



FLOORSSPACE

FOR SUBLEASE

733 Seymour Street

// ~5,000 SF TURNKEY SUITE AVAILABLE Q4 2025

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THE OPPORTUNITY

Premium ~5,000 SF office on the 12th floor of Vancouver Centre II, turnkey and fully furnished, designed by M Moser with completion in Q4 2025. Features a sleek mix of private offices and open workspace, plus a spacious reception, boardroom, and upscale finishes.

Area	~5,000 SF
Term	Flexible
Availability	Q4 2025
Basic Rent	Contact listing agents
Additional Rent	\$23.96 PSFPA (2025 estimate)



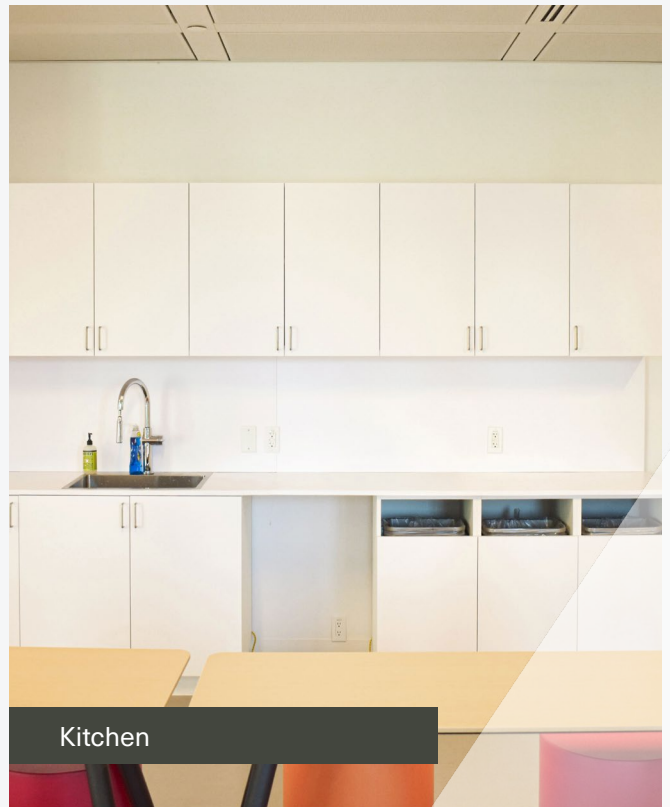
Open Workspace



City Views Throughout



Meeting Room



Kitchen

→ Bright and open spaces to accommodate the modern workforce.

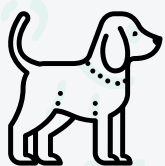
FULL FLOORPLAN

DEMISING PLAN 32 WORKSTATIONS // 1 BOARDROOM // 3 OFFICES (CAN BE INCREASED)

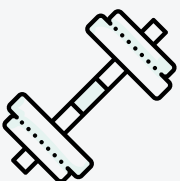




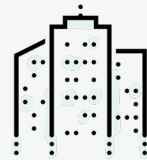
// Potential event space, just for subtenants



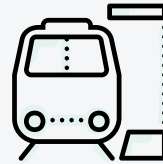
// Deck with fully equipped dog run



// Fitness & end-of-trip facilities



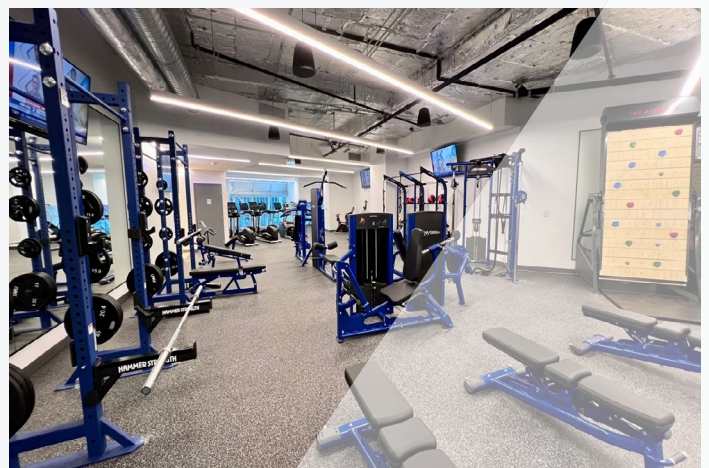
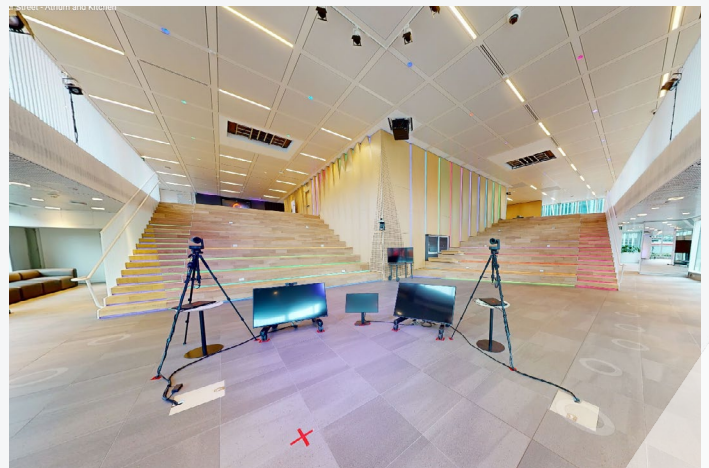
// Large rooftop patio & common boardroom

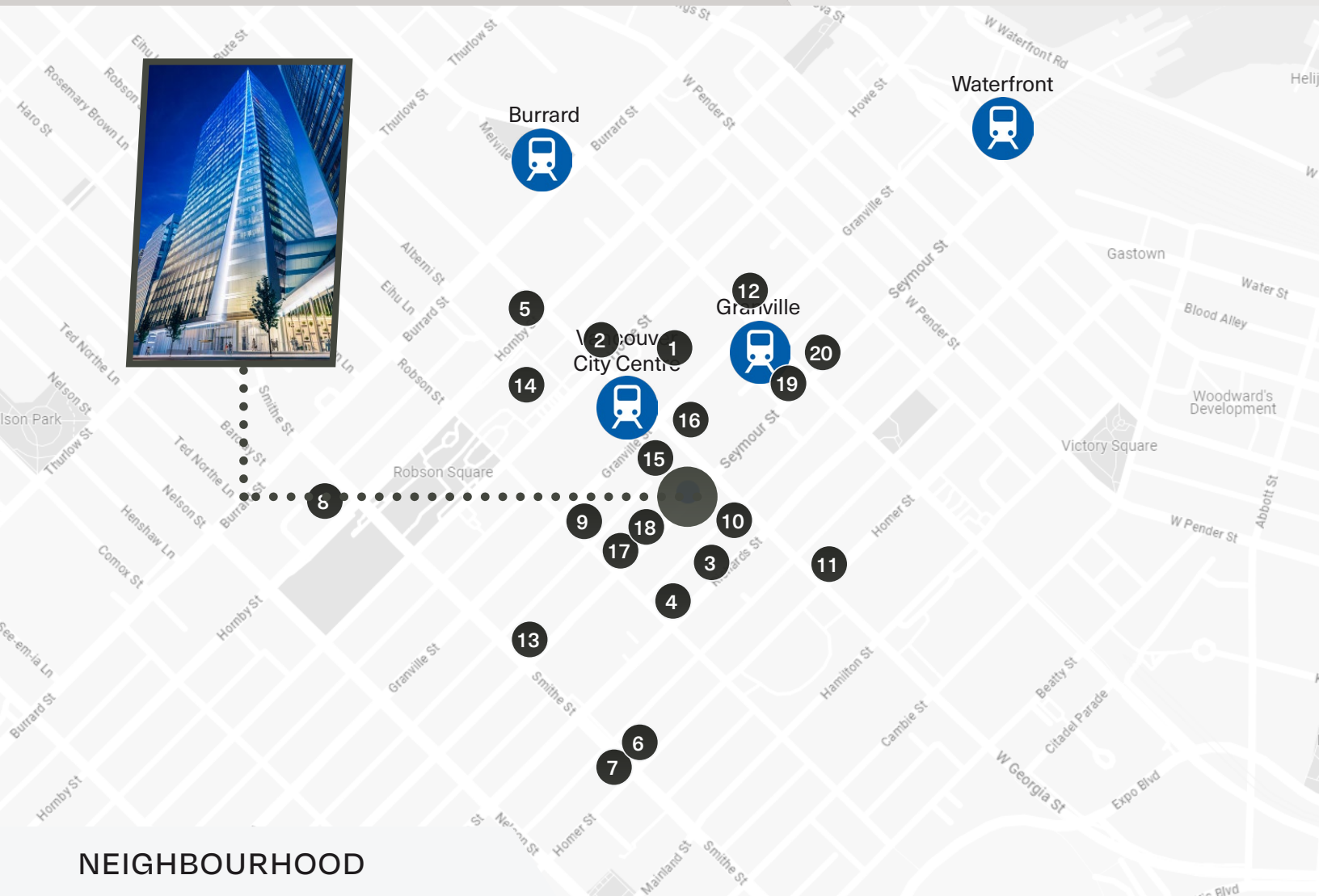


// Underground access to Transit



// Bike storage





NEIGHBOURHOOD

- | | |
|----------------------------|--------------------------------------|
| 1. CF Pacific Centre | 11. acquafarina |
| 2. Hawksworth Restaurant | 12. Holt Renfrew |
| 3. Cafe Medina | 13. The Orpheum |
| 4. JINYA Ramen Bar | 14. Vancouver Art Gallery |
| 5. Notch8 Restaurant & Bar | 15. London Drugs |
| 6. per se Social Corner | 16. Hudson's Bay |
| 7. Tutto Restaurant & Bar | 17. Five Guys |
| 8. Earls Kitchen + Bar | 18. Guu Toramasa |
| 9. Winners | 19. Gotham Steakhouse & Cocktail Bar |
| 10. Glowbal | 20. Kokoro Tokyo Mazesoba |



For more information, please contact:



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