

3 FLOORS OF PREMIER VIEW SPACE

FOR SUBLEASE
WATERFRONT HUB

**333 SEYMOUR
STREET**

32,707 SF AVAILABLE

OPPORTUNITY HIGHLIGHTS

Stunning views of the waterfront, North shore mountains and city skyline

Access to all Waterfront Hub Amenities

Immediate access to Waterfront Skytrain Station, Seabus and West Coast Express

LEED Gold certification

PREMISES OVERVIEW

Premises: 17th floor: 10,903 SF
16th floor: 10,902 SF
15th floor: 10,902 SF
Total: 32,707 SF

Asking Rent: Please contact agents

Additional Rent: \$24.78 PSF/PA (2024 Estimate)

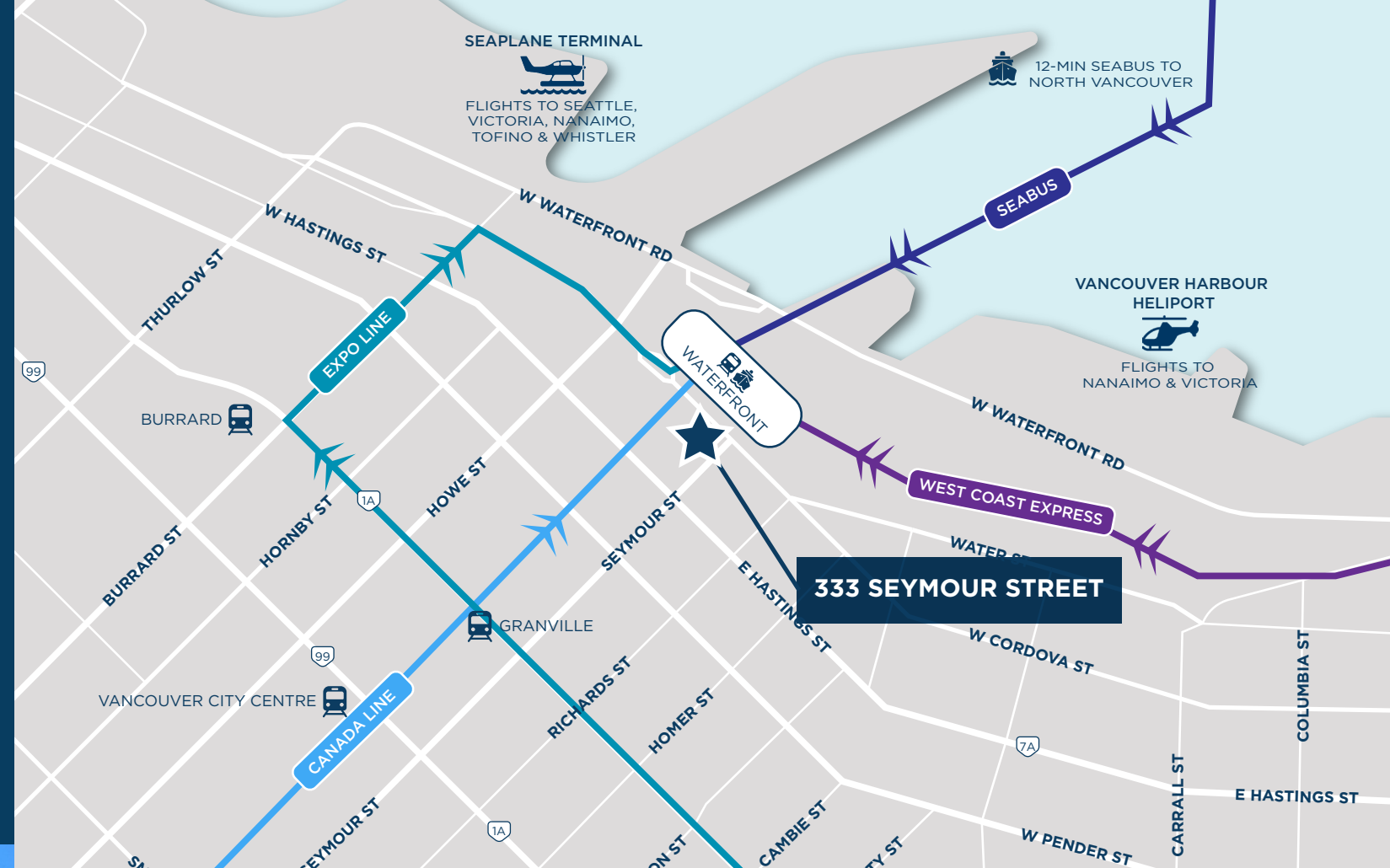
Parking: 44 Stalls

Space Features:

- Excellent ocean and mountain views.
- Fully Improved
- A mix of executive offices, collaborative spaces, reception, kitchen and open areas.
- Abundant natural light.

Sublease Expiry: April 30, 2026

Availability: **January 1, 2025**



BUILDING OVERVIEW

333 Seymour is situated in downtown Vancouver, positioned at the southeast corner of Cordova and Seymour. Recently, the building underwent renovations to enhance its podium levels, providing improved office amenities for the Waterfront Hub office community.

Uniting Vancouver's newest office development at 601 West Hastings, 333 Seymour now offers outdoor seating options between both buildings and shared amenities. This design fosters a sense of wellness and health by allowing tenants to enjoy fresh air and natural daylight while extending their workplace experience.



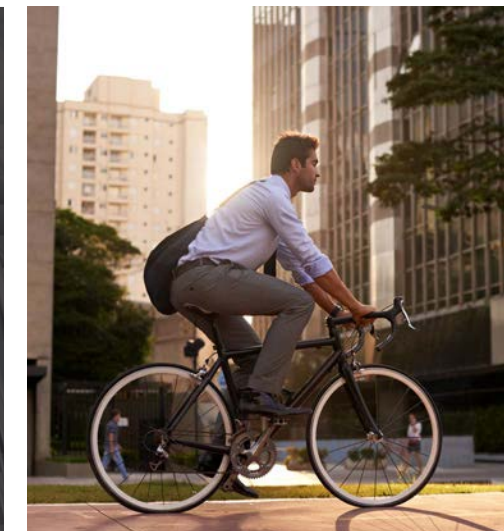
PREMIER WATERFRONT VIEWS



SHARED AMENITIES

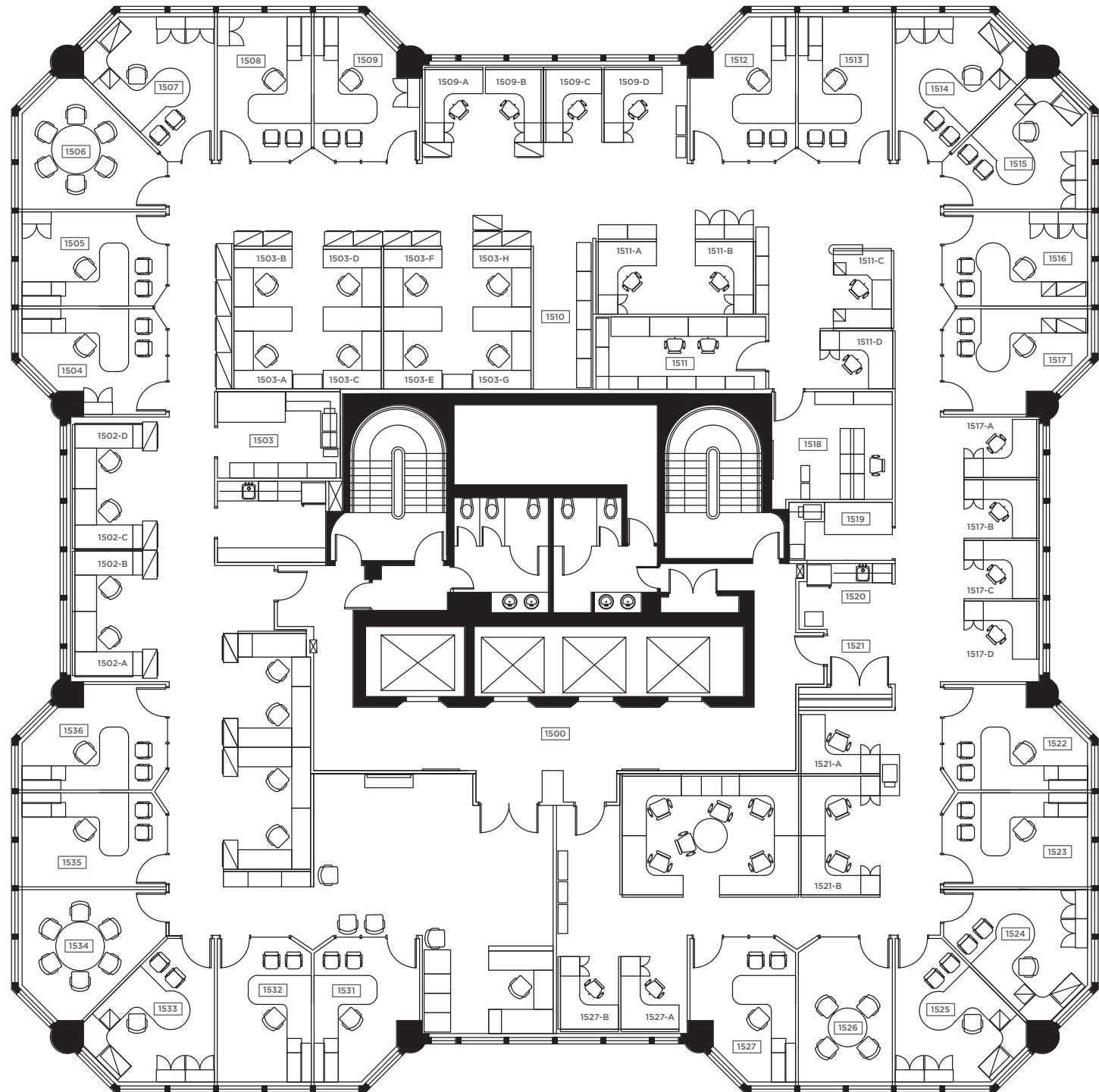
With amenities built across both towers, tenants in the Waterfront Hub have exclusive access to both tower's facilities for an extensive, boutique amenities platform that includes:

- + 6,000 SF state-of-the-art fitness facility, with access to personal trainers and premium end-of-trip facilities
- + 3,500 SF tenant exclusive rooftop patio with indoor and outdoor spaces (capacity up to 60 people)
- + Tenant-only conference facility
- + Promoting health & wellness with a unique 601 Grind stair challenge built into the building
- + Private bike-only ramp to underground parking for biker safety
- + Easily accessible and secured bike stalls
- + Building app available to easily book amenities and stay up to date with building announcements



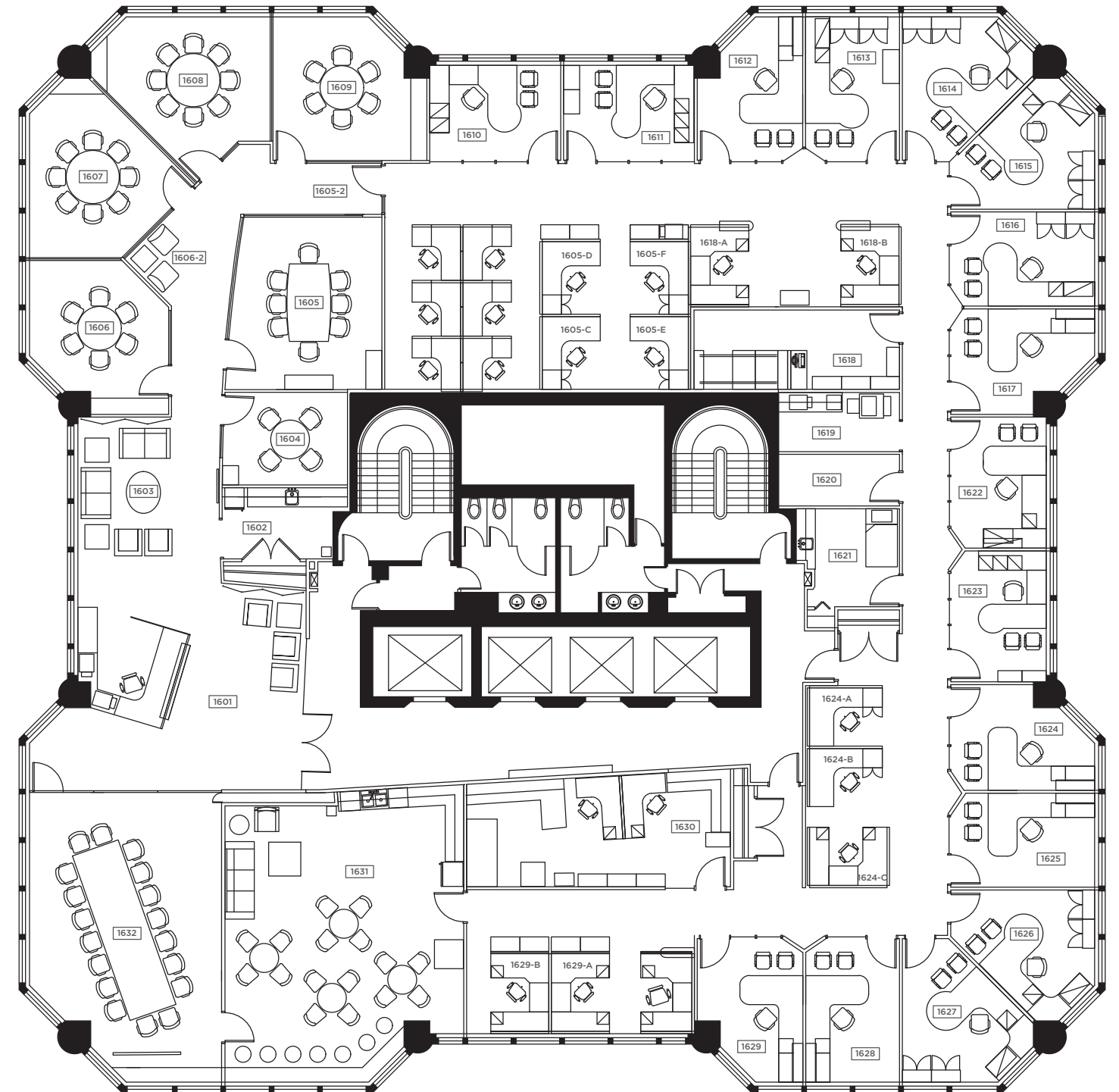
15TH FLOOR PLAN

10,902 SF



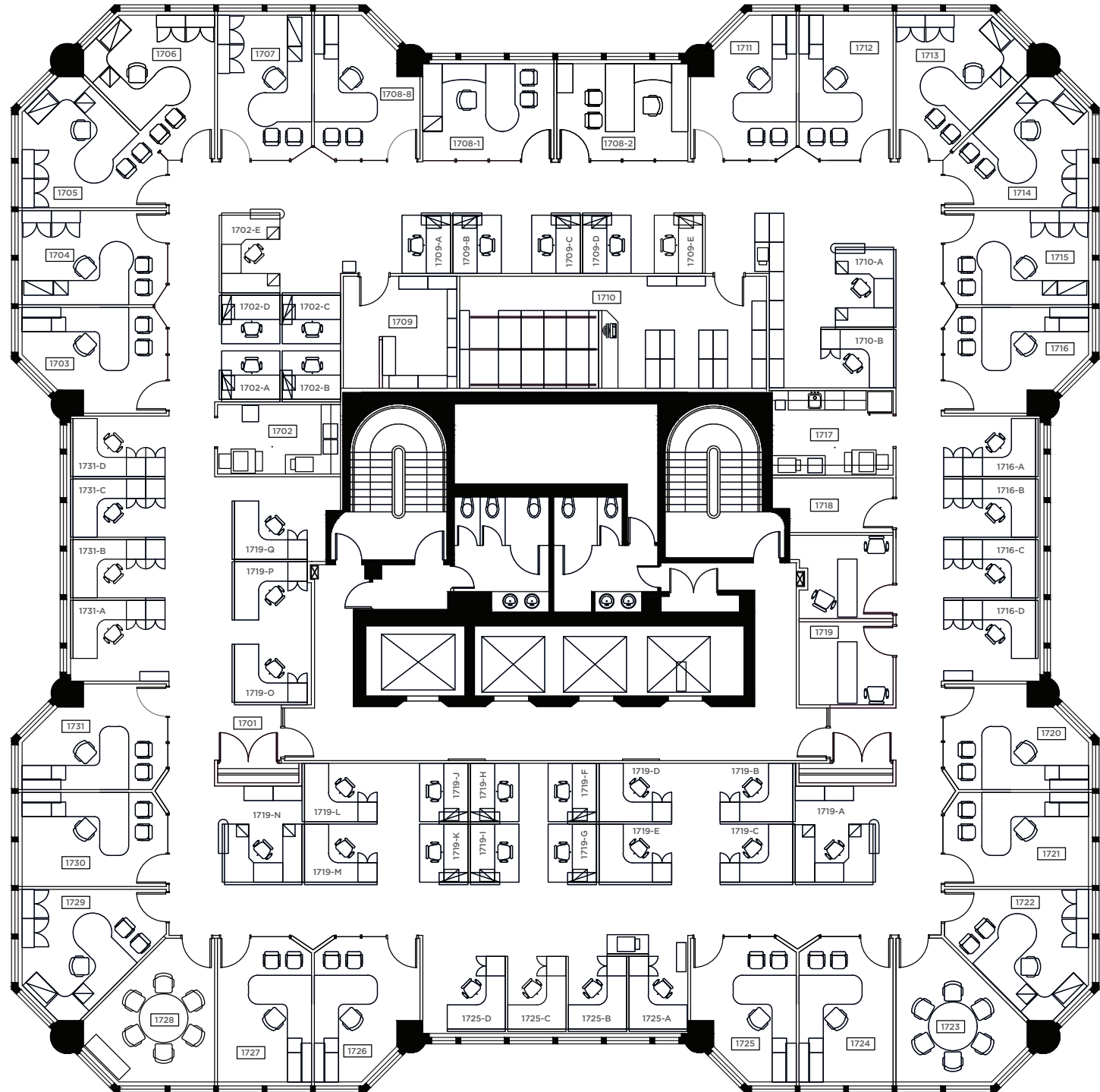
16TH FLOOR PLAN

10,902 SF



17TH FLOOR PLAN

10,903 SF



CONTACT

BART CORBETT
Vice Chair
+1 604 640 5881
bart.corbett@ca.cushwake.com

JORDAN CORBETT
Senior Associate
+1 604 640 5815
jordan.corbett@cushwake.com

700 West Georgia Street, Suite 700
Vancouver, British Columbia V7Y 1A1
cushmanwakefield.com

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