NEWLY RENOVATED SUBLEASE OPPORTUNITY

7,535 - 10,877 SF

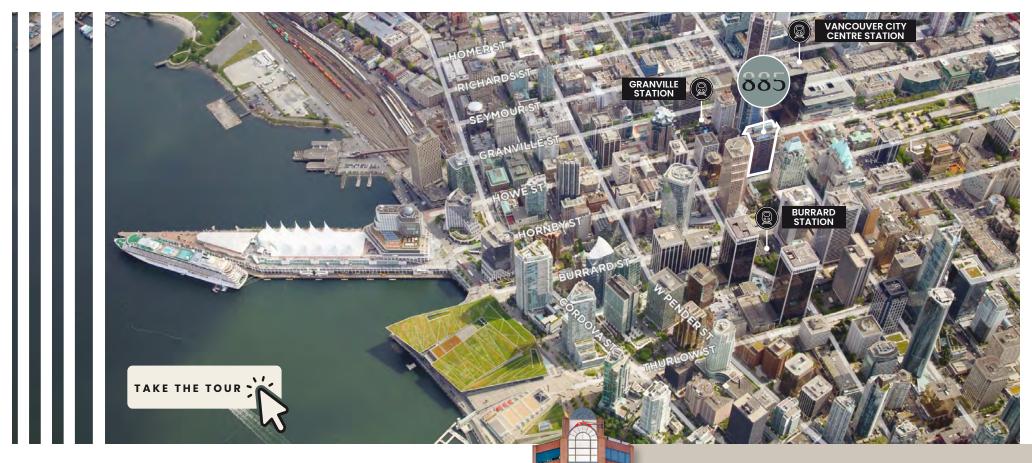
885

West Georgia Street

VANCOUVER, CANADA







Property Highlights

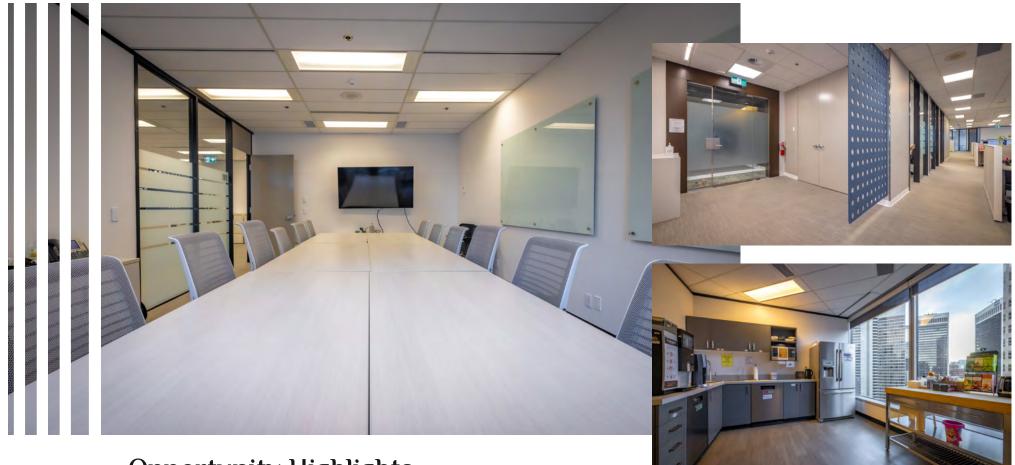
885 West Georgia is prominently positioned in the heart of the Downtown Core towering over the Vancouver Art Gallery, Robson Square and Law Courts. Built in 1987 and maintained immaculately since, the building offers a first-class, professional office experience. Expansive views are complimented by separation from adjacent buildings to promote access to natural light. The building's grand lobby features a rotating public art exhibit, coffee/food amenities, meeting spaces, and the iconic Pendulum by Alan Storey.

AVAILABLE AREA:

- 11th floor: 10,877 SF*

 *Additional 3,040 SF available (direct)
 on the 11th floor for contiguous 13,917 SF
- 10th floor: **7,535 SF**
- Sublease Term: June 29, 2029
- Additional Rent: \$25.55 PSF/PA (2024 estimate)
- Asking Rent: Please contact agents
- Availability: Immediately
- Furniture: Available
- Parking: Generous parking ratio (contact agents)









11th floor recently underwent full renovation - excellent condition and lightly used



Efficiently laid out with a mix of open plan and offices



Excellent natural light throughout



Favourable measurement standard - BOMA 1980



Elevator exposure



Potential for adjacent expansion





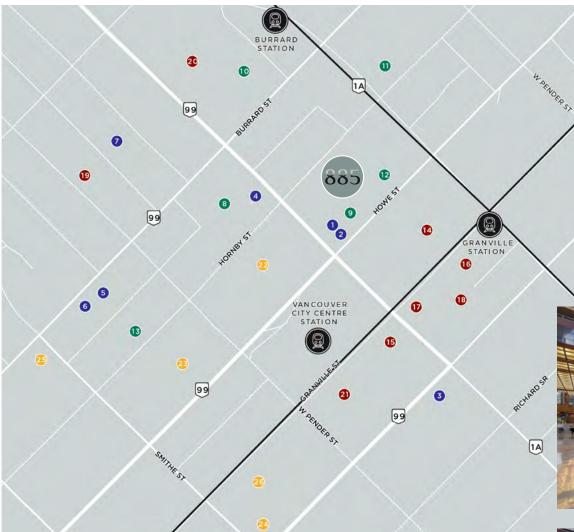












Amenities

- 24,000 SF terrace with sports courts, yoga circle and seating
- State-of-the-art Fitness Centre
- Showers and locker rooms
- Tech-enabled conference and meeting rooms
- Secure bike lockers
- Tenant mobile app
- EV charging
- Proximity to CF Pacific Centre

DINING

- 1. HAWKSWORTH
- 2. BEL CAFÉ
- 3. GLOWBAL
- 4. NOTCH 8
- 5. JOEY
- 6. ITALIAN KITCHEN
- 7. BLACK + BLUE

HOTEL

- 8. FAIRMONT HOTEL **VANCOUVER**
- 9. ROSEWOOD HOTEL
- 10. HYATT REGENCY
- 11. HOTEL LE SOLEIL
- 12. METROPOLITAN HOTEL
- 13. WEDGEWOOD HOTEL & SPA

RETAIL

- 14. CF PACIFIC LOUNGE
- 15. LONDON DRUGS
- 16. WINNERS
- 17. HUDSON'S BAY
- 18. SHOPPERS DRUG MART 25. SCOTIABANK THEATRE
- 19. INDIGO
- 20. STAPLES
- 21. BEST BUY

ENTERTAINMENT

- 22. VANCOUVER ART **GALLERY**
- 23. ROBSON SQUARE
- 24. ORPHEUM THEATRE
- 26. COMMODORE







* Additional 3,040 SF available (direct) on the 11th floor for contiguous 13,917 SF

11TH FLOOR - 10,877 SF

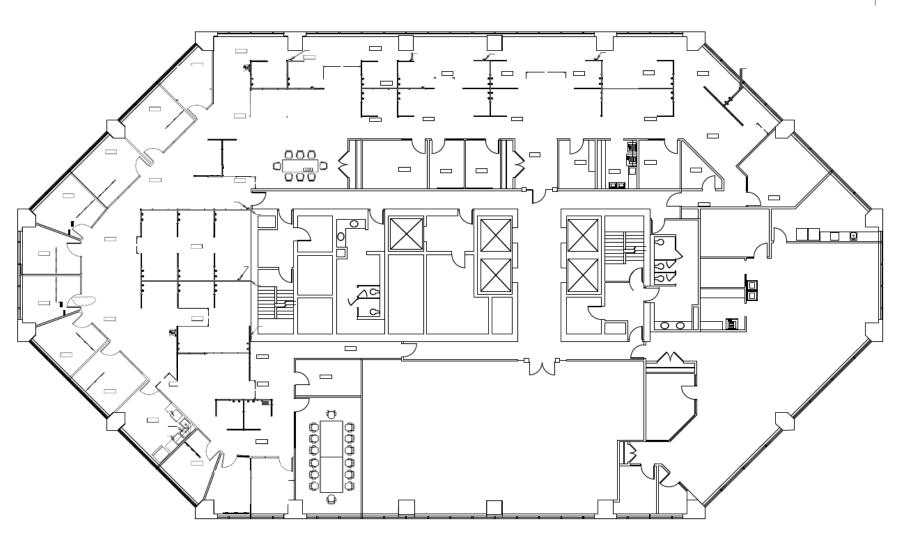
1 KITCHEN

2 CONFERENCE ROOMS

14 OFFICES

28 WORKSTATIONS



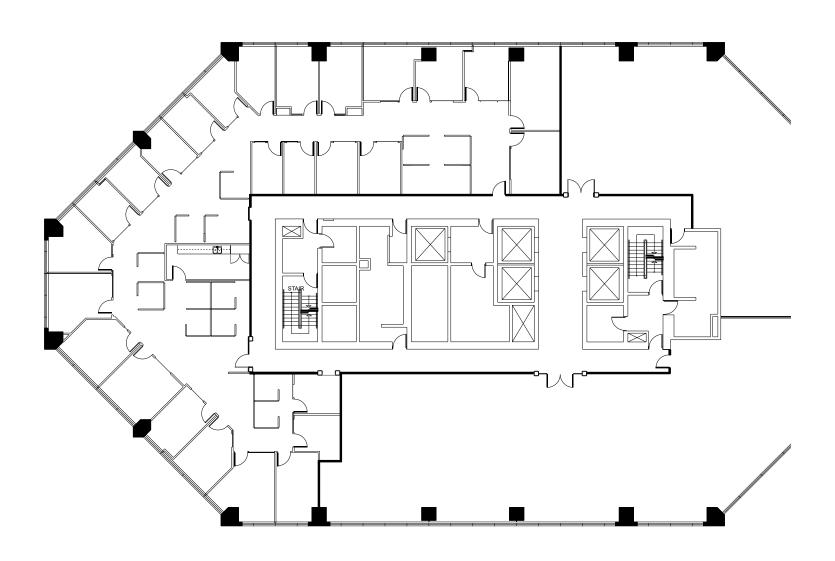


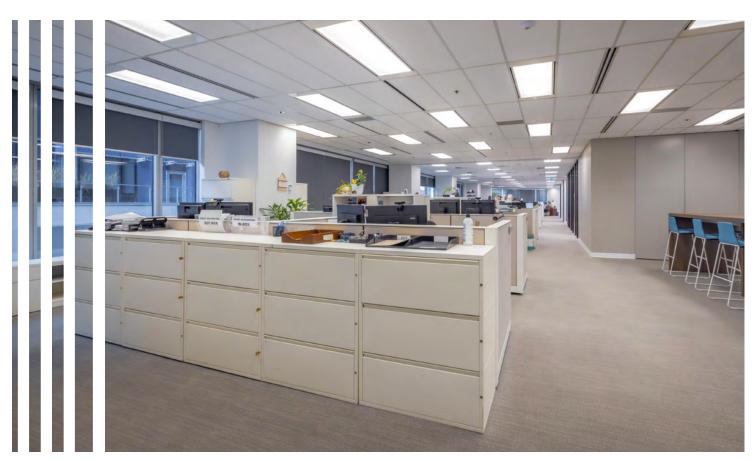
10[™] FLOOR - 7,535 SF

2 CONFERENCE ROOMS

24 OFFICES

15 WORKSTATIONS

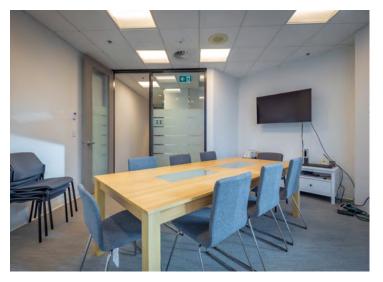














885

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