



FOR LEASE

OFFICE SPACE

1090 WEST GEORGIA ST.
VANCOUVER, BC



Property Highlights

PRIME LOCATION IN THE HEART OF DOWNTOWN

Situated on the corner of Thurlow and West Georgia Street, this building boasts a prime central location in the Financial District. On-site parking and close proximity to the Expo Line and the Canada Line makes this building easily accessible.

Across the street from Royal Centre and the Burrard Skytrain Station, and within walking distance to restaurants, Urban Fare, and other shops, services, and hotels (within 1 block to Shangri-La, Hyatt Hotel, Fairmont Hotel Vancouver).

Whether it's the need for a quick coffee or a gourmet meal, the choices in the area are endless. This building is also within close proximity to Robson St. & Alberni St. "Luxury Zone", CF Pacific Centre, Canada Place, and Stanley Park.

AVAILABLE SPACE

Suite	Area	Type	Availability
250	2,481 SF	Office	Immediately
700	9,531 SF	Office	Immediately
1090	1,059 SF	Office	March 1, 2025
1350	2,566 SF	Office	Q1, 2025
1480	3,315 SF	Office	Immediately

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2024 Est.)

Additional Rent: \$24.95 psf

Parking Rate

\$380/month + applicable taxes

Ratio - 1:2100 SF

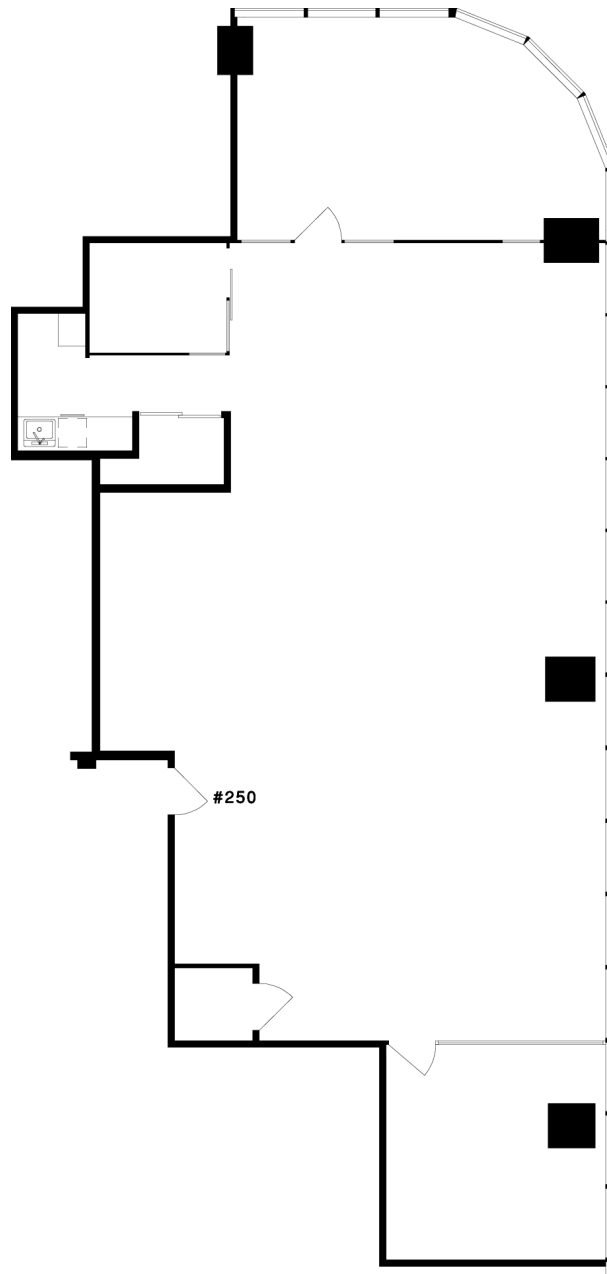


| Unit 250

Rentable Area: 2,481 SF

Availability: Immediately

Open concept with spacious boardroom and roomy reception area.



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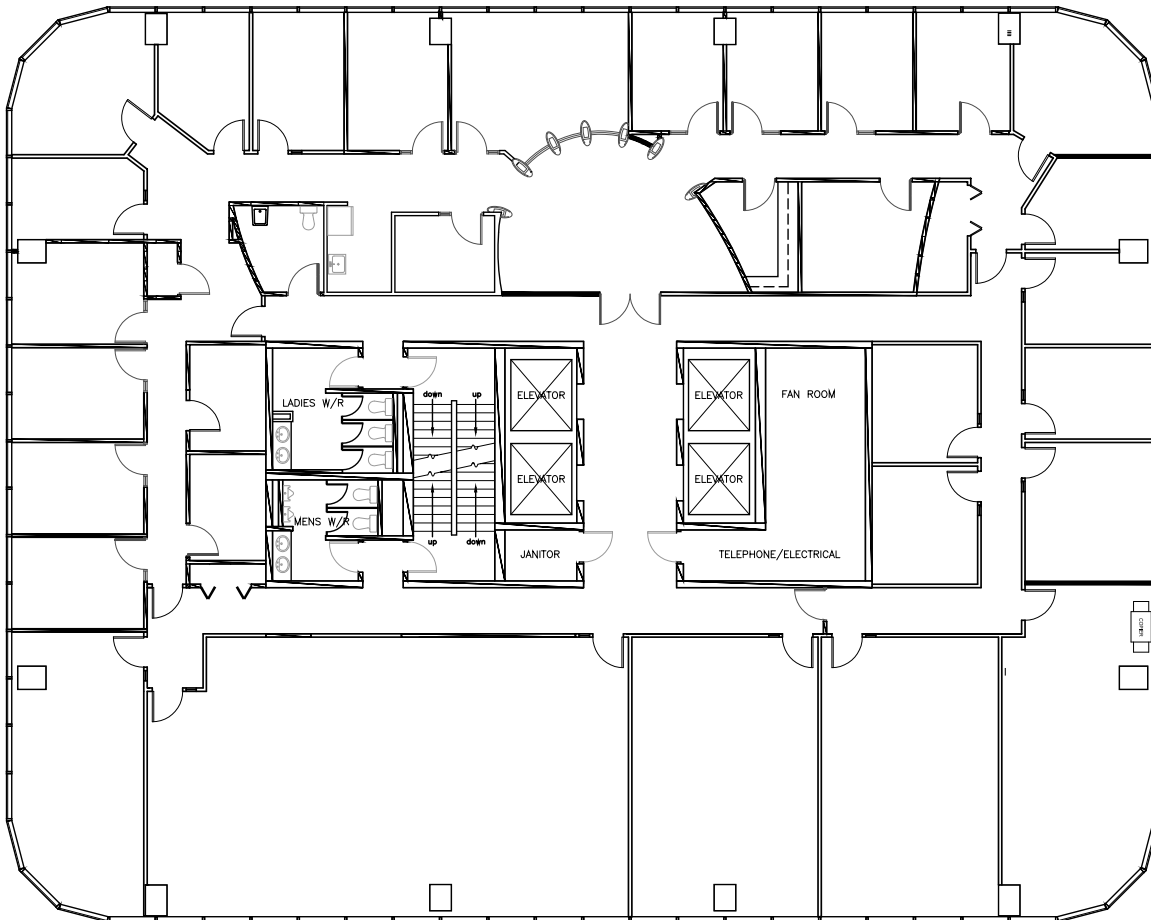
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| Unit 700

Rentable Area: 9,531 SF

Availability: Immediately

Well built-out full floor space with spacious reception and a varied mix of private offices, work spaces, and boardrooms. 360° views of the area with abundant natural lighting and nearby amenities.



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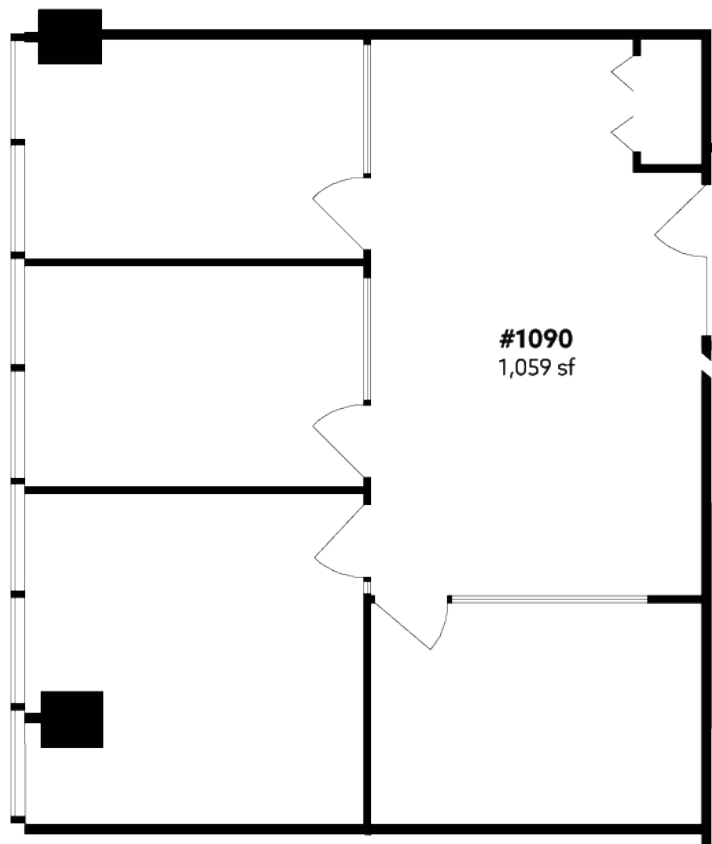
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| Unit 1090

Rentable Area: 1,059 SF

Availability: March 1st, 2025

Efficiently improved office space with three offices, meeting room, and open plan.



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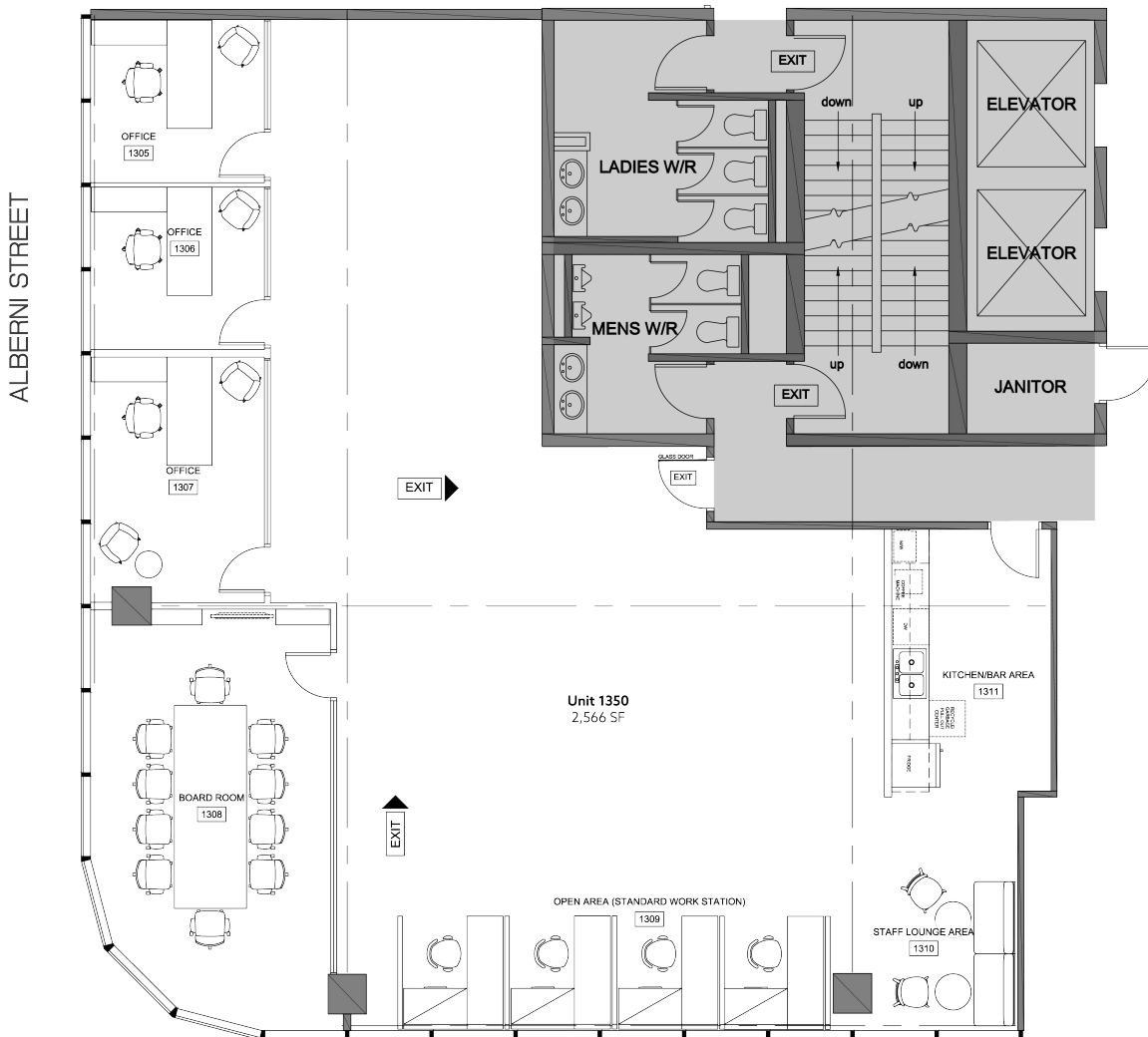
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Unit 1350

Rentable Area: 2,566 SF

Availability: Q1, 2025

Upcoming turnkey renovations including a welcoming reception area, a staff lounge, a kitchen, and a professional boardroom. With three well-appointed offices, it strikes the perfect balance of collaboration and privacy for any team.



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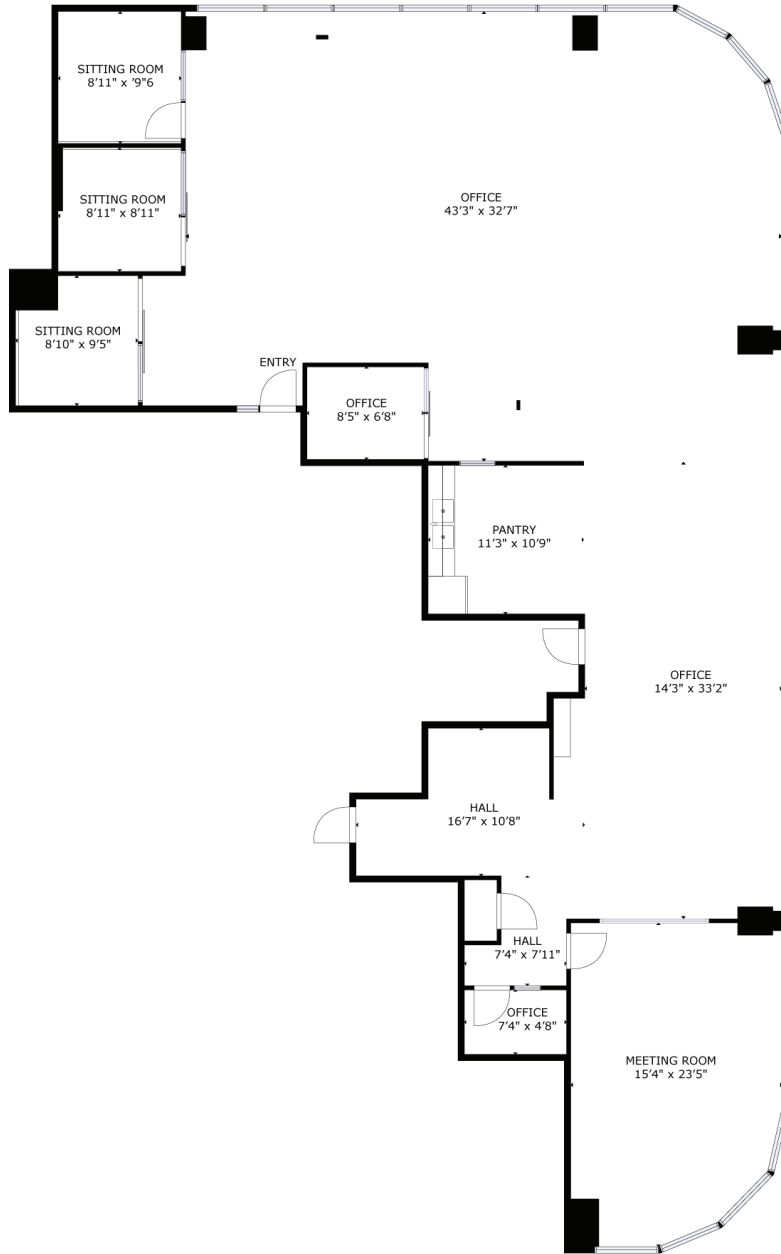
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| Unit 1480

Rentable Area: 3,315 SF

Availability: Immediately

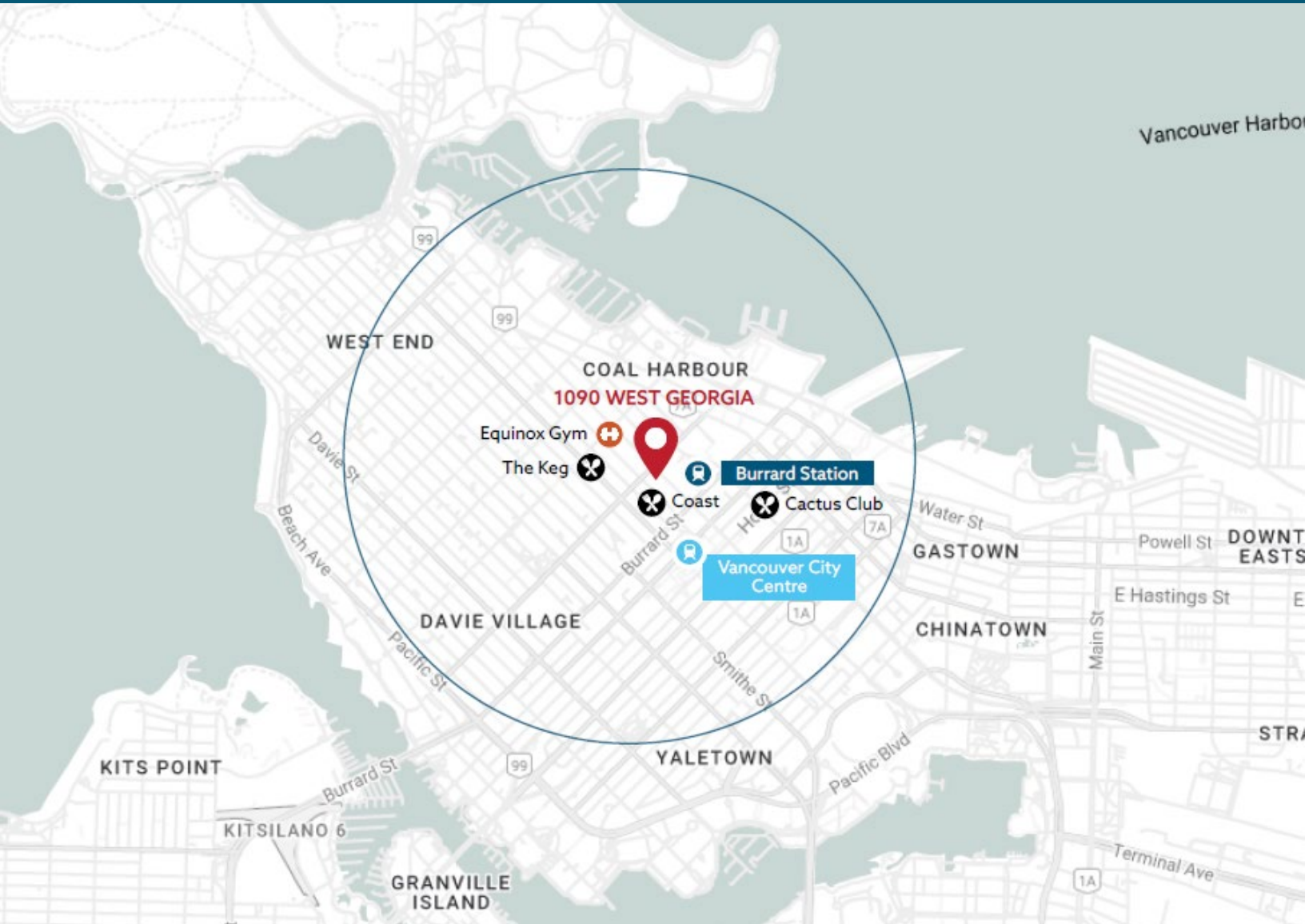
Built out premises with a mix of offices, open-plan areas, kitchen, ample natural lighting, and impressive city views.



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1090 WEST GEORGIA - ON THE MAP




Walk Score
97


Bike Score
85


Transit Score
100

BUILDING AMENITIES

- 16-Floor Office Building
- 4 Passenger Elevators and 1 Dedicated Parkade Elevator
- Building Patrols, Cameras, Afterhours and Weekend Card Access
- 69 Secure Parking Stalls
- Tenant Lounge with Fitness Area

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