



Colliers

Telus Garden | 601 - 777 Richards Street

# For Lease

## LEED Gold Office Space in Downtown Vancouver

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Accelerating success.

# Suite Overview

Offering 941 SF of improved office space in the heart of Downtown Vancouver. The unit features ample natural light, an open area, a private patio and a private washroom. Telus Garden offers ample amenities on site including an outdoor lap pool and hot tub, state of the art gym, end of trip facilities, outdoor terrace, dog park, 24 hour concierge service and on site parking.

## Salient Facts

<b>Civic Address</b>	601 - 777 Richards Street, Vancouver
<b>Rentable Area</b>	941 SF
<b>Basic Rent</b>	Contact Listing Agents
<b>Additional Rent</b>	\$26.04 (2024)
<b>Available</b>	Immediate
<b>Parking</b>	Up to 8 stalls available at market rates



Walk Score  
**100**



Transit Score  
**100**



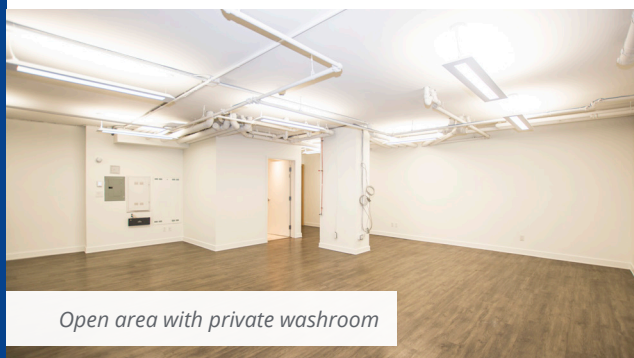
Bike Score  
**85**



Open area



Floor to ceiling windows

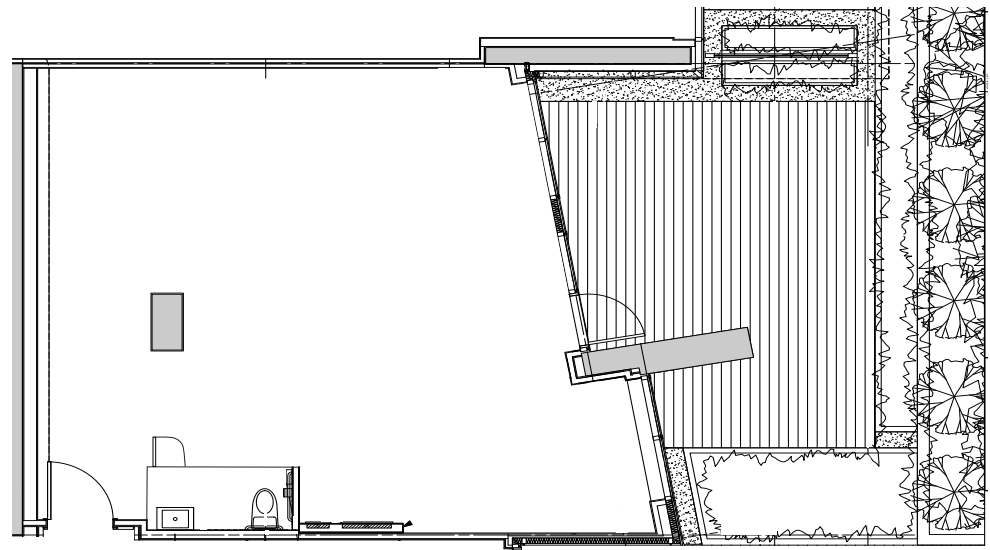


Open area with private washroom



Private Patio

## Floor Plan



# Property Overview

## Amenities

- Heated outdoor lap pool and hot tub
- State of the art gym with showers
- Outdoor terrace
- Dog park
- 24 hour concierge service
- Outdoor entertainment area complete with BBQ and TV

## Location

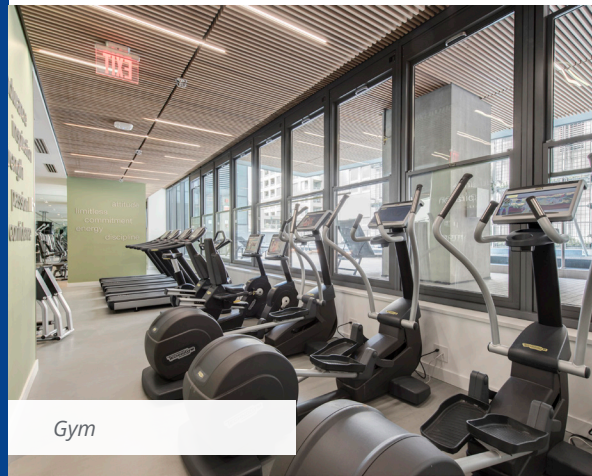
777 Richards Street is centrally positioned in the heart of Downtown Vancouver, with convenient access to Coal Harbour, Yaletown, Robson Street, and Gastown. Telus Garden's prime location allows for walking distance to key transportation hubs such as the Canada Line, SeaBus station, and other major transit hubs.



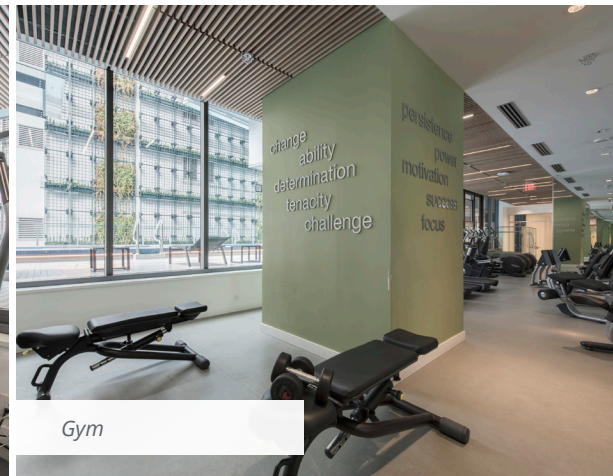
Outdoor terrace



24 hour concierge



Gym



Gym



Heated outdoor pool



777 Richards Street | Vancouver, BC

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