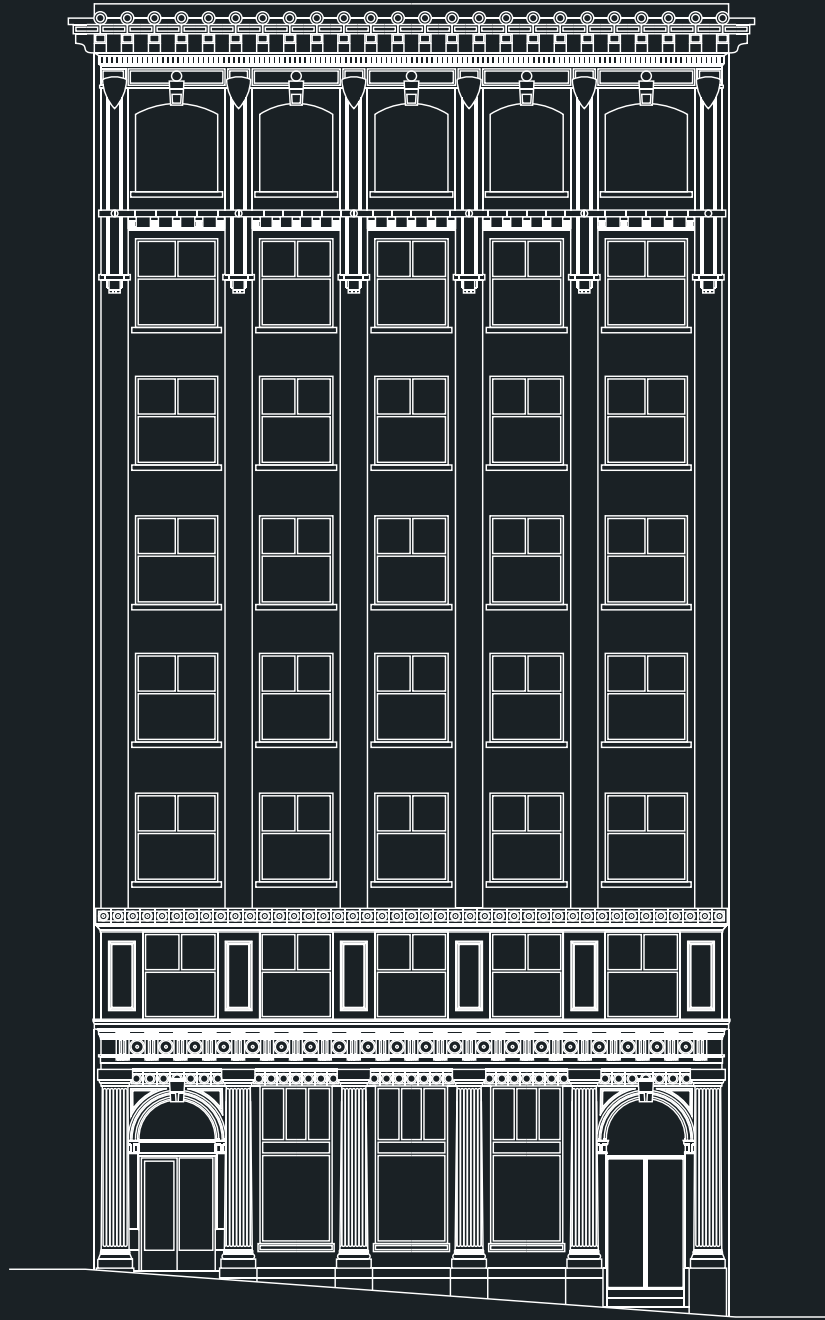


THE
LUMBERMENS
BUILDING

509 RICHARDS STREET

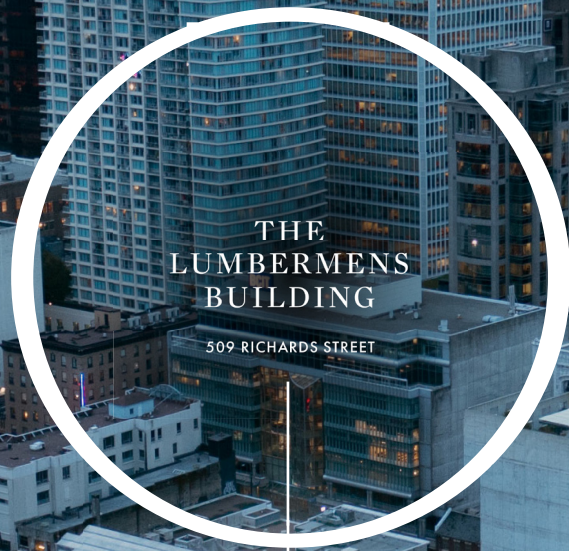


MARCON

Colliers

509 Richards Street

Colliers is pleased to present the opportunity to lease up to 14,642 SF across 4 floors in Downtown Vancouver's historic Lumbermen's Building.



Surrounding Neighbourhood Map

The Lumbermen's Building is conveniently located at the intersection of Downtown Vancouver's creative and business districts, on the west side of Richards Street just south of West Pender Street. This location is rich with retail amenities, surrounded by large tech, and is easily accessible by all forms of transportation including SkyTrain.

- | | | | |
|----------------------|--|-------------------------------|--|
| ① Microsoft | 725 Granville St Vancouver, BC V7Y 1G5 | ⑨ Sony Pictures | 725 Granville St, Vancouver, BC V7Y 1K4 |
| ② Workday | 601 W Hastings St, Vancouver, BC V6B 1M8 | ⑩ Cisco System | 595 Burrard St, Vancouver, BC V7X 1J1 |
| ③ Salesforce | 333 Seymour St #700, Vancouver, BC V6B 5A7 | ⑪ Finch's | 353 W Pender St, Vancouver, BC V6B 1T1 |
| ④ Apple | 400 Burrard St Vancouver, BC V6C 3B7 | ⑫ Disney | 21 Water St, Vancouver, BC V6B 1A1 |
| ⑤ Amazon | 510 W Georgia St, Vancouver, BC V6B 0M3 | ⑬ Pacific Centre | 701 W Georgia St, Vancouver, BC V7Y 1G5 |
| ⑥ SAP Canada | 910 Mainland St, Vancouver, BC V6B 1A9 | ⑭ Vancouver Public Library | 350 W Georgia St, Vancouver, BC V6B 6B1 |
| ⑦ The Post Vancouver | 349 W Georgia St, Vancouver, BC V6B 3W8 | ⑮ Nemesis Coffee | 302 W Hastings St, Vancouver, BC V6B 2N4 |
| ⑧ Lululemon | 1280 Burrard St Vancouver, BC V6Z 1Z1 | ⑯ Timbertrain Coffee Roasters | 311 W Cordova St, Vancouver, BC V6B 4K2 |



99
WALKER'S PARADISE
Daily errands do not require a car

100
RIDER'S PARADISE
World-class public transportation

90
BIKER'S PARADISE
Daily errands can be done on a bike

Heritage Office Space

The eight-storey Lumbermen's Building is a classic example of the Edwardian Commercial Style. Constructed in 1911 - 1912 for the North West Canada Trust Co Ltd.

The building has since been modernized through major renovations in 1987, 2007 & 2022. The decorated terra cotta on the front façade contrasts with the plain, brick treatment of the other three elevations. Inside, the high ground-floor banking hall is generously decorated in a classical vocabulary.

Salient Details

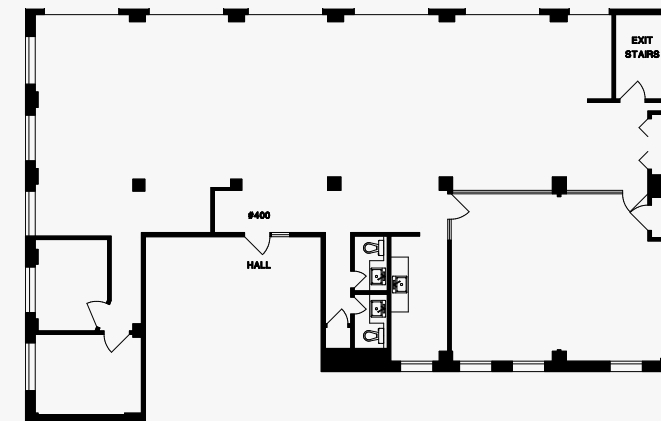
Address:	509 Richards Street	
Suite / Rentable Area:	2nd Floor	LEASED
	3rd Floor	LEASED
	4th Floor	3,676 SF
	5th Floor	3,675 SF
	6th Floor	3,675 SF
	8th Floor	3,616 SF
	Total Available SF	14,642 SF
Additional Rent:	\$15.50 (2024 est.)	
Net Rent:	Well below market rent	
Available:	Immediately	
Lease Term:	Flexible	



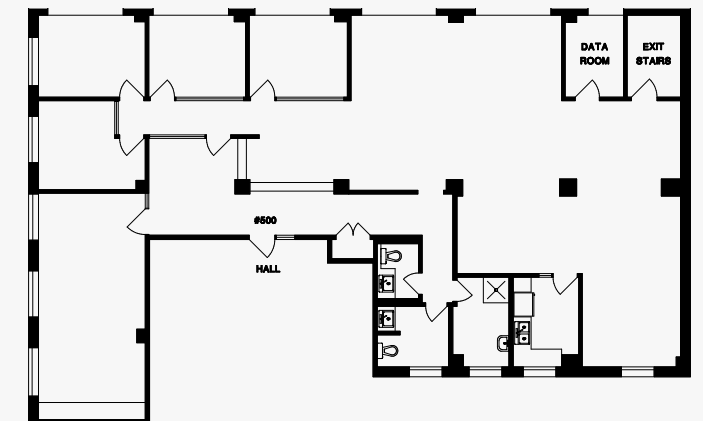
Suite Floor Plans

Exclusive full floor offices now available in Downtown Vancouver. Tenants will enjoy the abundance of natural light and views. The building is equipped with fiber-optic, end-of-trip bicycle facilities, storage available for rent, and ample parking stalls available in the neighbouring parkade.

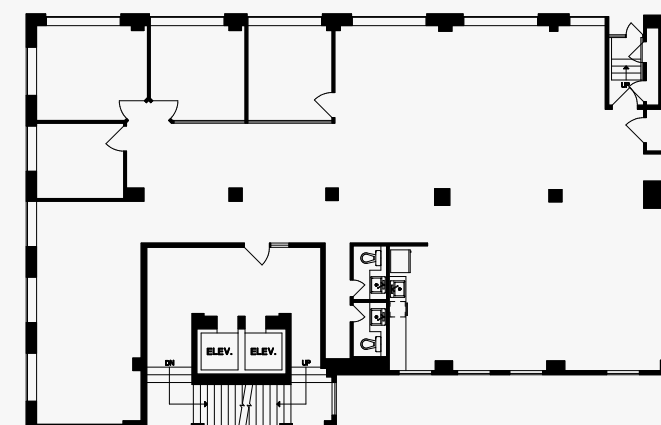
Floor 4



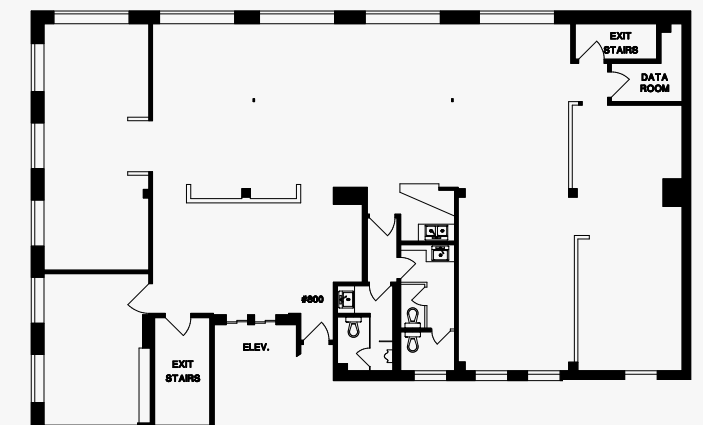
Floor 5



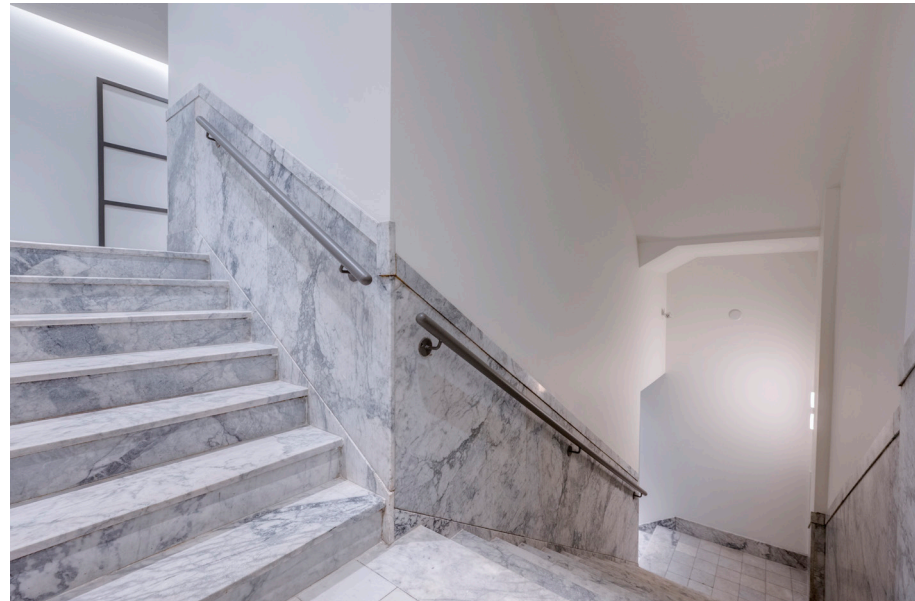
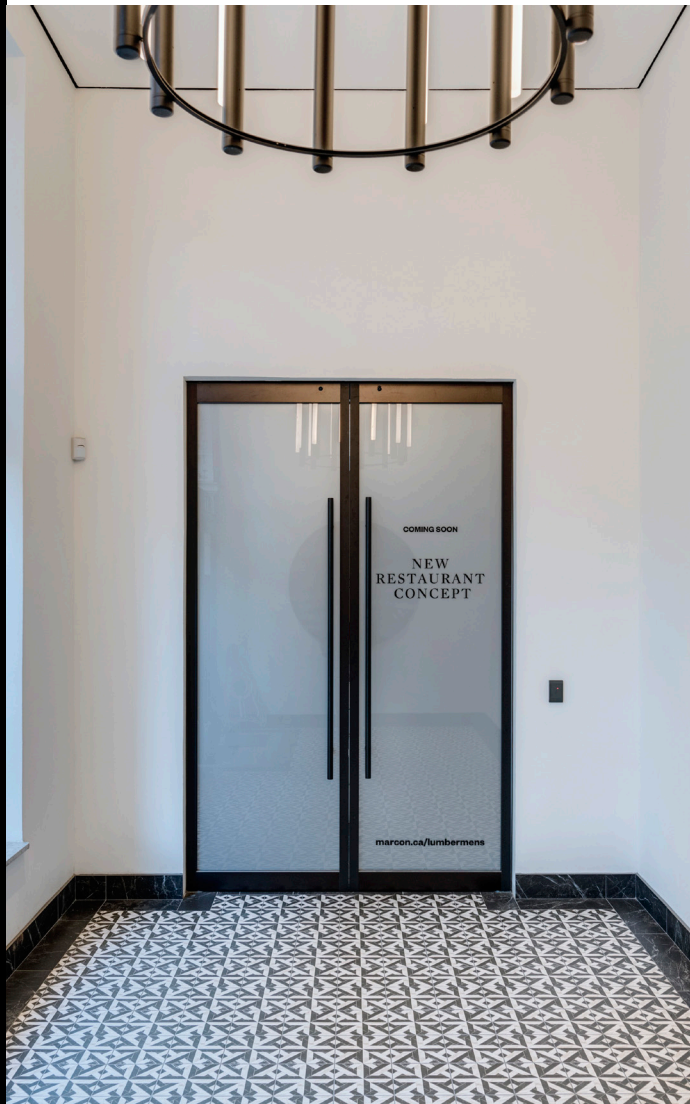
Floor 6



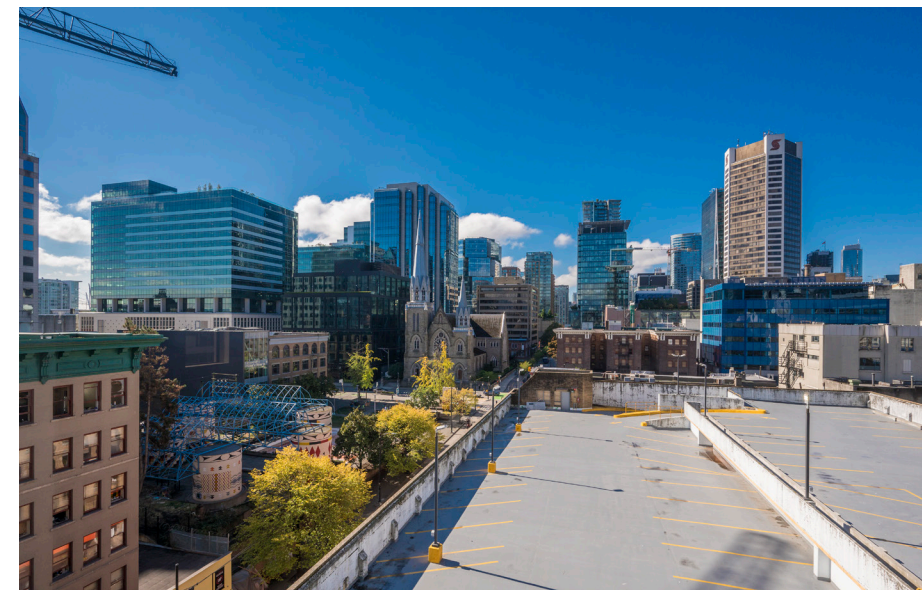
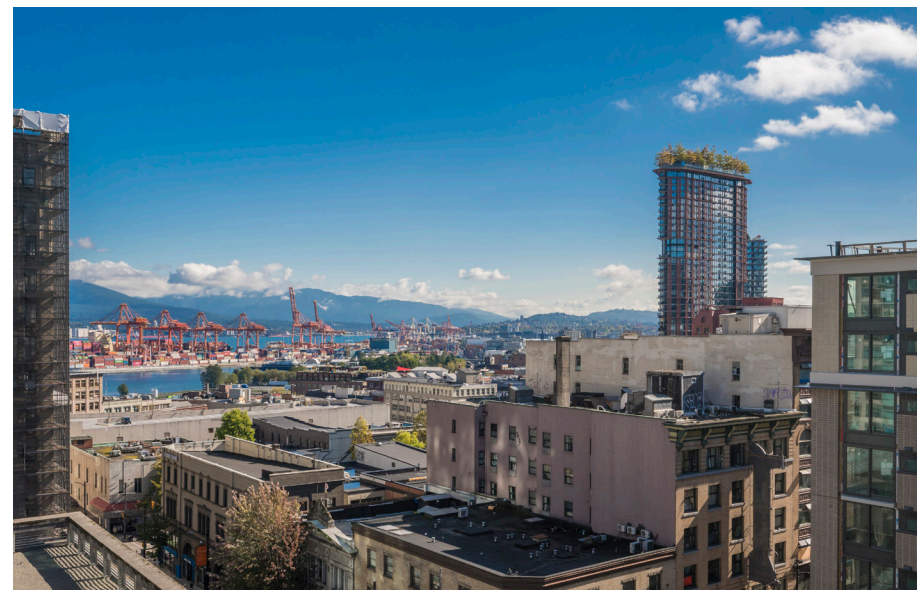
Floor 8 (Penthouse)



Building
Photos



Suite &
View
Photos



Contact for more information

Graham Davidson
Vice President
604.694.7206
graham.davidson@colliers.com

THE DEVELOPER RESERVES THE RIGHT IN ITS SOLE DISCRETION TO MAKE MODIFICATIONS OR CHANGES TO BUILDING DESIGN, FLOOR PLANS, PROJECT DESIGNS, SPECIFICATIONS, FINISHES, FEATURES, AND DIMENSIONS, WITHOUT PRIOR NOTICE OR COMPENSATION TO ANY PERSON. SQUARE FOOTAGES ARE APPROXIMATE AND HAVE BEEN CALCULATED FROM ARCHITECTURAL DRAWINGS. ACTUAL FINAL DIMENSIONS FOLLOWING COMPLETION OF CONSTRUCTION MAY VARY FROM THOSE SET OUT HEREIN. E.&O.E.

Colliers