



885

West Georgia Street

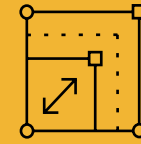
VANCOUVER, CANADA

FOR SUBLEASE

DEMISING OPTIONS



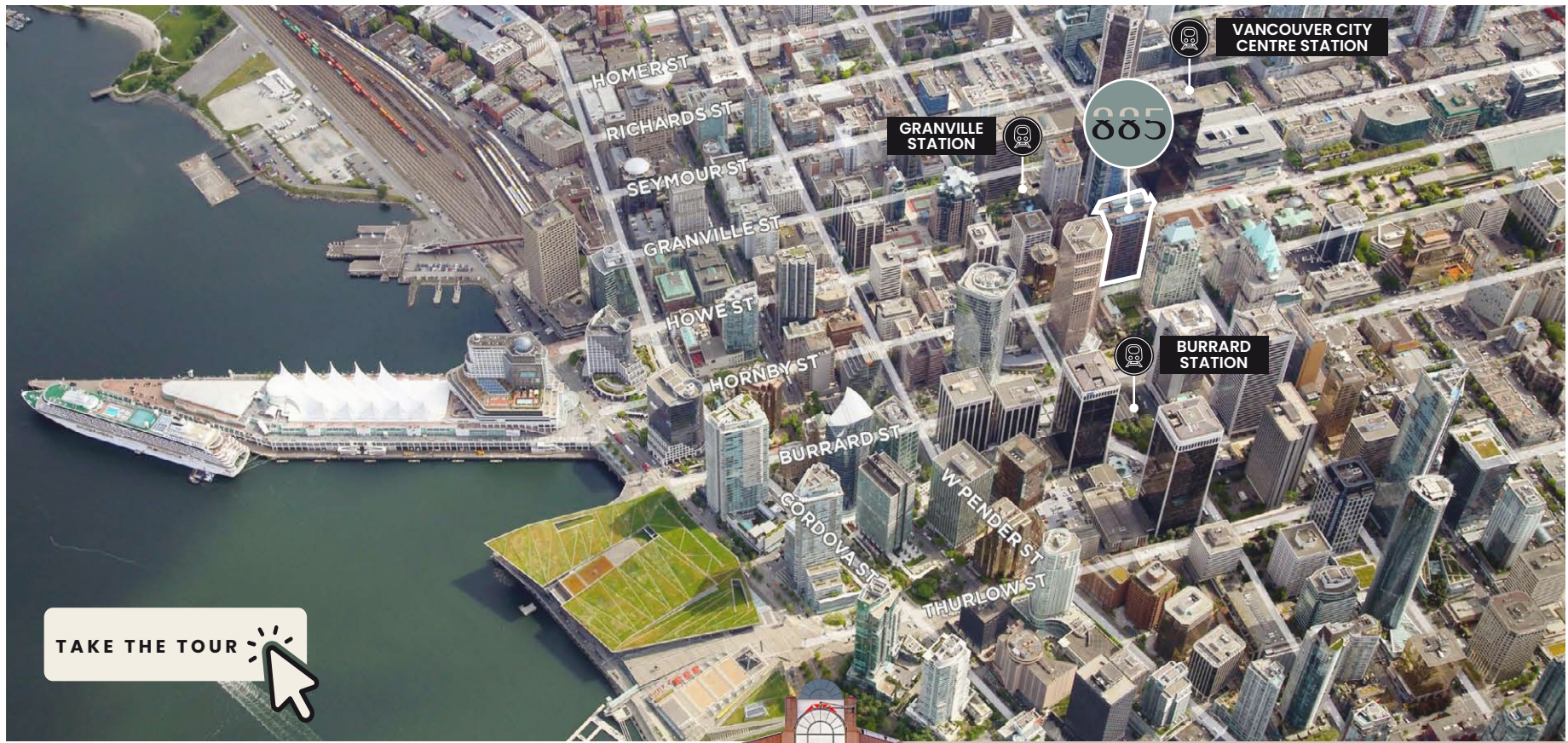
TAKE THE TOUR



11TH FLOOR:
FLEXIBLE DEMISING OPTIONS
4,259 – 10,877 SF



 CUSHMAN &
WAKEFIELD



TAKE THE TOUR

Property Highlights

885 West Georgia is prominently positioned in the heart of the Downtown Core towering over the Vancouver Art Gallery, Robson Square and Law Courts. Built in 1987 and maintained immaculately since, the building offers a first-class, professional office experience. Expansive views are complimented by separation from adjacent buildings to promote access to natural light. The building's grand lobby features a rotating public art exhibit, coffee/food amenities, meeting spaces, and the iconic Pendulum by Alan Storey.



AVAILABLE AREA:

- 11th floor: 10,877 SF*
 - Sample Demising Options:*
 - » Option A: 6,618 SF
 - » Option B: 4,259 SF
 - *Additional 3,040 SF available (direct) on the 11th floor for contiguous 13,917 SF
- 10th floor: 7,535 SF
- **Sublease Term:** June 29, 2029
- **Additional Rent:** \$24.60 PSF/PA (2025 estimate)
- **Asking Rent:** Contact agents
- **Availability:** Immediately
- **Furniture:** Available
- **Parking:** Generous parking ratio (contact agents)

885



Opportunity Highlights



11th floor recently underwent full renovation – excellent condition and lightly used



Flexible demising options available on the 11th floor



Efficiently laid out with a mix of open plan and offices



Excellent natural light throughout



Favourable measurement standard – BOMA 1980



Elevator exposure



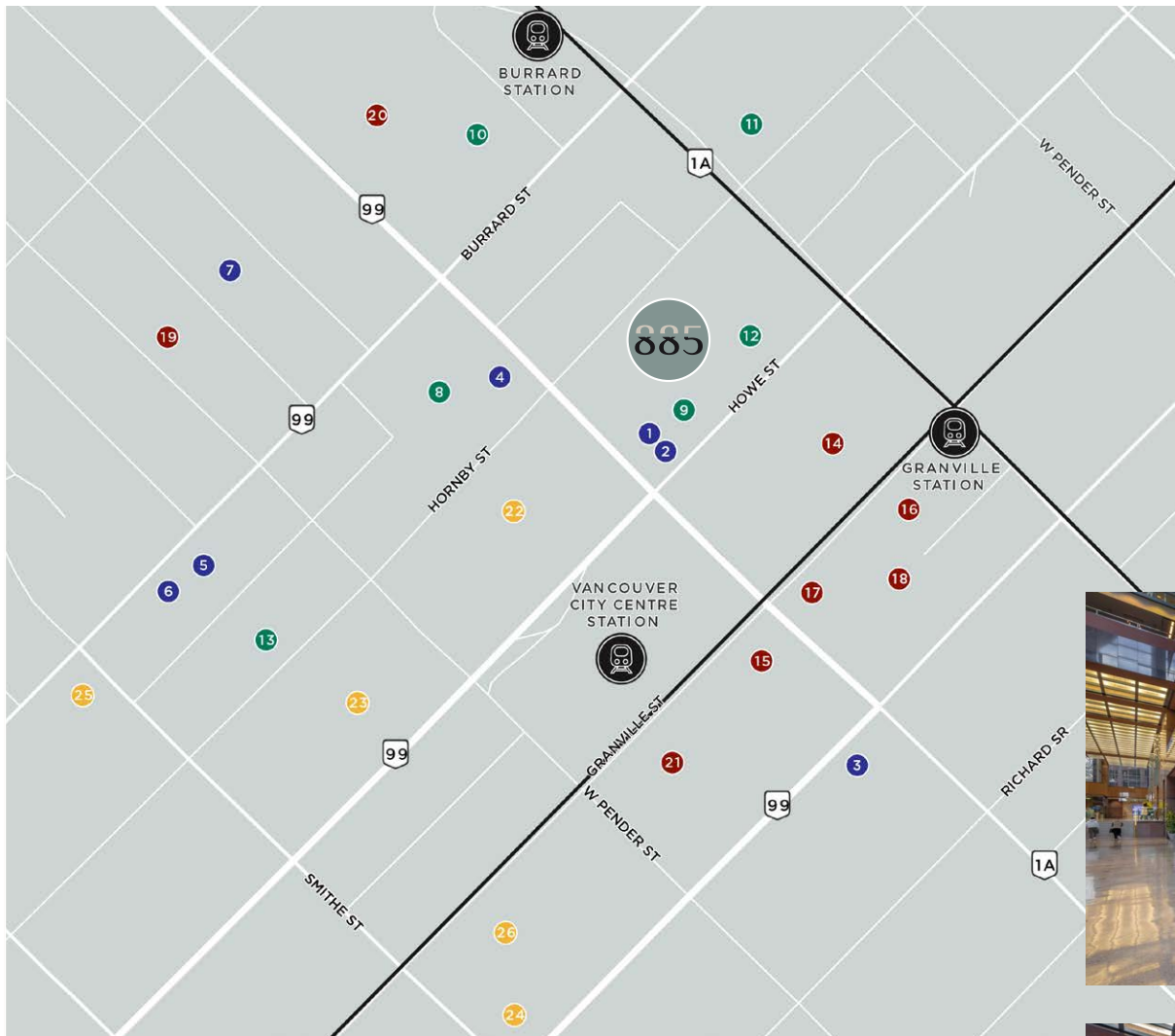
Potential for adjacent expansion



Fitwel®
Viral Response
Certified

Amenities

- 24,000 SF terrace with sports courts, yoga circle and seating
- State-of-the-art Fitness Centre
- Showers and locker rooms
- Tech-enabled conference and meeting rooms
- Secure bike lockers
- Tenant mobile app
- EV charging
- Proximity to CF Pacific Centre



DINING

1. HAWKSWORTH
2. BEL CAFÉ
3. GLOWBAL
4. NOTCH 8
5. JOEY
6. ITALIAN KITCHEN
7. BLACK + BLUE

HOTEL

8. FAIRMONT HOTEL VANCOUVER
9. ROSEWOOD HOTEL
10. HYATT REGENCY
11. HOTEL LE SOLEIL
12. METROPOLITAN HOTEL
13. WEDGEWOOD HOTEL & SPA

RETAIL

14. CF PACIFIC LOUNGE
15. LONDON DRUGS
16. WINNERS
17. HUDSON'S BAY
18. SHOPPERS DRUG MART
19. INDIGO
20. STAPLES
21. BEST BUY

ENTERTAINMENT

22. VANCOUVER ART GALLERY
23. ROBSON SQUARE
24. ORPHEUM THEATRE
25. SCOTIABANK THEATRE
26. COMMODORE BALLROOM

* Flexible demising options available

** Additional 3,040 SF available (direct) for contiguous 13,197 SF"

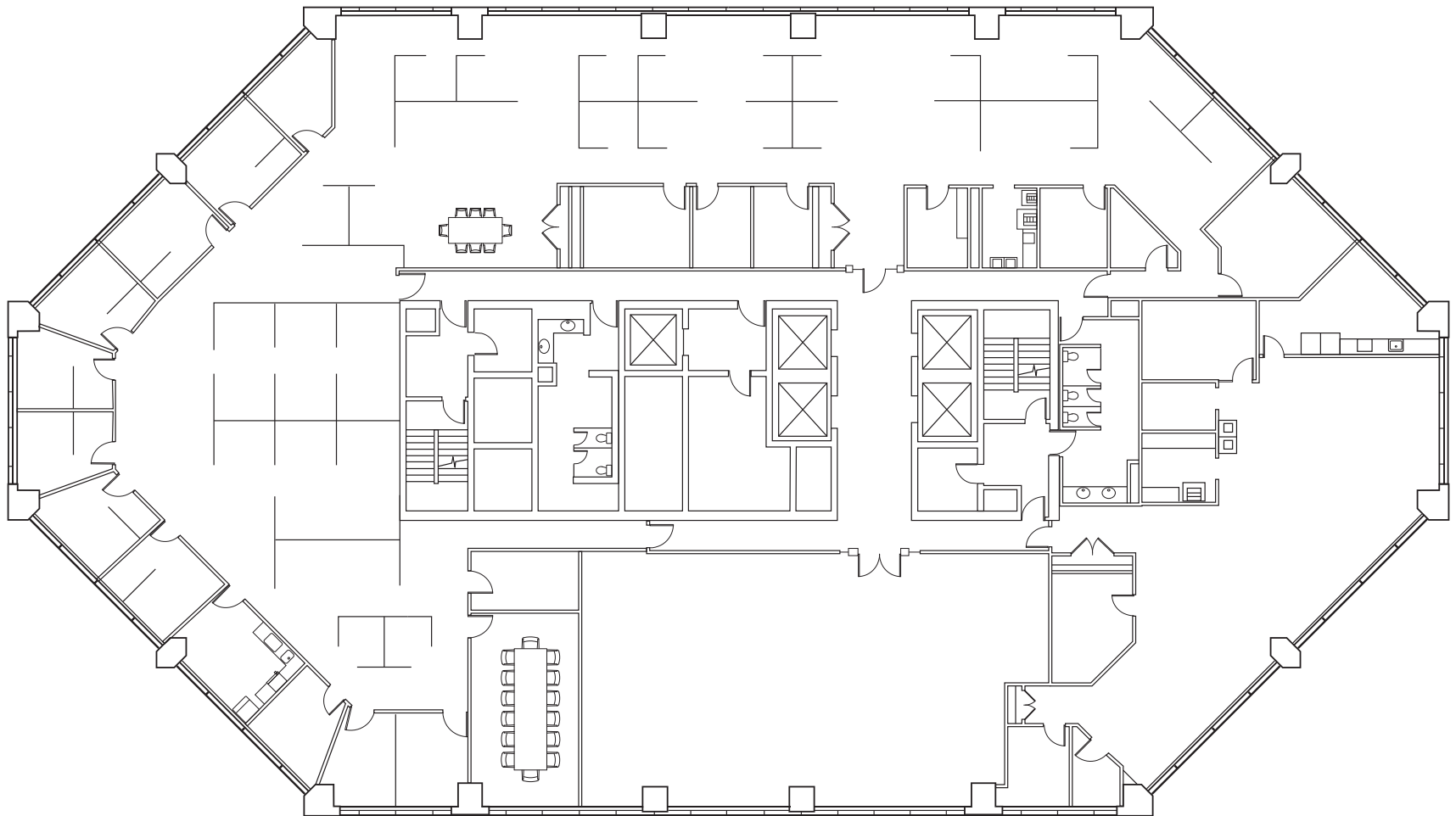
11TH FLOOR – 10,877 SF

1 KITCHEN

2 CONFERENCE ROOMS

14 OFFICES

37 WORKSTATIONS



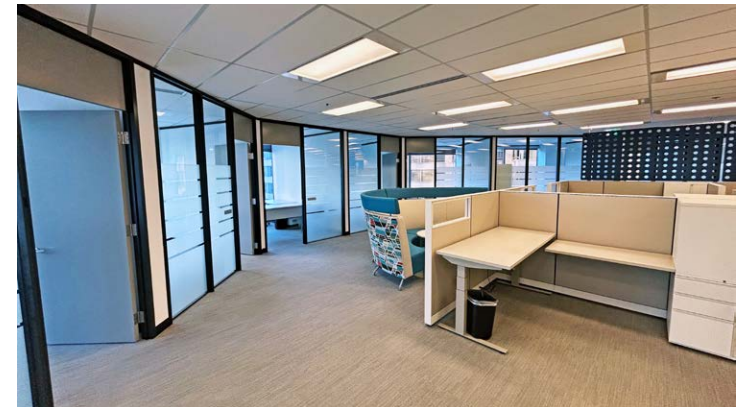
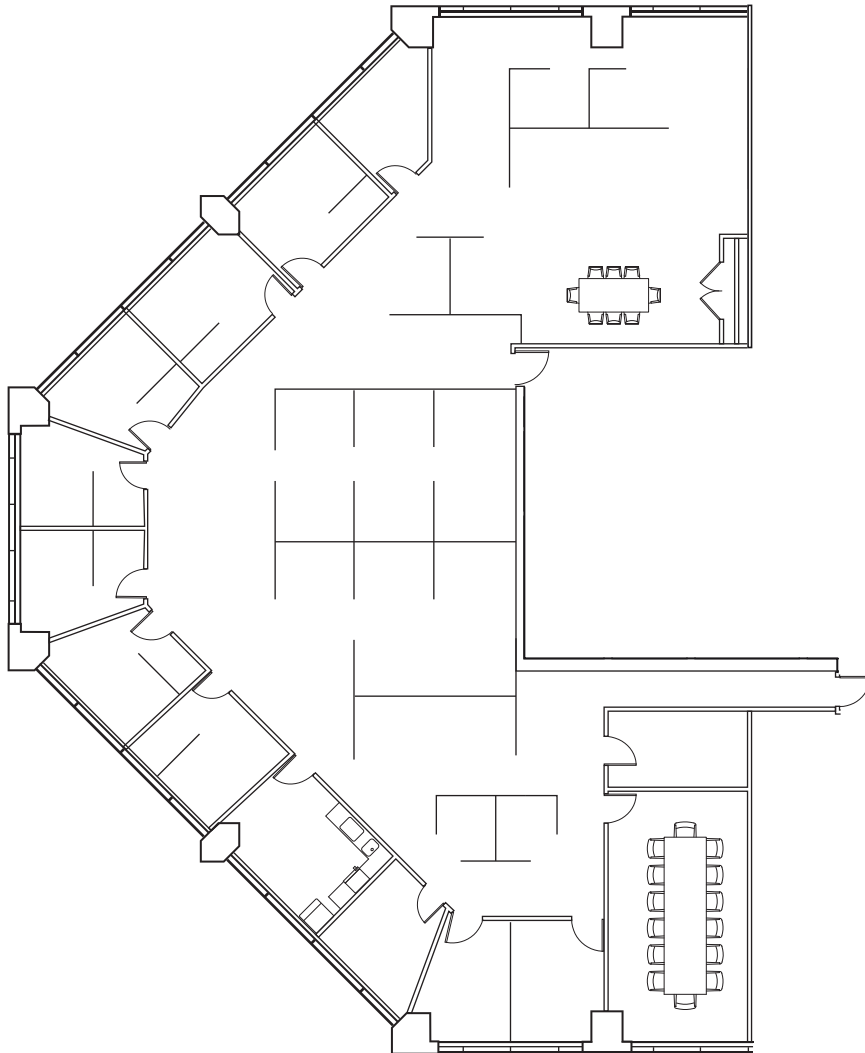
11TH FLOOR | DEMISING SAMPLE OPTION A – 6,618 SF

11 PERIMETER OFFICES

1 CONFERENCE ROOM

1 KITCHEN

21 WORKSTATIONS

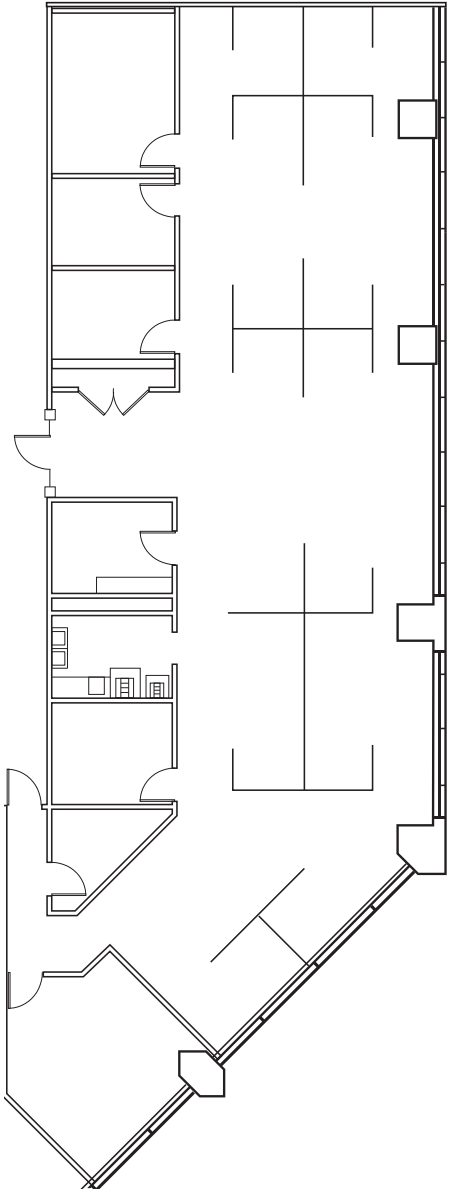


11TH FLOOR | DEMISING SAMPLE OPTION B – 4,259 SF

3 INTERIOR OFFICES

2 MEETING ROOMS

16 WORKSTATIONS



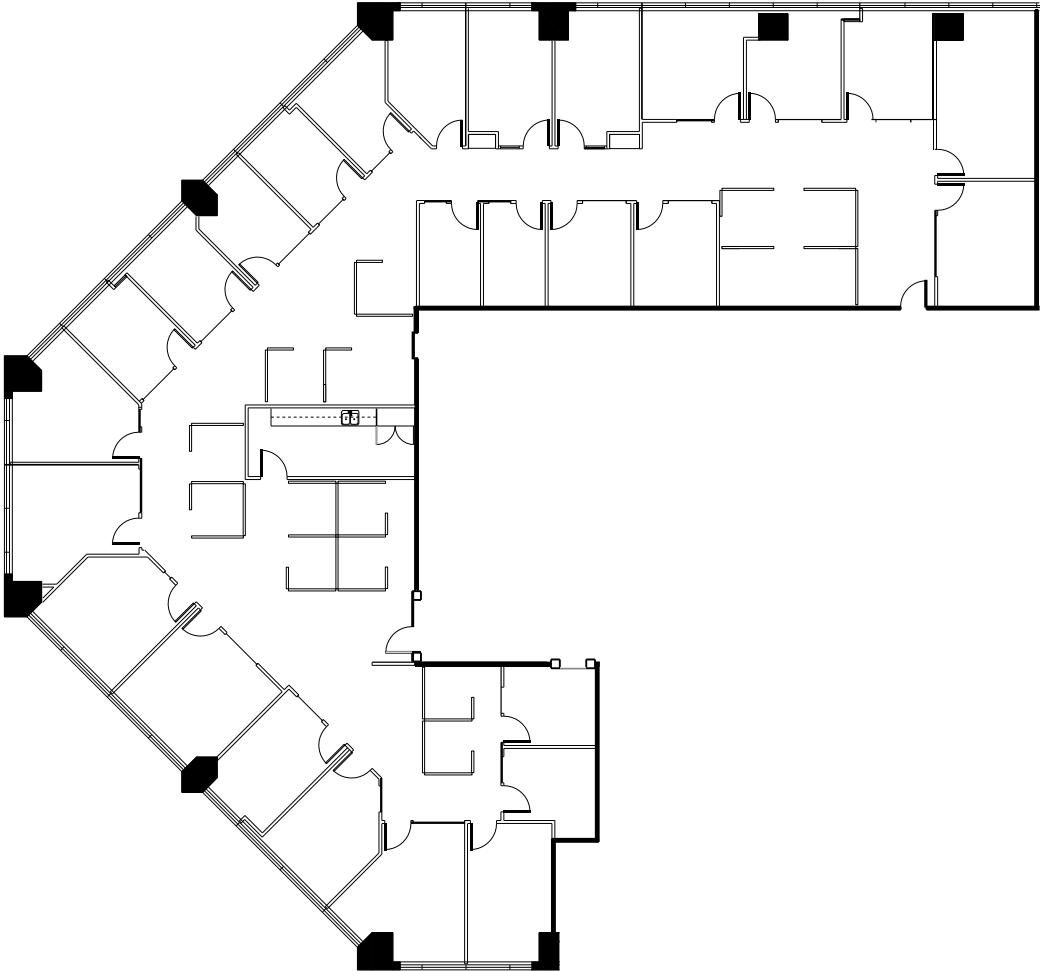
FLOOR PLAN

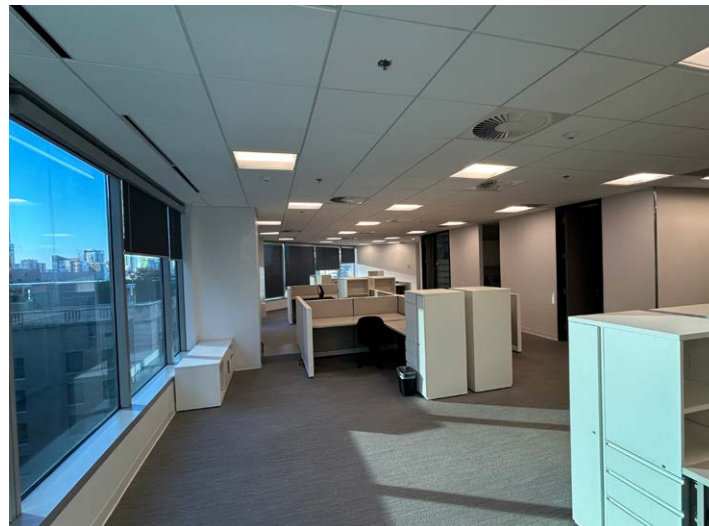
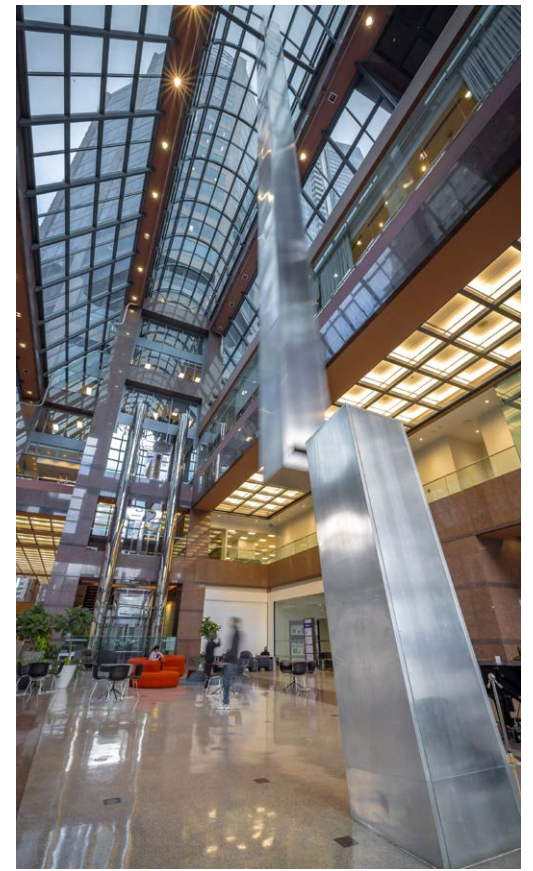
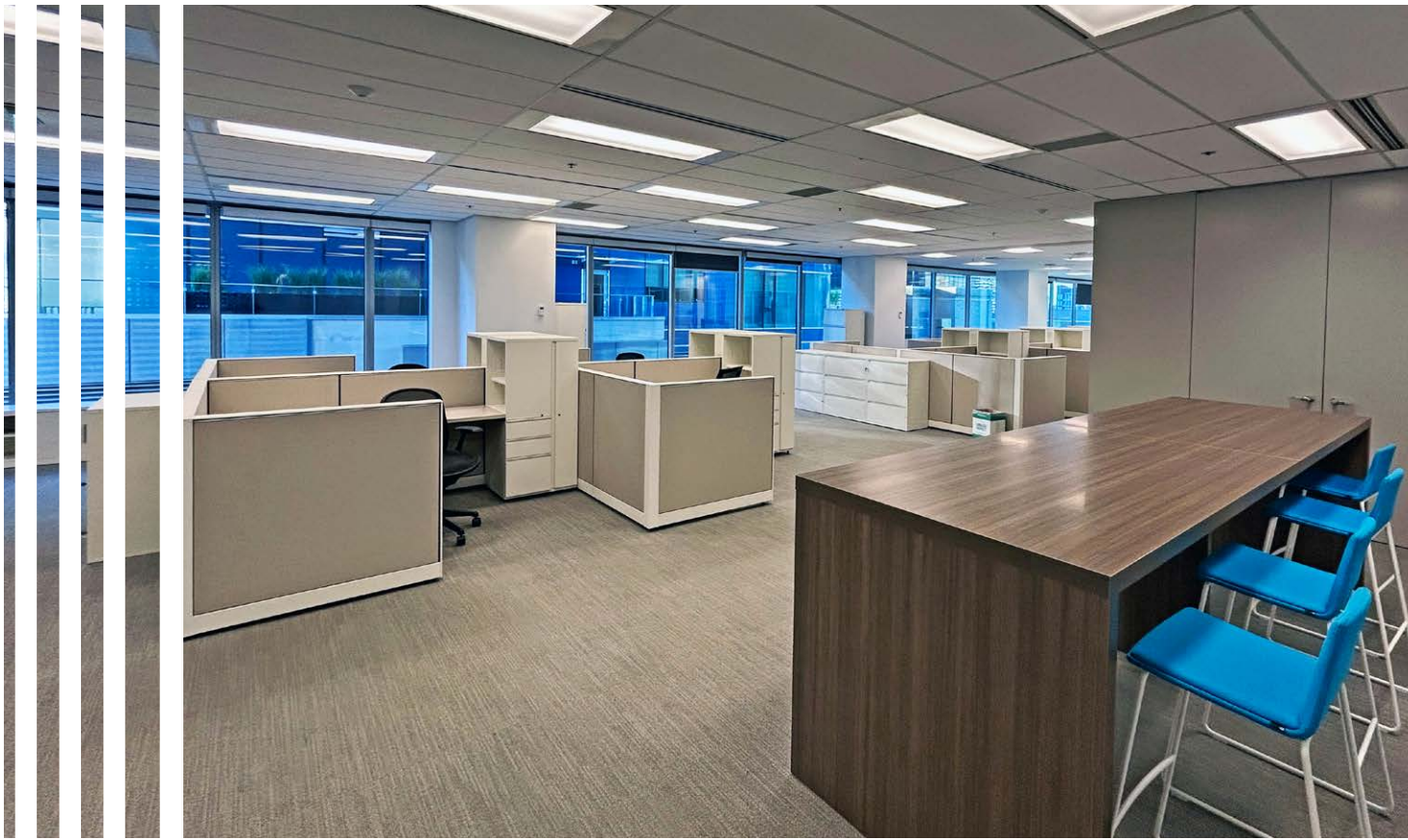
10TH FLOOR – 7,535 SF

2 CONFERENCE ROOMS

24 OFFICES

15 WORKSTATIONS







885

West Georgia Street

VANCOUVER, CANADA

For More Information, Please Contact:

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