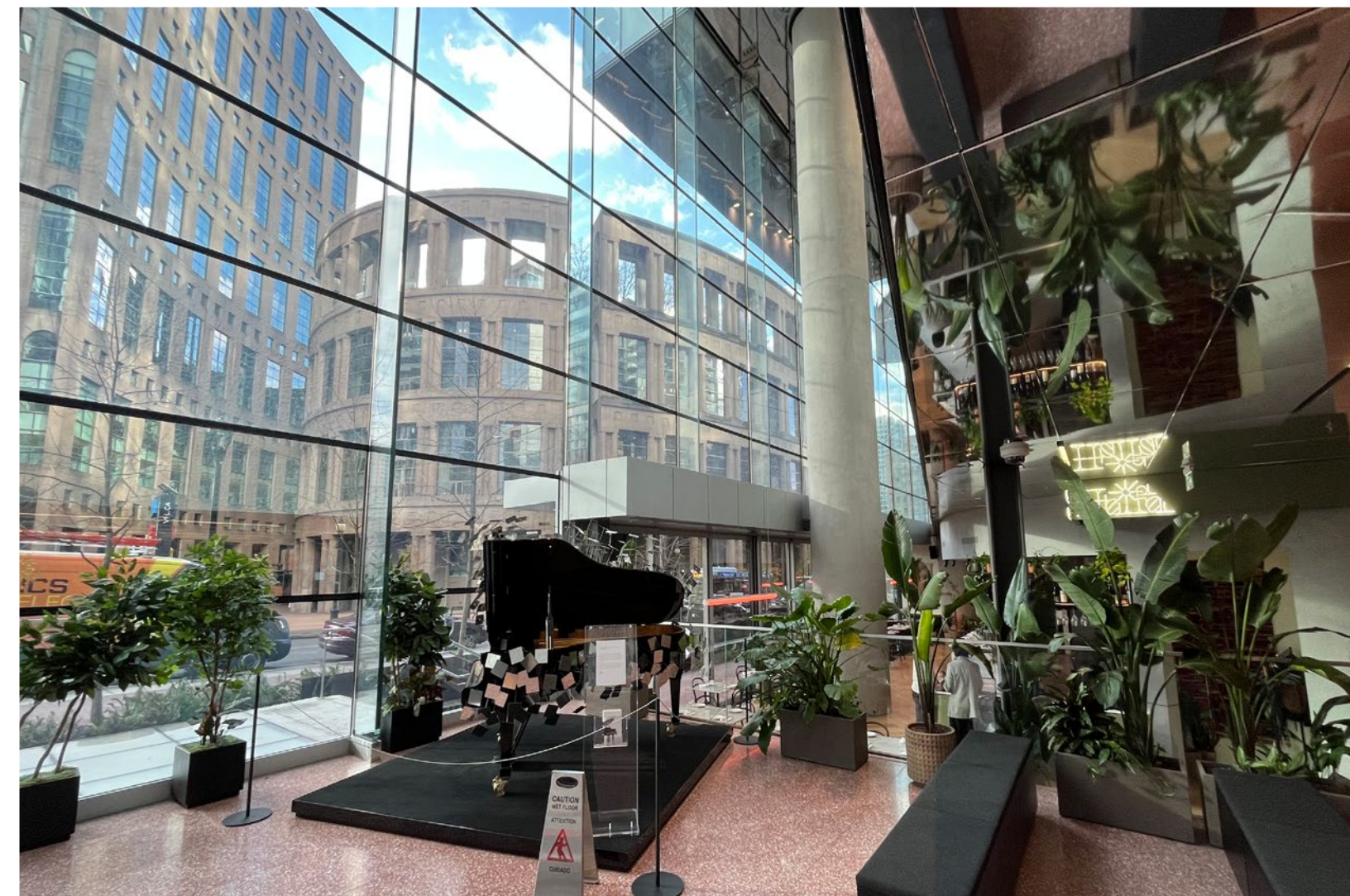




BUILDING AMENITIES

You'll never want to leave

- Giovane Caffè on ground floor
- Restaurant on ground floor
- 24-hour building security
- Fitness facility
- Bike valet service & storage (over 120 secured bike parking spaces)
- End-of-trip facility
- Changerooms with showers and 100+ lockers
- Dogwood room featuring Japanese landscaping
- DAS System and Shaw Open Wi-Fi



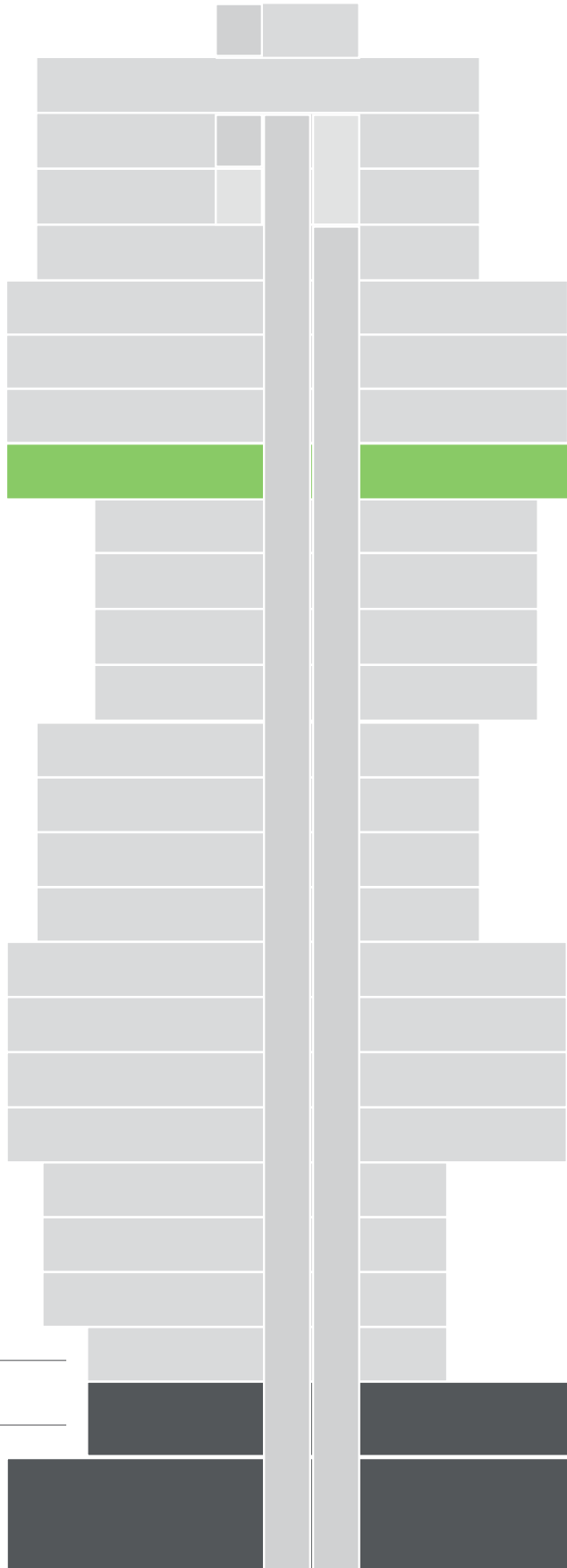
DeloitteSummit

410 West Georgia Street, Vancouver, BC

17th floor
15,984 SF

THE BUILDING

- Lobby**
Retail
- Lower Lobby**
Fitness Facility
- Parking P2 - P6**
Bike Elevator &
End of Trip Facilities

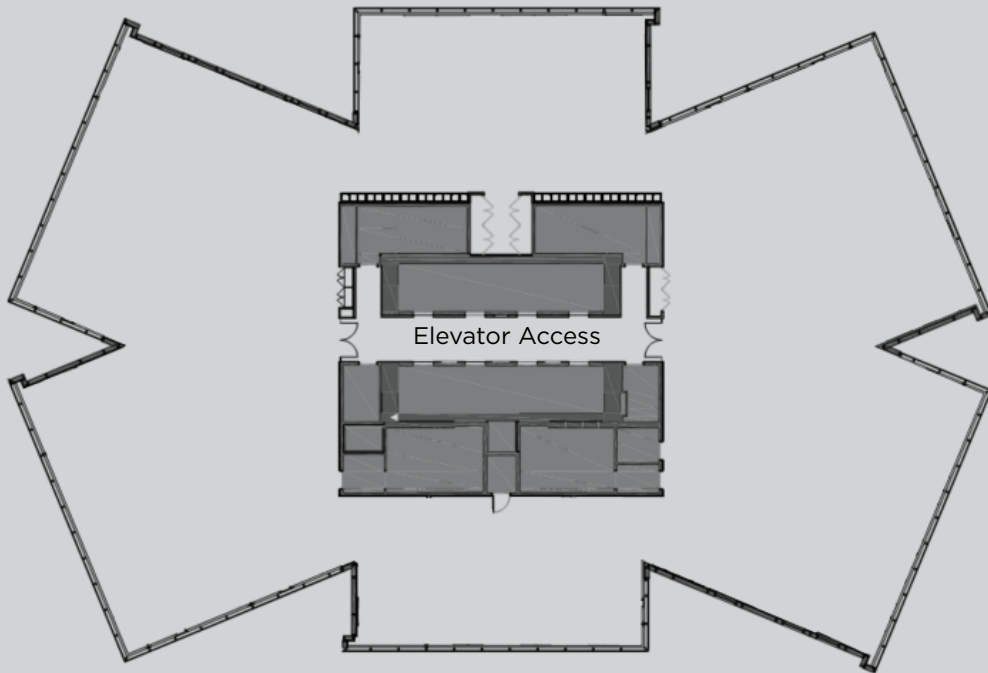


8 Passenger Elevators & 2 Parking Shuttles





Richards St.



West Georgia St.

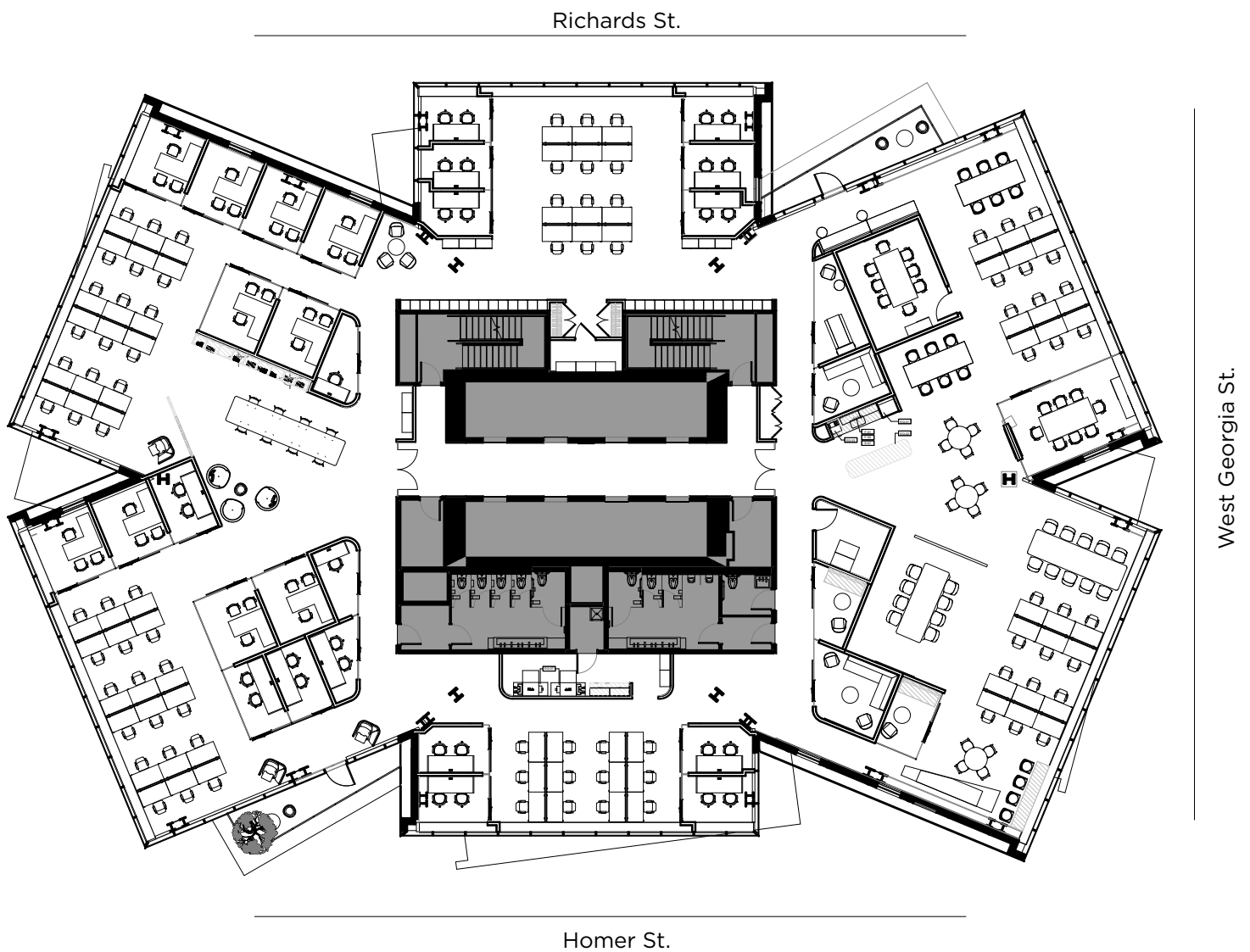


Homer St.

Conceptual Test Fits*

17th Floor Sample Layout: Open Plan Configuration

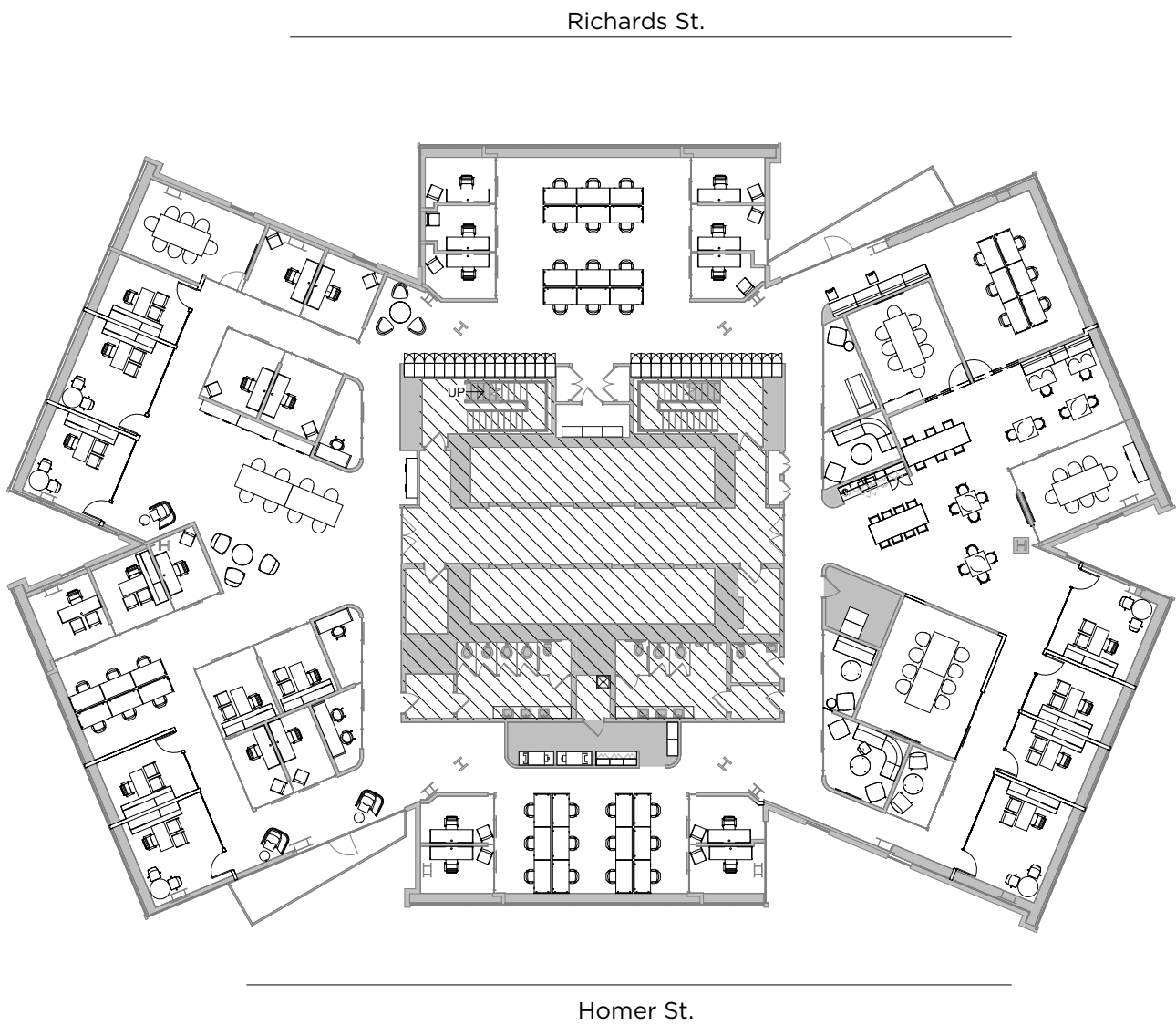
- Workstations: 82
- Office/Breakout/
Meeting Rooms: 33



* For demonstration purposes only.

17th Floor Sample Layout: Enclosed Office Configuration

- Workstations: 33
- Meeting rooms: 9
- Offices: 31



West Georgia St.

LOCATION

Where Vancouver Comes Together

For some time, the central business district has been shifting eastward and consolidating. 410 West Georgia is at the center of downtown Vancouver and on the right side of the ceremonial avenue Georgia Street.

Only steps away are other major amenities which today include the Central Library, BC Place Stadium, and Rogers Arena which hosts the city's main sporting and musical events. The Vancouver Art Gallery's striking 320,000 SF new museum will be built a block away.

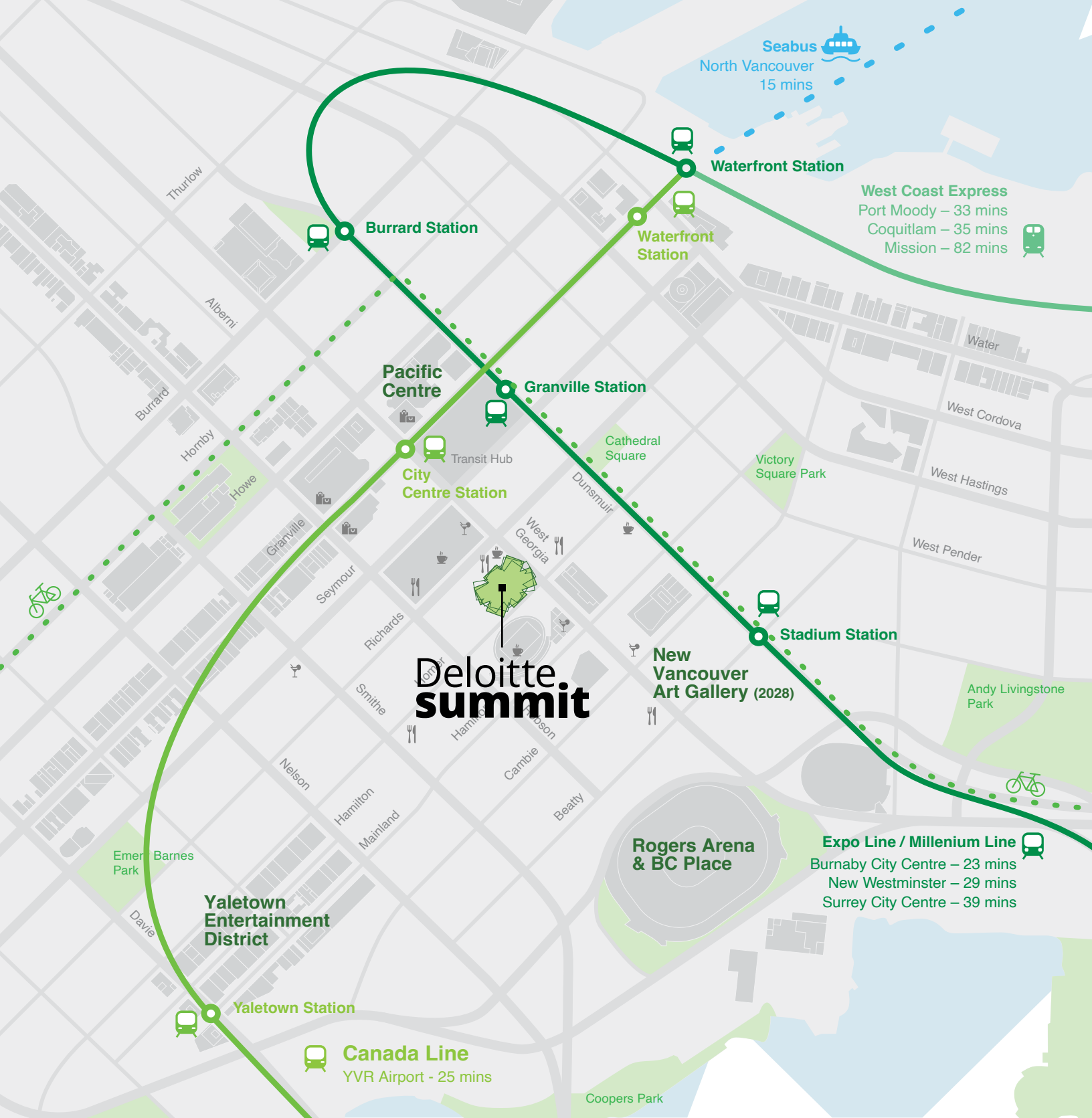
Directly across the street, The Post — now complete and home to Amazon's 1.1 million SF Vancouver headquarters — has brought a significant influx of talent and energy to the area. The transformation continues with the Northeast False Creek Plan and the dismantling of the viaducts, which will introduce 30 acres of new public space, 12,000 new homes, and an expanded Creekside Park. This redevelopment is led by the same acclaimed design team behind Manhattan's iconic High Line, marking a bold reimagining of the urban waterfront.

LOCATION



An aerial photograph of Vancouver, British Columbia, Canada, taken during the golden hour of sunset. The city's dense urban landscape is visible, featuring numerous high-rise buildings and residential towers. In the foreground, a large marina is filled with hundreds of sailboats, their masts creating a forest of white lines against the darkening water. The background shows the city extending to the base of the mountains, with the sky transitioning from a warm orange near the horizon to a deep blue above. A semi-transparent white logo consisting of several overlapping, irregular geometric shapes is positioned in the upper center of the image. The text "Deloitte Summit" is overlaid in a green, sans-serif font on this logo.

Deloitte Summit



LOCATED IN THE GEOGRAPHIC HEART OF THE CITY, CONNECTED TO ALL THE DOWNTOWN HAS TO OFFER.

175+
 restaurants

125+
 cafes

575+
 retail & services

45+
 bars & pubs

LOCATION

Connected. Walkable. Exceptional.

Located in the heart of downtown Vancouver, Deloitte Summit offers exceptional walkability, bike access, and transit connectivity. Surrounded by leading businesses and retail, including Amazon, Lululemon's future headquarters, TELUS, and others, the building is a premier hub for innovation.

 **96**
Walk Score
Walking Paradise

 **100**
Transit Score
Rider's Paradise

 **85**
Bike Score
Very Bikeable



Award-Winning Architecture

Deloitte Summit is a 355,000 square foot masterpiece designed by OSO Design as Lead Designer with Merrick Architecture as the Executive Architect.

A collection of stacked boxes, each containing 4 floors, with differing orientations, Deloitte Summit offers its occupants a variety of breathtaking views of Vancouver's repositioned downtown core, Burrard Inlet, and the North Shore mountains.

The rotation of the boxes allows for spaces to be filled with greenery and also creates an opportunity to provide outdoor balconies at the bottom of each stacked box. From an interior perspective, the floorplate design lends itself to a unique, creative work environment not seen in a traditional office tower.





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