



FOR SUBLEASE

1111 WEST GEORGIA STREET

FULL 4TH FLOOR OR 4TH & 5TH FLOORS
WITH FLEXIBLE DEMISING OPTIONS



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FULL 4TH FLOOR OR 4TH & 5TH FLOORS
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THE **OPPORTUNITY**

One of downtown Vancouver's most centrally located premier office buildings.

A mix of open plan, offices, meeting rooms and kitchen. Suitable for a wide variety of tech/creative office users.

THE **LOCATION**

Located at the corner of West Georgia and Thurlow Streets. Burrard SkyTrain, Waterfront Centre SkyTrain, Sea Bus, Westcoast Express, Vancouver Convention Centre and major hotels are a 3-5 minute walk away.

AVAILABLE **AREA**

4th Floor - 14,235 sf with flexible demising options
4th & 5th Floors (potential) - 28,508 sf TOTAL

SUBLEASE **TERM**

March 30th, 2029

ADDITIONAL **RENT**

\$24.36 (2024 estimate)

ASKING **RENT**

Contact Listing Broker

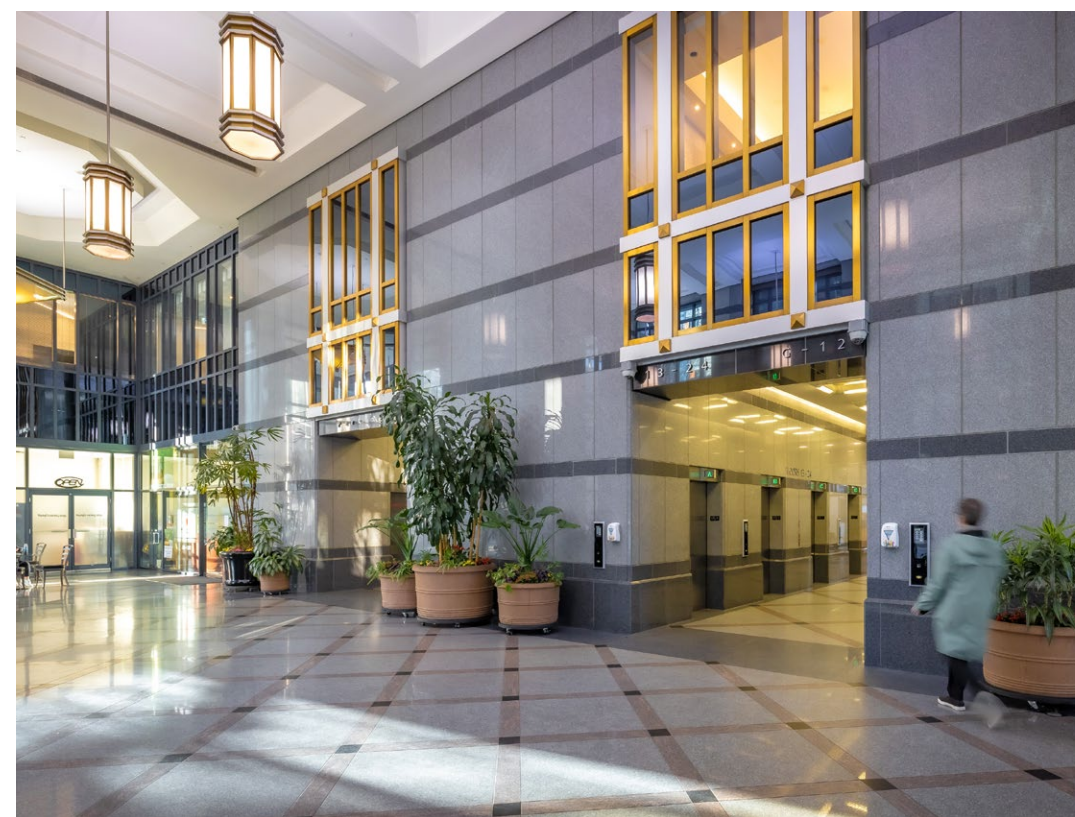
AVAILABILITY

Immediate



BUILDING FEATURES

- 8 air-conditioning zones per floor
- Energy efficient double glazed windows
- 24 hour card access
- 8 high-speed destination dispatch elevators
- On-site manned security and management office
- High bandwidth fibre-optic services
- Secure bike storage, lockers, and showers
- Underground parking with automated entry/exit system



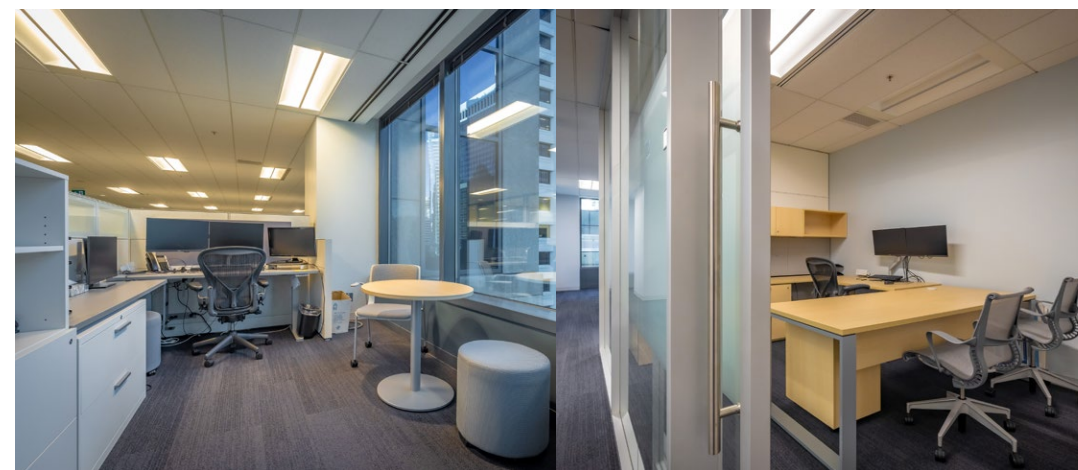
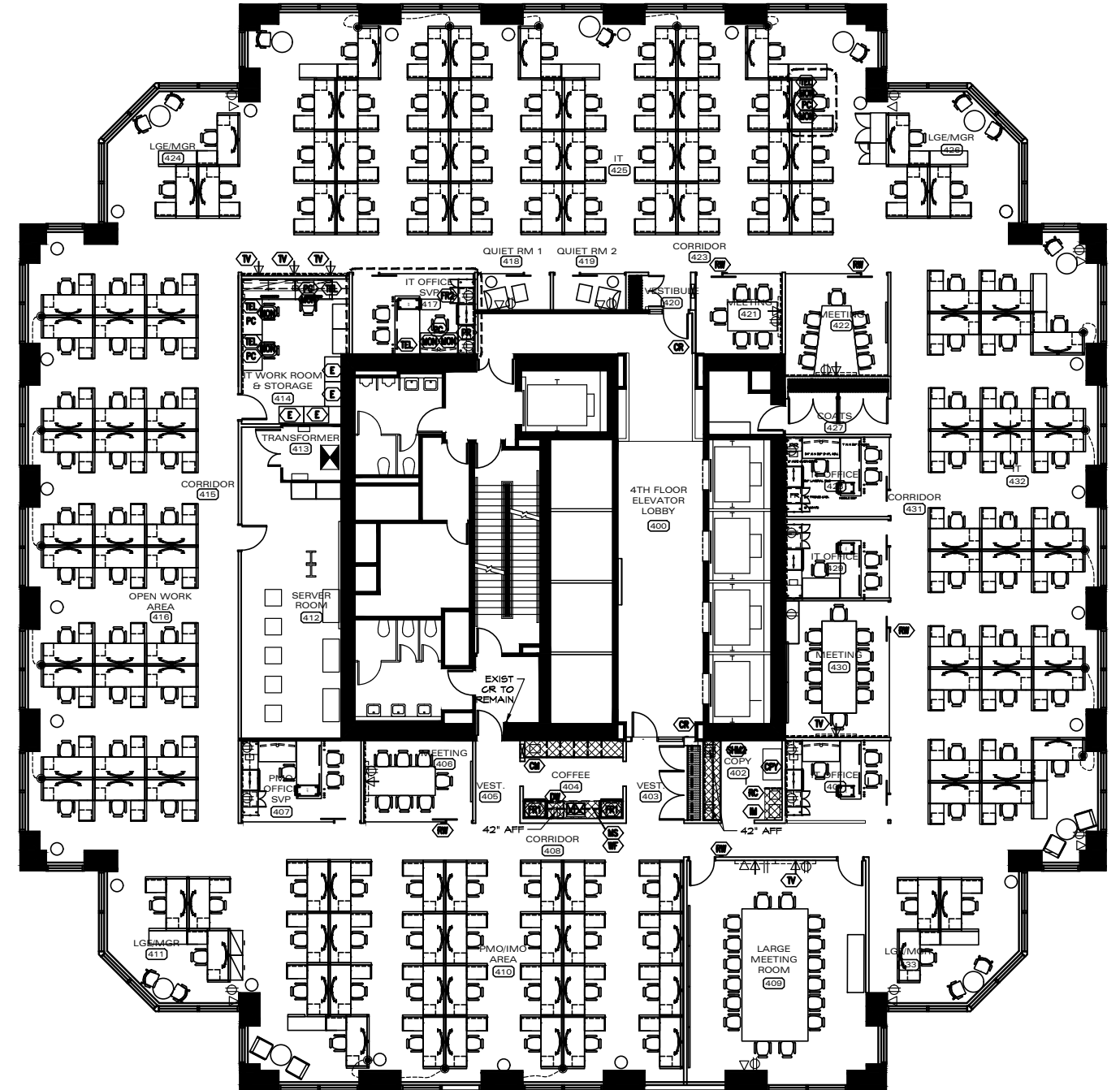
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SUITE / 14,235 sf
400

UNIT FEATURES

- Coffee station
- Five meeting rooms
- Two quiet rooms
- Four offices
- One copy room
- One server room / storage
- One IT storage / work room

Perimeter Open Plan

- 134 workstations
- Teknion sit-stand desks
- Herman Miller chairs
- Dirtt wall system
- One large meeting room



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SUITE / 28,508 sf Total

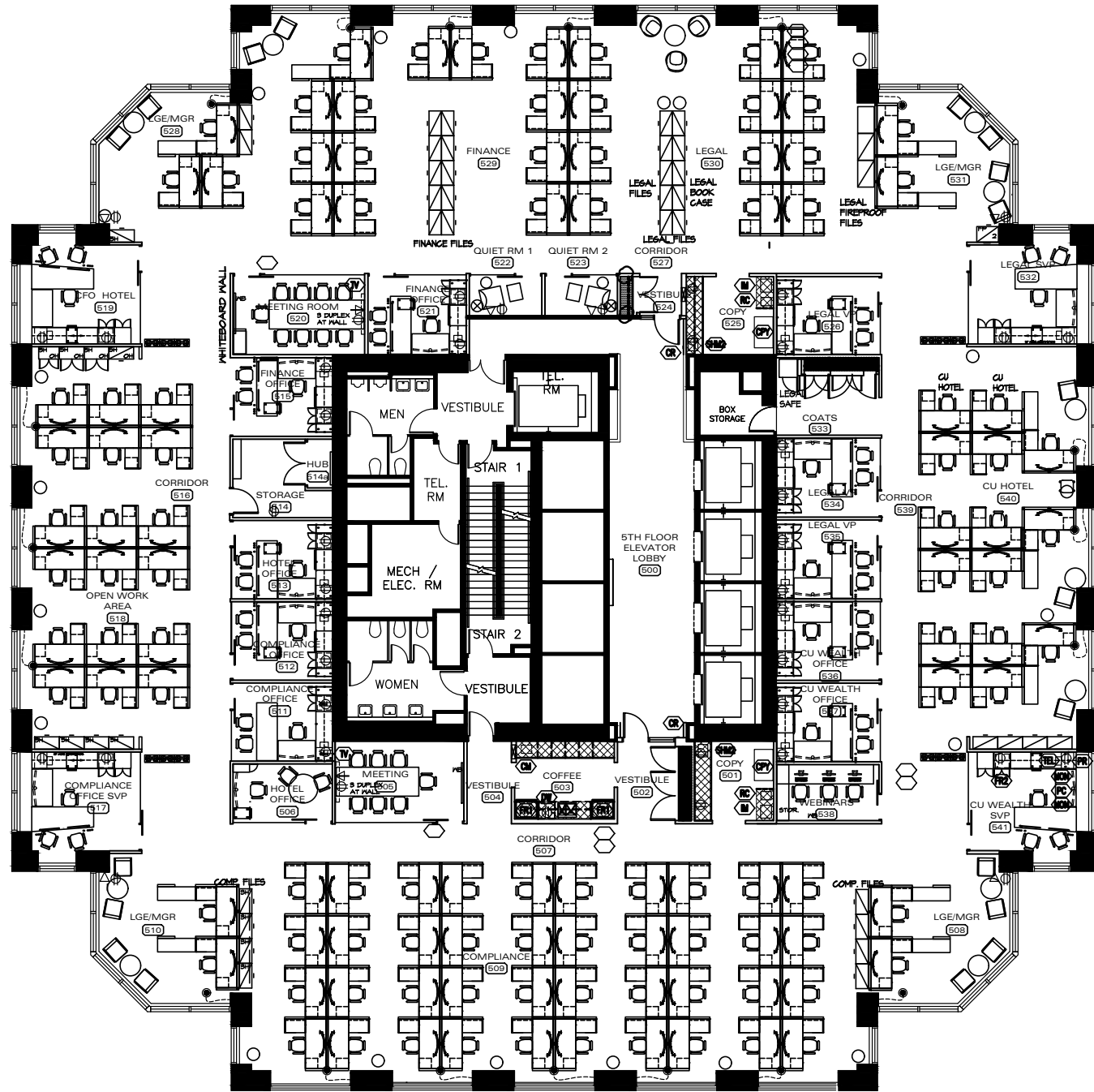
5TH & 4TH FLOORS

UNIT FEATURES

- Coffee station
- Two meeting rooms
- Two quiet rooms
- Fifteen offices
- Three copy / file / storage rooms
- One training / webinar room

Perimeter Open Plan

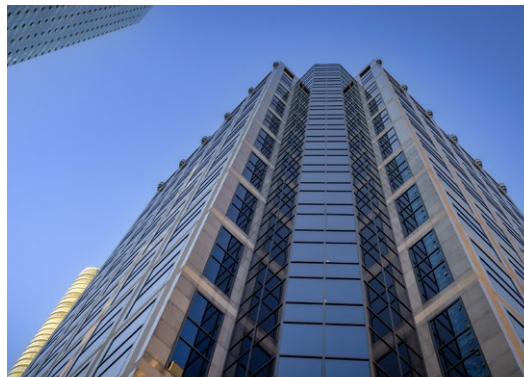
- 107 workstations
- Teknion sit-stand desks
- Herman Miller chairs
- Dirtt wall system



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