

# TELUS garden

510 WEST GEORGIA STREET



FOR LEASE



TD Asset  
Management





# LOBBY



FAZIOLI PIANO WITH LIVE MUSIC, ELEVATING THE TENANT EXPERIENCE AND PROVIDING A SENSE OF ARRIVAL



CAFFÉ ARTIGIANO FEATURING INDOOR AND OUTDOOR SEATING



ON-SITE TELUS STORE



A PUBLIC SPECTACLE, FEATURING A DOUBLE-HEIGHT, 300-FOOT, WOOD-AND-FRITTED GLASS SCULPTED ROOF THAT ENCASES THE LOBBY WITH FLOURISHING GARDENS



LOUNGE SEATING ADJACENT TO A LIVE KOI POND



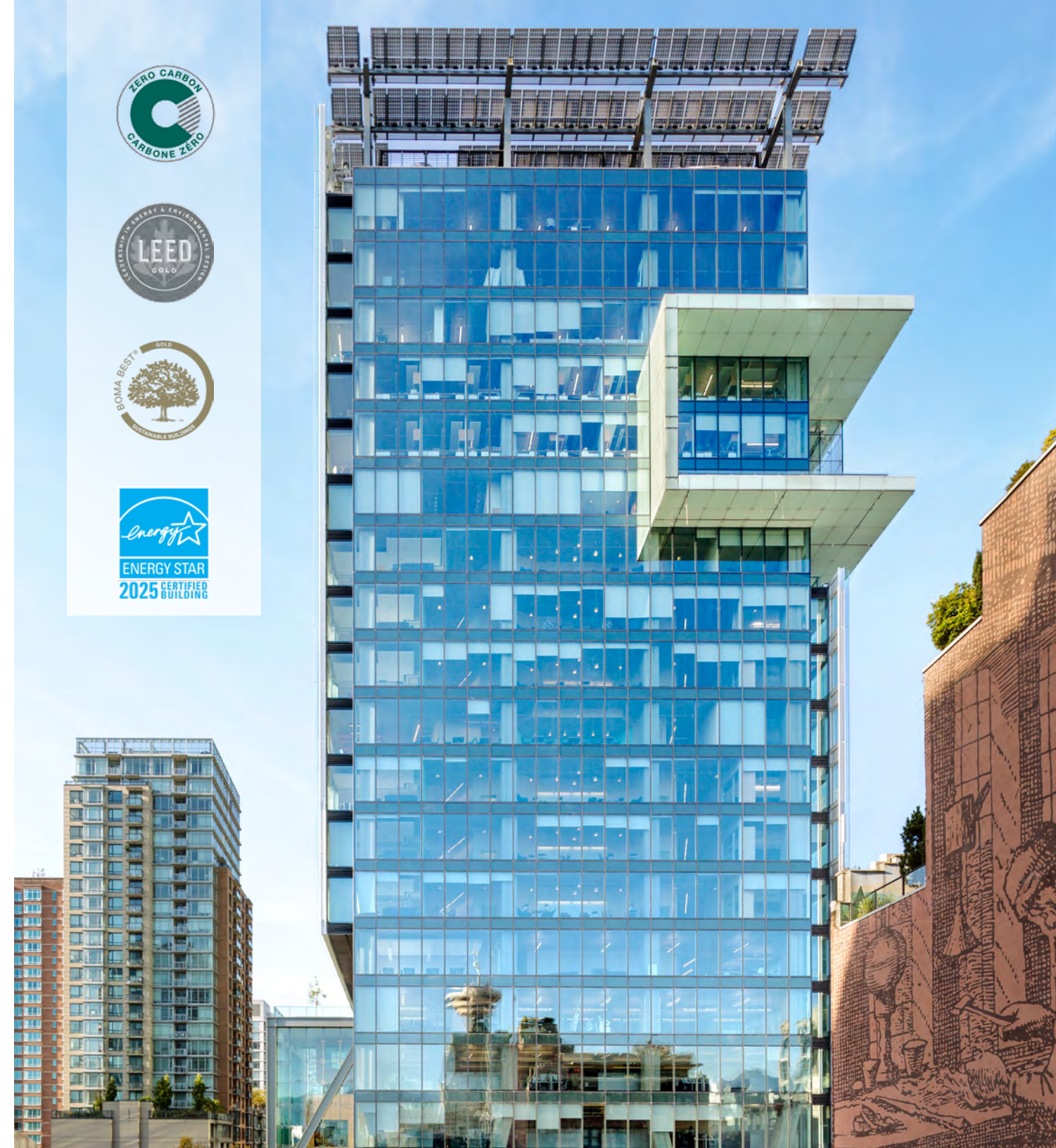
SECURITY CONCIERGE DESK STAFFED AND MONITORED 24/7



# TOP TIER BUILDING SYSTEMS & AMENITIES

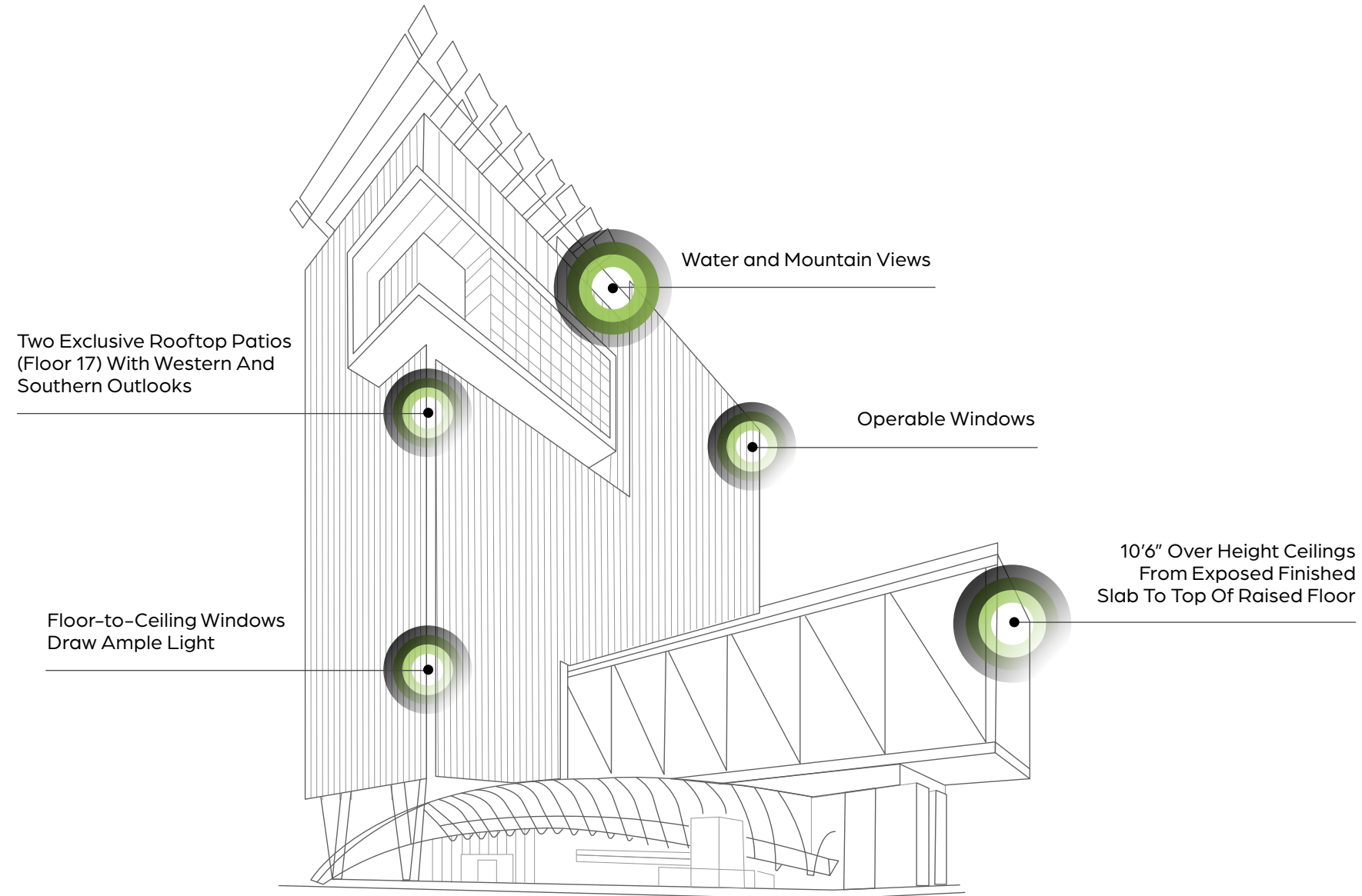
## BUILDING FEATURES

- 22 OFFICE FLOORS
- TRIPLE-GLAZED WINDOWS PROVIDE CONSISTENT TEMPERATURE REGULATION
- LED INTEGRATED FAÇADE WITH 3 STOREY MEDIA WALL
- 8 HIGH-SPEED PASSENGER ELEVATORS
- A RAISED FLOOR FEATURING A DISPLACEMENT VENTILATION SYSTEM, IMPLEMENTING A 100% FRESH AIR SUPPLY
- SOLAR PANELS TO OFFSET BUILDING POWER CONSUMPTION
- STREET LEVEL GLASS ELEVATOR ACCESSING UNDERGROUND PARKING
- STATE-OF-THE-ART RADIANT HEATING AND COOLING SYSTEM
- RAINWATER RECYCLING SYSTEM FOR GREY WATER AND IRRIGATION



## AMENITIES

- Club style end of trip facilities featuring showers, day lockers and towel service
- Secured bike storage and bike repair/maintenance area
- On-site café
- High-end restaurant at grade
- Key-card access and 24/7 on site security
- State-of-the-art fitness facility under construction



# THE STACKING PLAN

22	VACANT	4,369 S.F.
17	VACANT	21,746 S.F.
16	VACANT	22,938 S.F.
15	VACANT	22,947 S.F.
14	VACANT	23,024 S.F.
12	VACANT	22,201 S.F.
11	VACANT	22,193 S.F.
10	VACANT	21,114 S.F.

## OFFERING DETAILS

Total Contiguous Area: 156,163 s.f.

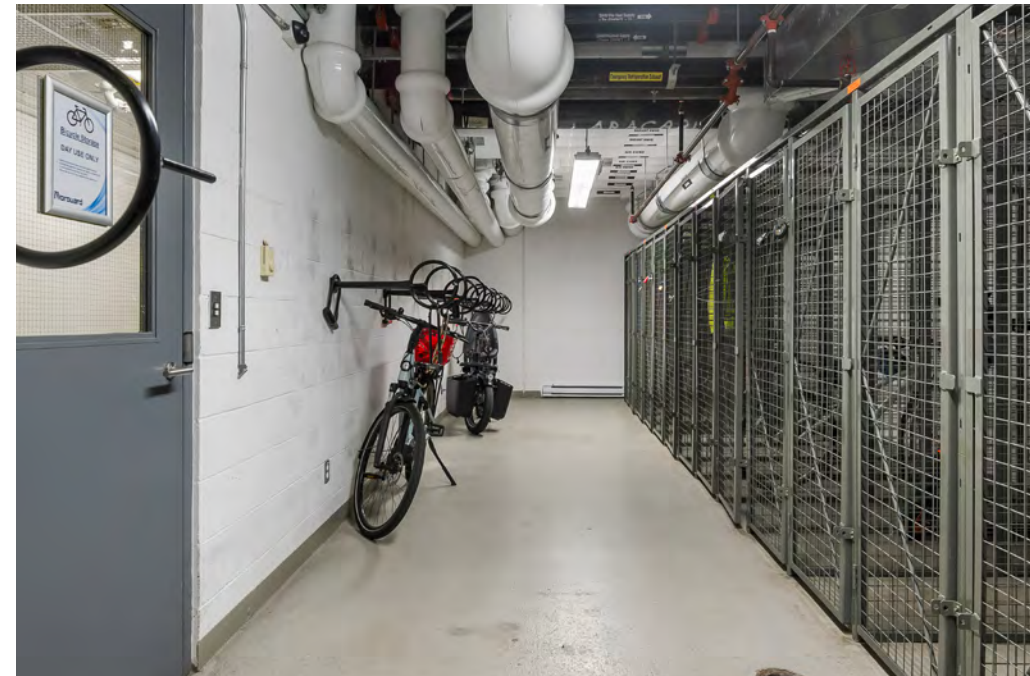
Availability: July 1, 2026

Asking Rate: Contact listing brokers

Additional Rent: \$24.87 psf/pa (2026 estimate)

Parking: 1 stall per 1,800 s.f. at market rates





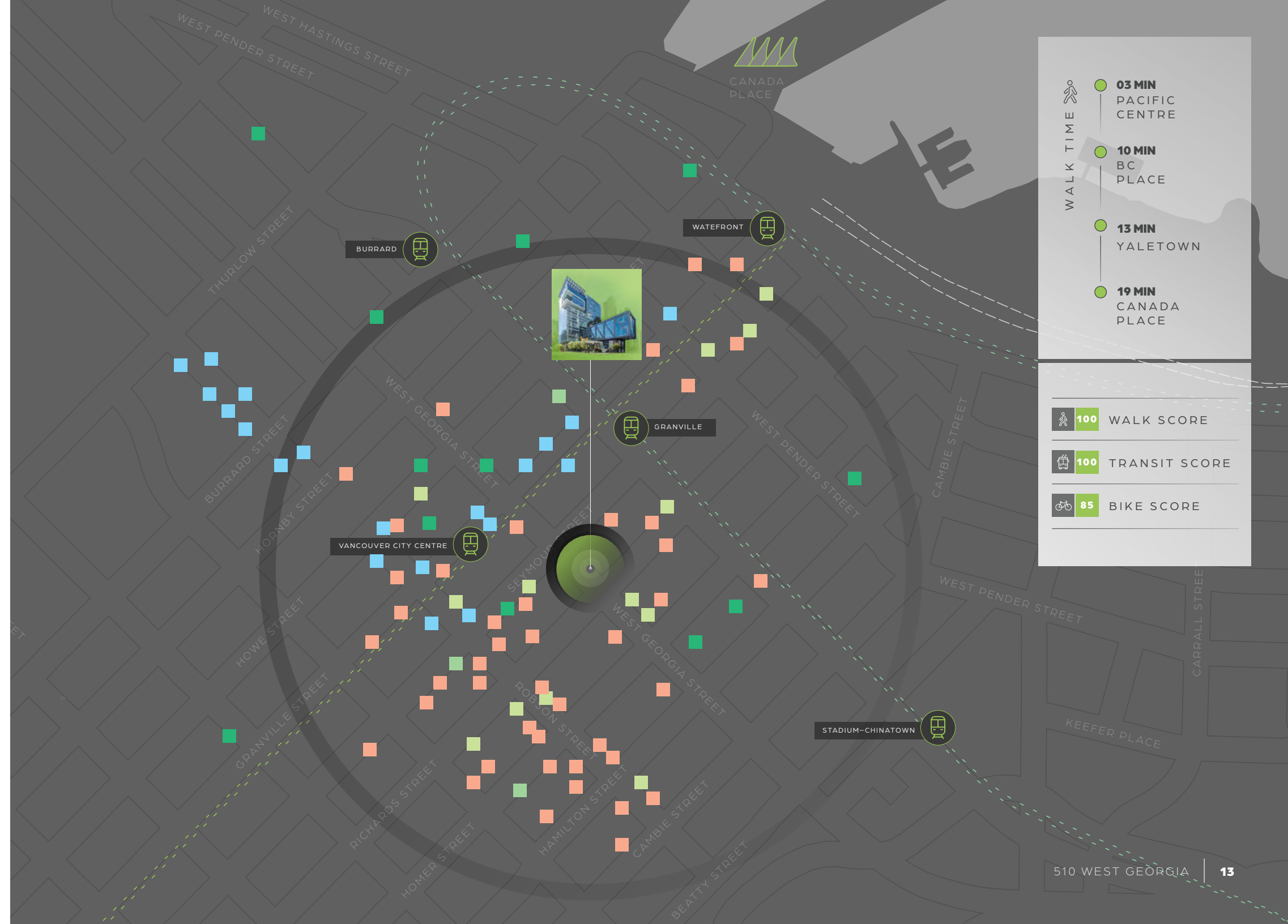


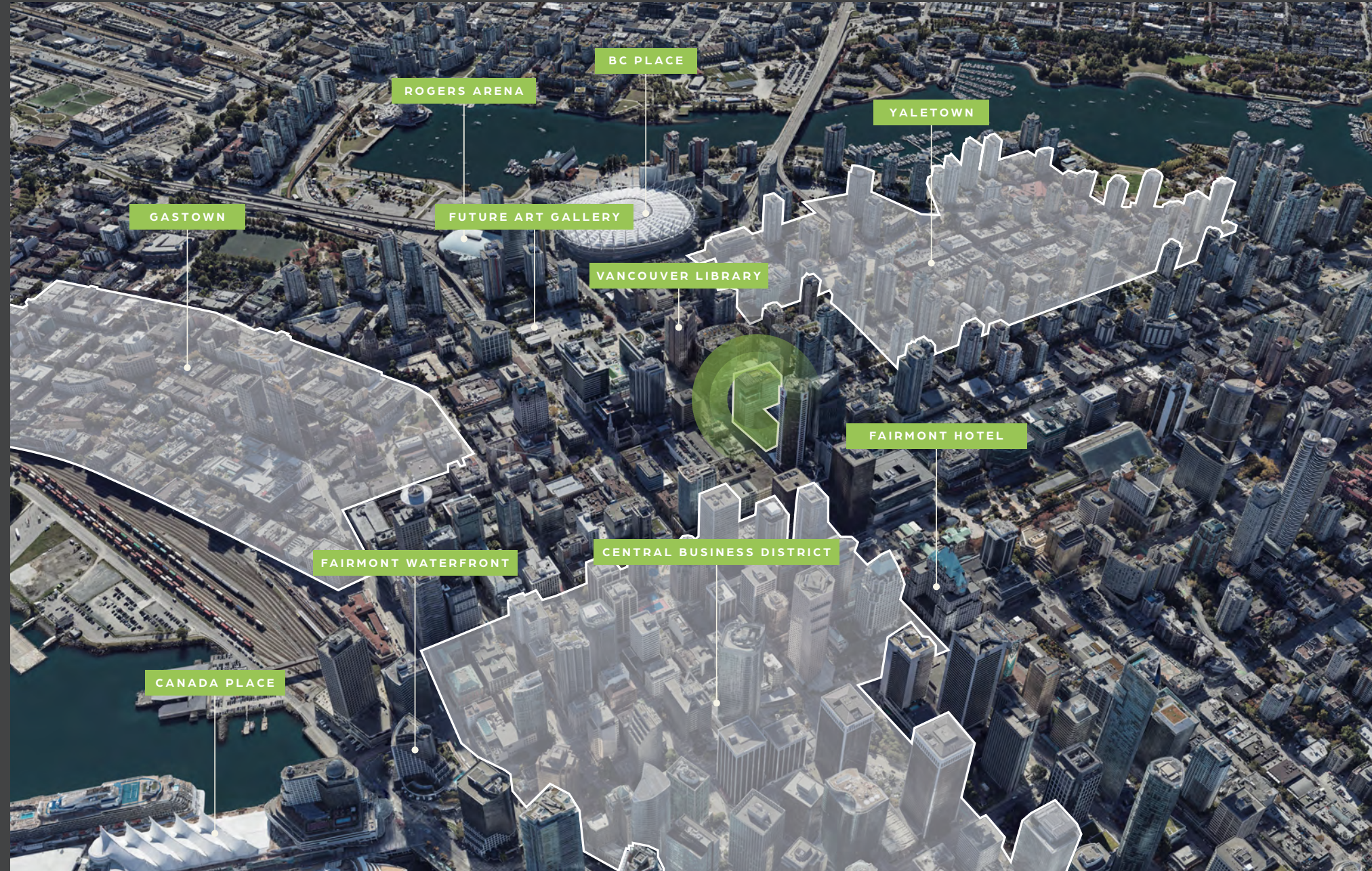
NESTLED IN THE VIBRANT HEART OF THE CITY, THIS DYNAMIC WORKSPACE PUTS YOU STEPS AWAY FROM WORLD-CLASS DINING, TRENDY BOUTIQUES, AND PREMIER FITNESS FACILITIES. WHETHER YOU'RE CRAVING A QUICK COFFEE RUN OR AN UPSCALE DINNER WITH THE TEAM, EVERYTHING YOU NEED IS AT YOUR DOORSTEP.

WITH SEAMLESS ACCESS TO MAJOR TRANSIT ROUTES AND HIGHWAYS, YOUR COMMUTE BECOMES EFFORTLESS. TELUS GARDEN ISN'T JUST AN OFFICE; IT'S YOUR GATEWAY TO VANCOUVER'S MOST EXCITING NEIGHBORHOOD WHERE WORK MEETS LIFESTYLE IN PERFECT HARMONY.

**LOCAL AMENITIES (2KM RADIUS)**

<b>150+</b> RESTAURANTS	<b>100+</b> RETAIL
<b>80+</b> COFFEE SHOPS	<b>25+</b> FITNESS





**DOWNTOWN FOCAL POINT**

510 West Georgia Street is at the intersection where the Central Business District meets historic Gastown and urban Yaletown. This prime location places your business at the epicenter of Vancouver's economic and cultural pulse.



**EXCEPTIONAL LIFESTYLE INTEGRATION**

With diverse dining options spanning quick takeout to upscale establishments, unique boutique shopping, and current national retailers. Having these amenities at your fingertips will enhance employee satisfaction, making talent acquisition and retention significantly easier.



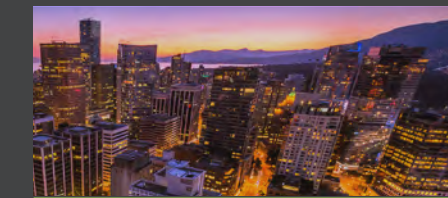
**UNRIVALLED TRANSIT CONNECTIVITY**

Transforms daily commutes into seamless experiences. The City Centre SkyTrain station sits just three minutes away, while multiple bus routes and dedicated bike lanes create a truly pedestrian and commuter-friendly environment that all employees will appreciate.



**WORLD-CLASS AMENITIES**

Vancouver's best landmarks surround your doorstep, including the iconic Central Library, BC Place Stadium, and Rogers Arena. The newly developed Post Building enhances this already prestigious neighborhood and the future Vancouver Art Gallery, ensures long-term value and desirability.



**COVETED ADDRESS**

Position your business where Vancouver's most prestigious companies thrive. At 510 West Georgia, you're investing in a location that elevates your brand, enhances productivity, and connects you to everything that matters in Vancouver's Downtown Core.

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