

**AVISON
YOUNG**

For Sublease

BX1 - Tower One

1590 – 505 Burrard Street
Vancouver, BC

2,756 sf of premier
office space available for
sublease in downtown
Vancouver's iconic and
vibrant Bentall Centre

Glenn Gardner*

Principal
604 647 5092
glenn.gardner@avisonyoung.com
**Glenn Gardner Personal Real Estate Corporation*

Stephanie Yeargin

Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com



Office space for sublease

Bentall One
1590 – 505 Burrard Street, Vancouver, BC

PROPERTY DETAILS

SIZE

2,756 sf

AVAILABLE

August 1, 2026

SUBLEASE EXPIRY

October 30, 2027

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$28.50 psf (2026 est.)











Headlease options available upon expiry

LOCATION

Located at 505 Burrard Street, BX1 - Tower One is a class A office tower with LEED Platinum and BOMA Best Silver certifications, anchored by JOEY Bentall One. Set in the centre of downtown Vancouver's busiest business district, the building offers exceptional on-site amenities and direct connectivity to the Burrard SkyTrain station and numerous TransLink bus routes. Tenants enjoy excellent accessibility along with a wide range of nearby retailers, dining options and premium services.

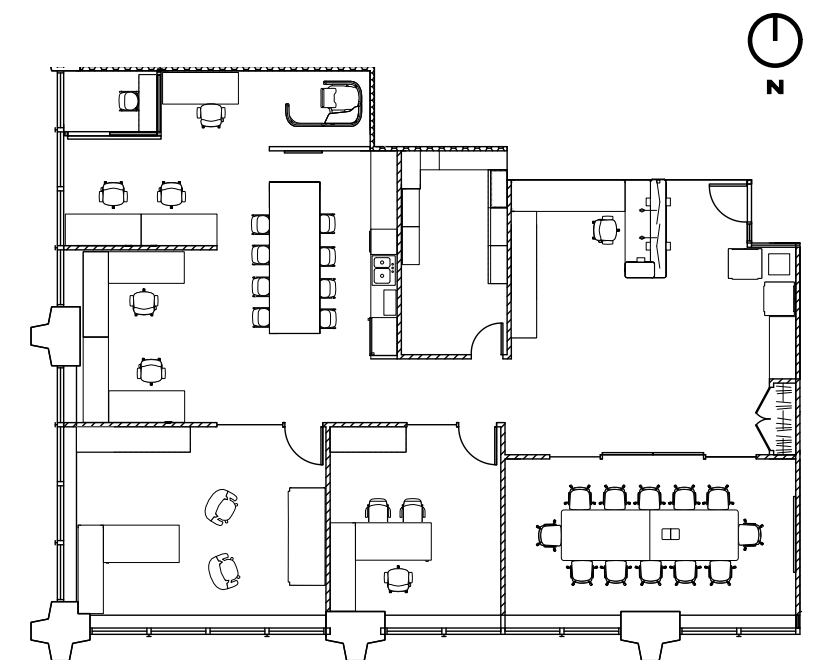
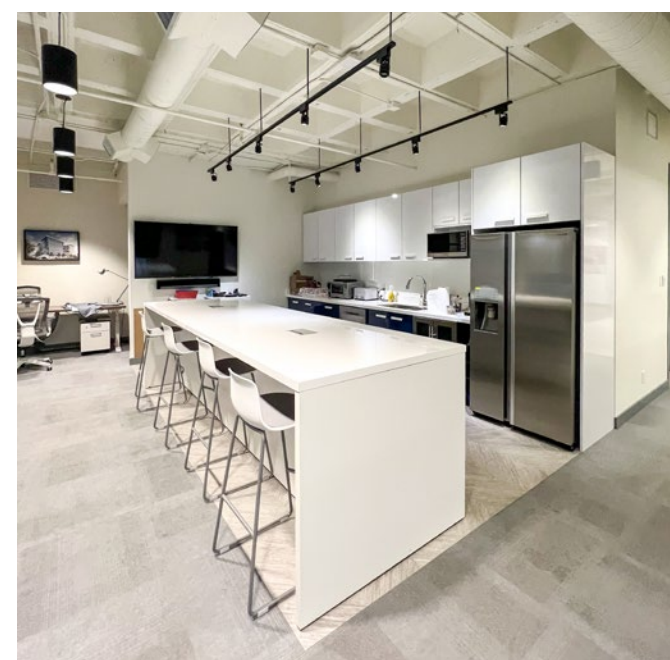
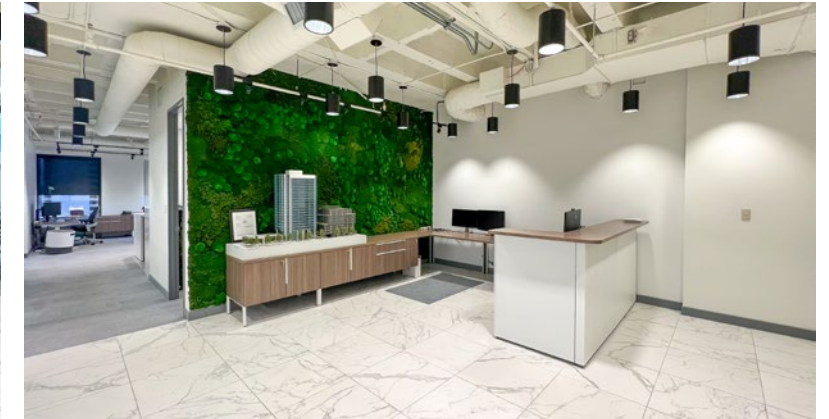


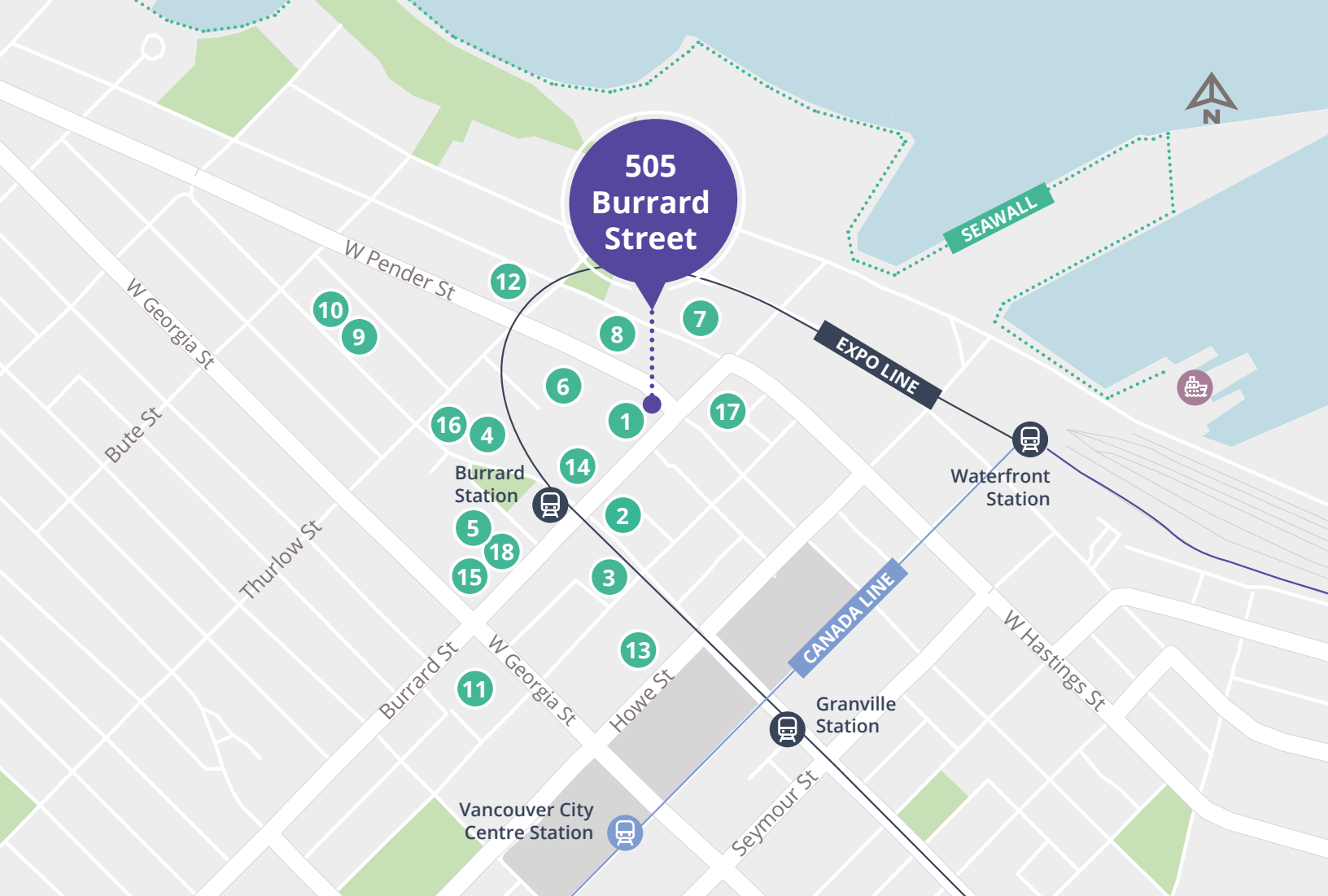
PROPERTY HIGHLIGHTS

-  Prime location in the heart of downtown's business district
-  Proximity to Burrard SkyTrain station
-  Access to 140,000 sf retail concourse
-  Newly renovated lobby
-  Fitness centre within Bentall complex
-  Bookable conference rooms and lounge within Bentall Centre
-  End-of-trip facilities
-  Bike storage
-  EV charging stations
-  Ample parking

SUITE HIGHLIGHTS

-  Two (2) offices
-  One (1) boardroom
-  One (1) call room
-  Reception
-  Kitchen
-  Server room
-  6 workstations with room for more if desired





 **98** Walk Score
"Walker's Paradise"

 **100** Transit Score
"Rider's Paradise"

 **81** Bike Score
"Very Bikeable"

Nearby amenities

- | | | |
|----------------------------|------------------------------|----------------------------------|
| 1. JOEY Bentall One | 7. Nightingale | 13. Metropolitan Hotel Vancouver |
| 2. Cactus Club Cafe | 8. Meat & Bread | 14. BMO Bank of Montreal |
| 3. JJ Bean Coffee Roasters | 9. Nook Coal Harbour | 15. RBC Royal Bank |
| 4. FUNK. Coffee Bar | 10. Tableau Bar Bistro | 16. TD Canada Trust Branch |
| 5. Starbucks | 11. Fairmont Hotel Vancouver | 17. CIBC Branch |
| 6. Tacofino Oasis | 12. Marriott Pinnacle Hotel | 18. Hyatt Regency Vancouver |

Contact for more information

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com

*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin, Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**CANADA
BEST
MANAGED
COMPANIES**
Platinum member