

# 1185 West Georgia Street

Vancouver, BC

**+/- 43,000 SF of Contiguous Space Available**  
**Four Full Floors Available of +/- 10,866 SF Each**



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**ALLIED CBRE**



# Property Highlights

1185 West Georgia Street is located in the heart of Vancouver’s city-centre, on the Northeast corner of West Georgia Street and Bute Street. This 16-storey office building is conveniently located 5 minutes walking distance from Burrard SkyTrain station and has close proximity to restaurants, hotels, services and shops on Alberni and Robson Streets. **New end of trip facilities and bike lockers completed by end of 2025.**

|                                                                |                                                     |           |                                       |
|----------------------------------------------------------------|-----------------------------------------------------|-----------|---------------------------------------|
| Rent:                                                          | Contact Listing Agents                              |           |                                       |
| Additional Rent:                                               | \$21.73 PSF (2025 estimate)                         |           |                                       |
| District:                                                      | Downtown Vancouver                                  |           |                                       |
| Area Available:                                                | Suite 300                                           | 10,871 SF | Available Immediately                 |
|                                                                | Suite 400                                           | 10,866 SF | Available Immediately                 |
|                                                                | Suite 500*                                          | 10,869 SF | Available Immediately                 |
|                                                                | <i>*Currently demised as 6,061 SF and 4,808 SF</i>  |           |                                       |
|                                                                | Suite 600                                           | 10,871 SF | Available Immediately                 |
|                                                                | Suite 740                                           | 4,641 SF  | Available Immediately (Move-in ready) |
|                                                                | Suite 1045                                          | 2,293 SF  | Available Immediately (Move-in ready) |
|                                                                | Suite 1700                                          | 10,983 SF | Available Immediately                 |
| *All measurements are approximate and subject to remeasurement |                                                     |           |                                       |
| Parking:                                                       | Underground Available - 1 stall per 1,500 SF leased |           |                                       |
|                                                                | \$225 per stall per month (Random)                  |           |                                       |
|                                                                | \$280 per stall per month (Reserved)                |           |                                       |

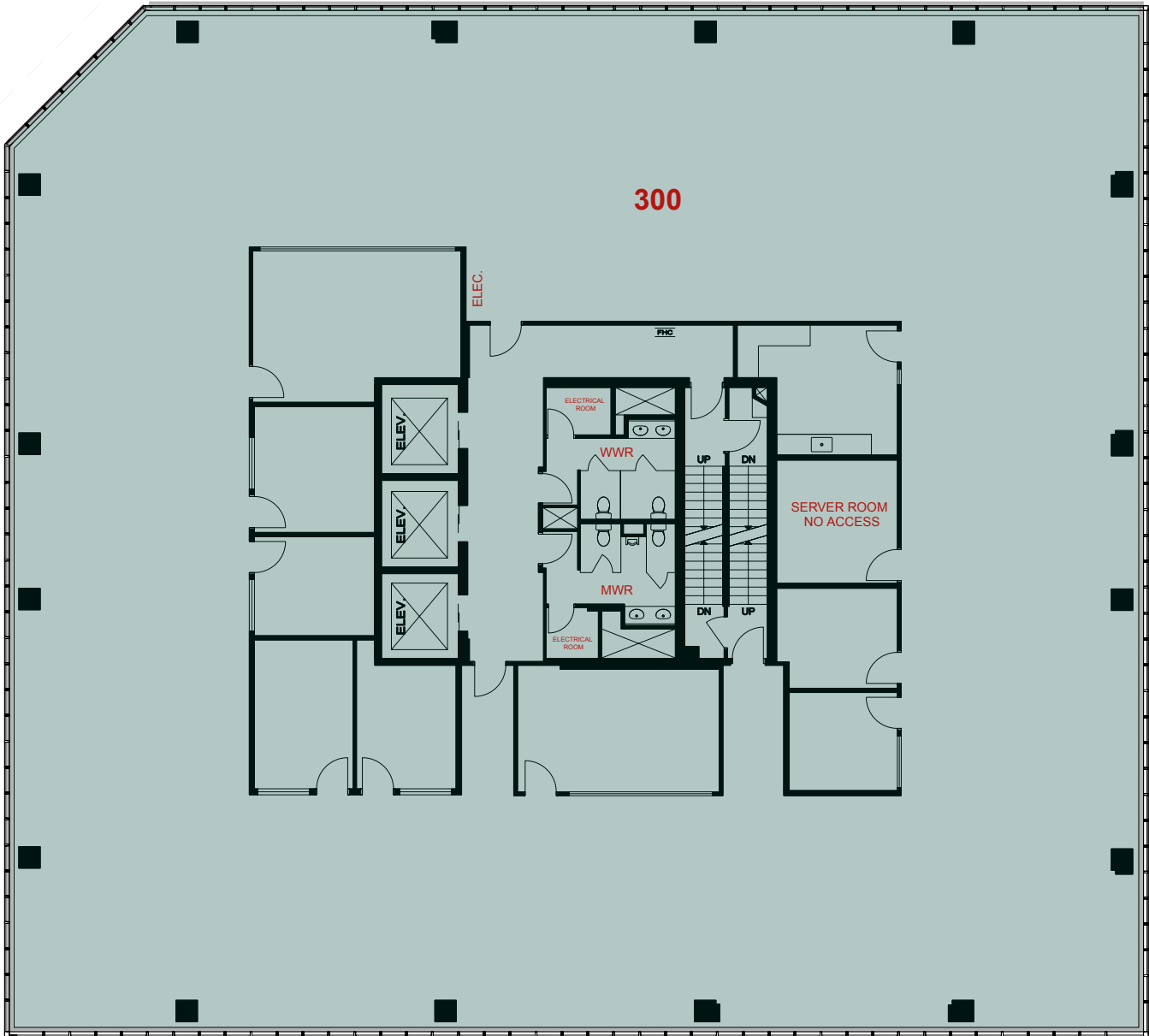
# Conceptualized Spaces at 1185 W Georgia



# Suite 300

Approx. 10,871 SF - Available Immediately

Full floor office suite of approximately 10,871 SF. Improved with 6 internal offices, 2 meeting rooms, kitchen and open area. Contiguous with Suites 400, 500 & 600 for approx. 43,477 SF.

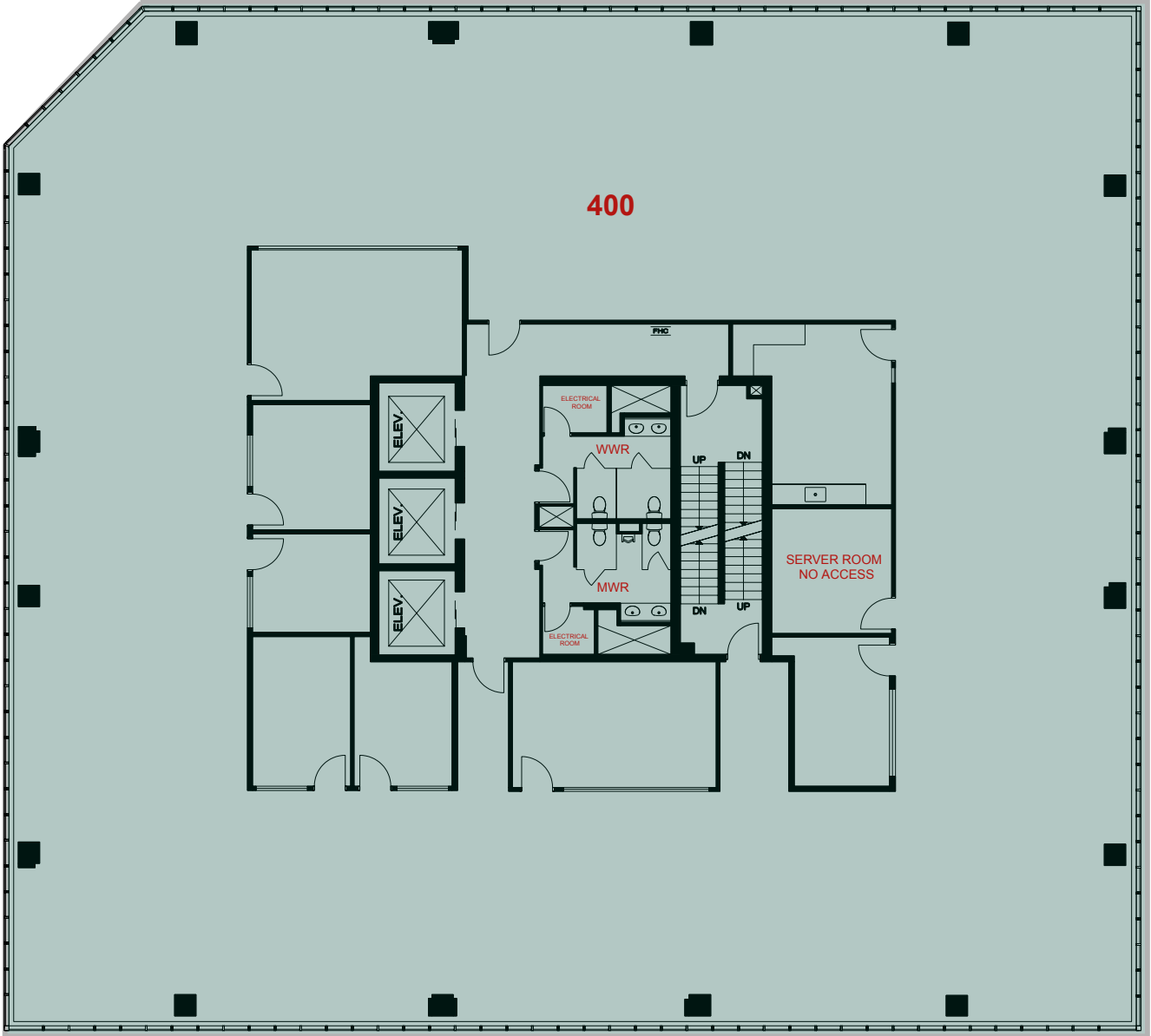


NOT TO SCALE

# Suite 400

Approx. 10,866 SF - Available Immediately

Full floor office suite of approximately 10,866 SF. Improved with 5 internal offices, 2 meeting rooms, kitchen and open area. Contiguous with Suites 300, 500 & 600 for approx. 43,477 SF.

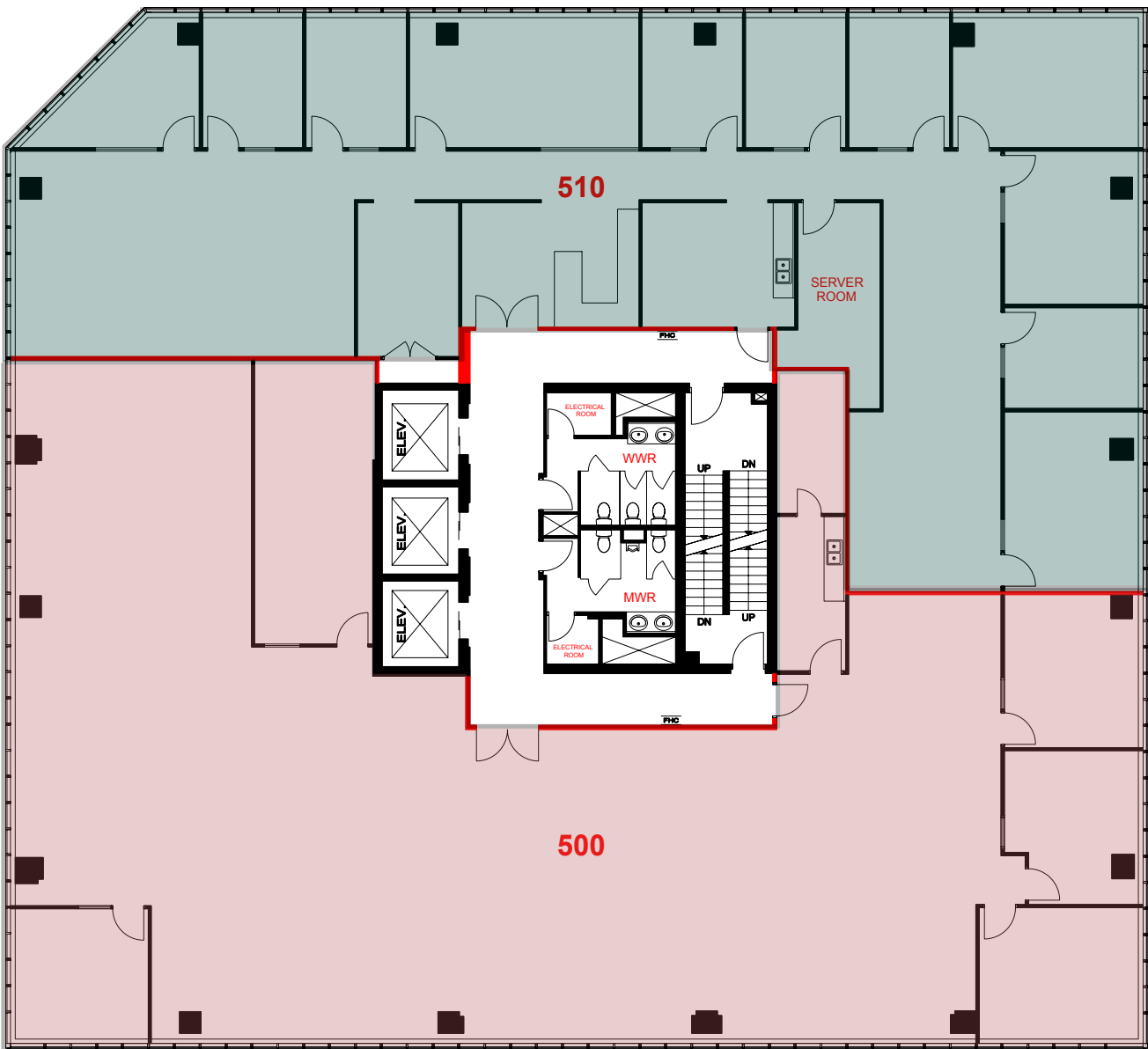


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# Suite 500

Full Floor of Approx. 10,869 SF  
Currently demised to approx. 6,061 SF and approx. 4,808 SF

- Suite 500 - Fully improved office suite of approximately 6,061 SF. Improved with 4 external offices, a boardroom, kitchen and open area. Contiguous with Suites 300, 400, 510 & 600 for approx. 43,477 SF.
- Suite 510 - Fully improved office suite of approximately 4,808 SF. Improved with 10 external offices, a boardroom, kitchen and open area. Contiguous with Suites 300, 400, 500 & 600 for approx. 43,477 SF.



# Suite 500 - Photo Gallery



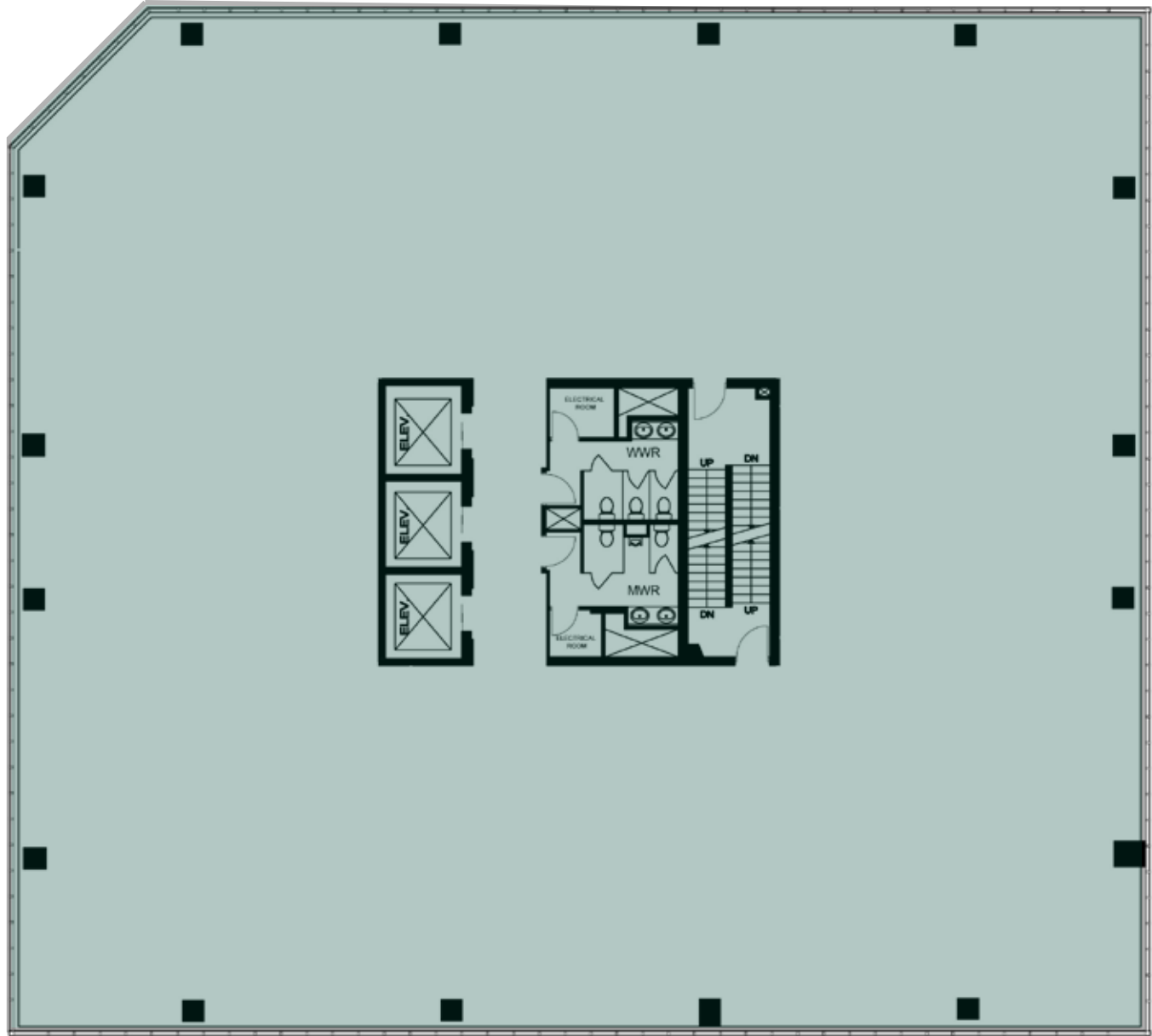


# Suite 600

Approx. 10,871 SF - Available Immediately

Full floor office suite of approximately 10,871 SF to be provided in a warm shell condition with open plan layout, exposed ceilings and LED lights. Can be demised to approx. 2,500 SF or contiguous with Suites 300, 400, 500 & 600 for approx. 43,477 SF.

Click for conceptualized demise test-fit option



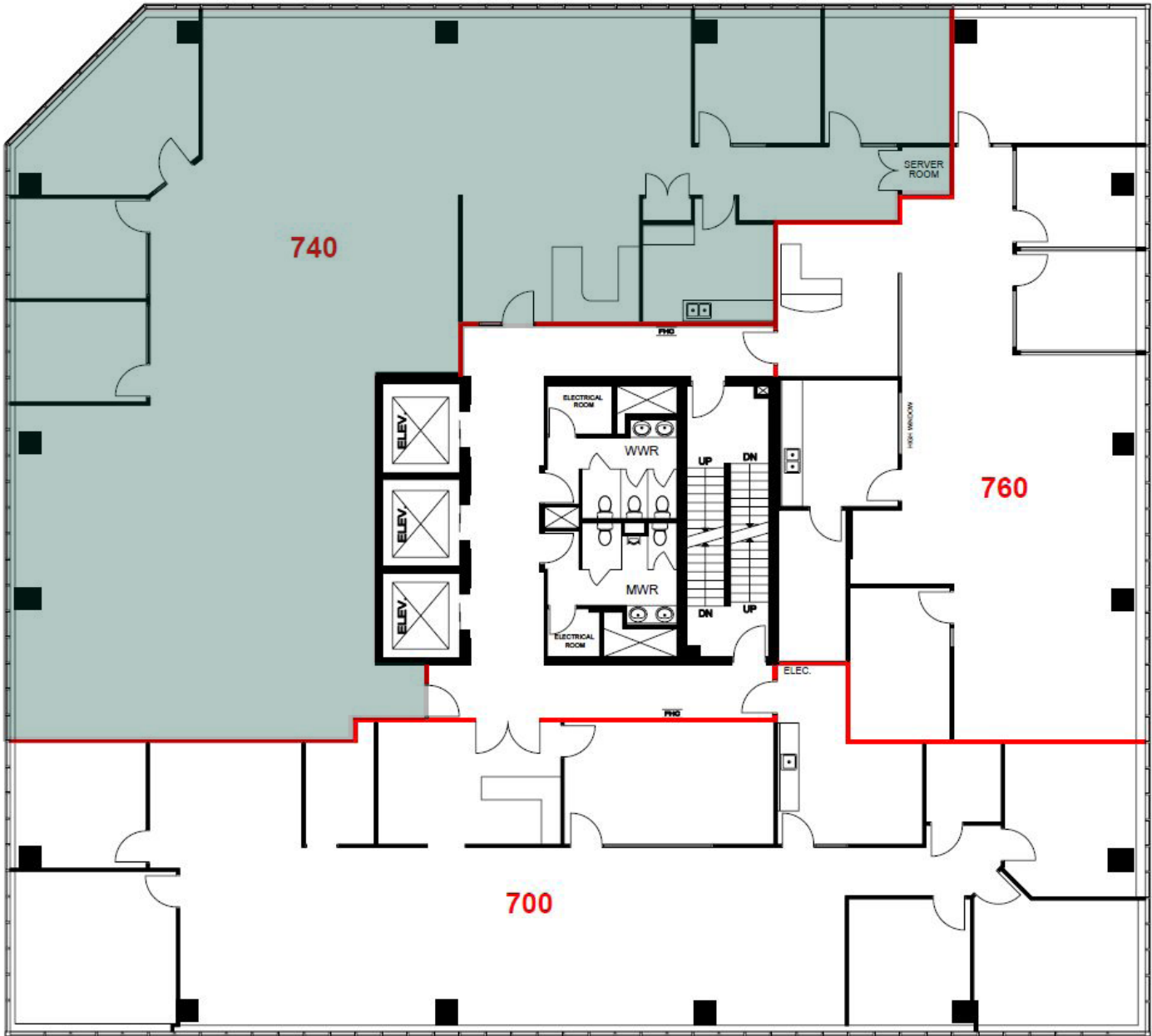
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# Suite 740

Approx. 4,641 SF - Available Immediately - Move-In Ready

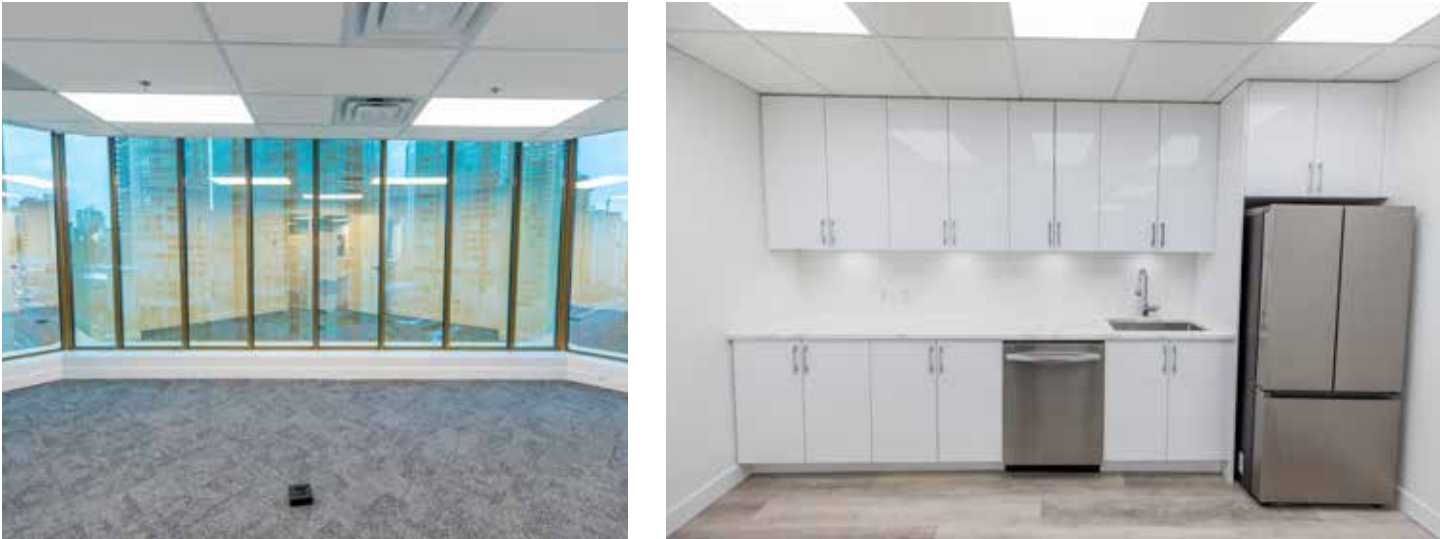
Fully improved office suite of approximately 4,641 SF. Improved with 4 window offices, 1 boardroom, kitchen, reception, server room and open plan. The floor to ceiling window line allows for plenty of natural light, and some partial mountain views.

Click for an interactive walk through of Suite 740



NOT TO SCALE

# Suite 740 - Photo Gallery

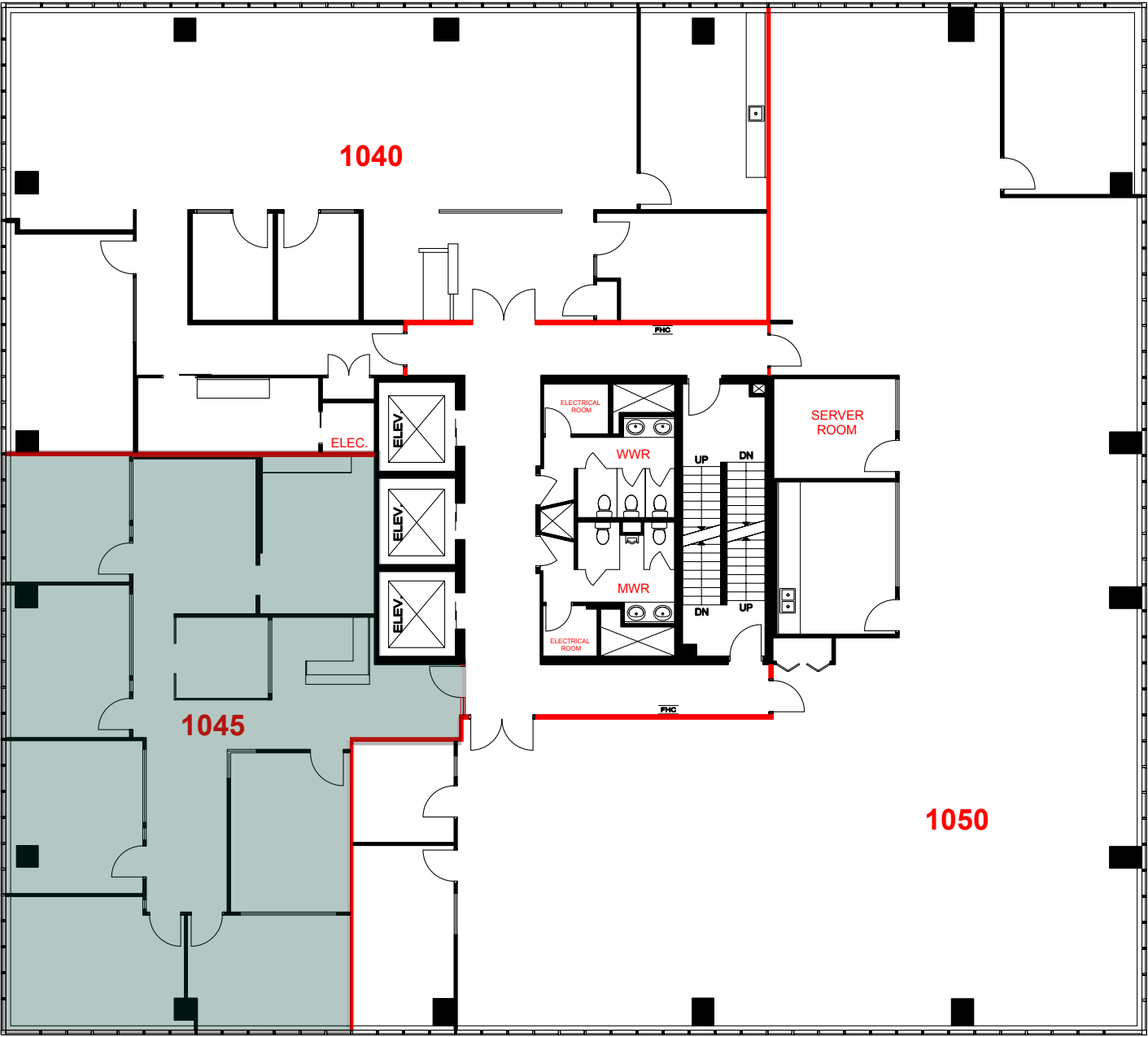


# Suite 1045

Approx. 2,293 SF - Immediately - Move-In Ready

Fully improved office suite of approximately 2,293 SF. Improved with 5 window offices, 1 interior boardroom, kitchen, reception, server room and open plan. The floor to ceiling window line allows for plenty of natural light.

Click for an interactive walk through of Suite 1045



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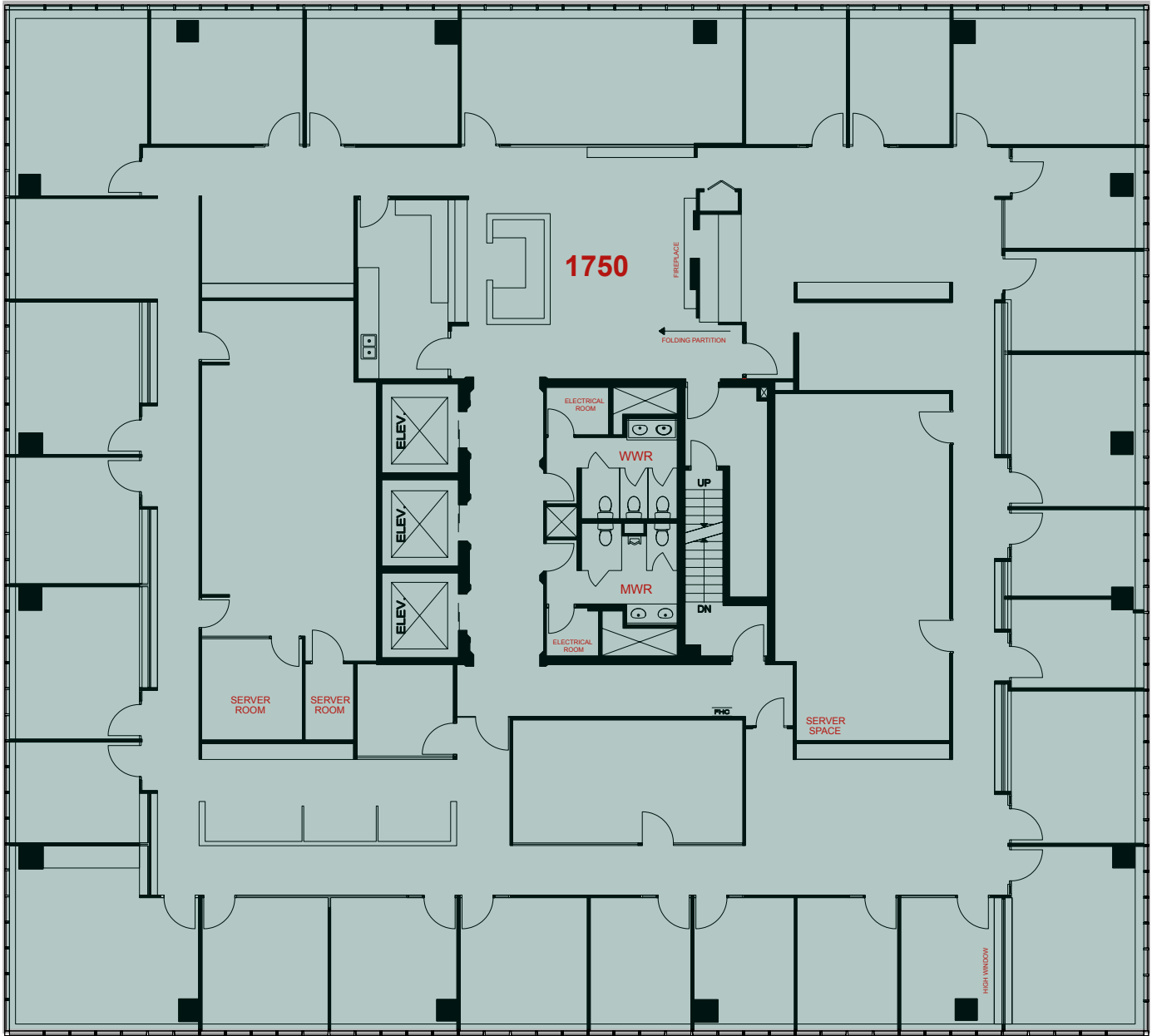
# Suite 1045 - Photo Gallery



# Suite 1700

Approx. 10,983 SF - Available Immediately

Full floor office suite of approximately 10,983 SF currently built out with 25 perimeter offices, 1 boardroom and reception area and kitchen. Landlord will provide upgrades to the unit.



NOT TO SCALE



# Local Amenities



 **1185 WEST GEORGIA STREET**

**RESTAURANT & CAFES**

- 1. Blenz
- 2. Waves Coffee House
- 3. Starbucks
- 4. Urban Tea Merchant
- 5. Victoria Chinese Restaurant
- 6. Earl's
- 7. SMAK
- 8. JJ Bean
- 9. Joe Fortes
- 10. The Keg Steakhouse + Bar
- 11. Ramen Danbo
- 12. Tim Hortons
- 13. Tableau
- 14. Freshii
- 15. TurF

**RETAIL & SERVICES**

- 1. Urban Fare
- 2. IGA
- 3. IGA
- 4. Vancouver Public Library
- 5. Coal Harbour Liquor Store
- 6. BC Liquor
- 7. Shoppers Drug Mart

**HOTELS**

- 1. Hyatt Regency Vancouver
- 2. Days Inn by Wyndham
- 3. Fairmont Pacific Rim
- 4. Pan Pacific Vancouver
- 5. Shangri-La Vancouver
- 6. Fairmont Hotel Vancouver
- 7. Loden Hotel

**GYMS**

- 1. Elite Performance Fitness
- 2. YWCA Health + Fitness Centre
- 3. Contenders Boxing
- 4. Fitness World
- 5. Equinox West Georgia Street
- 6. Barry's Vancouver

**PARKS**

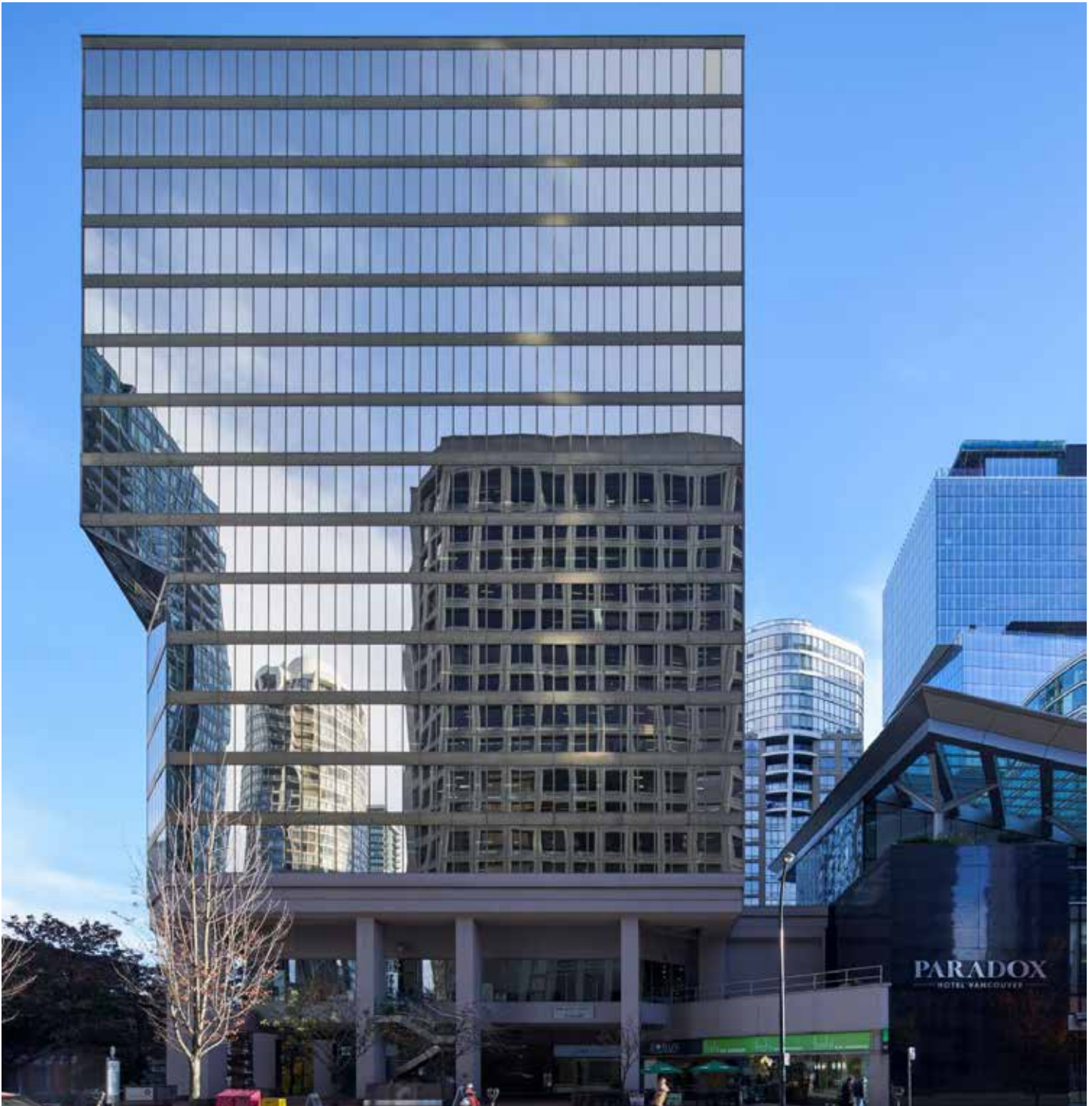
- 1. Art Phillips Park
- 2. Portal Park
- 3. Harbour Green Park
- 4. Coal Harbour Park
- 5. Cardaro Park
- 6. Barclay Heritage Square Park
- 7. Nelson Park
- 8. Marina Square Park

# Central Business District

The Central Business District (CBD) of Vancouver is predominantly a high rise office commercial area with the backdrop of the North Shore mountains and Burrard Inlet water highlights. This area is amenity rich, offering an abundant of luxury hotels, top rated restaurants and bars, shops and entertainment facilities. Mixed in with residences, this area attracts numerous federal and non-governmental organization offices, consulates, national and international bank headquarters, accounting, law firms and international hotels. With walking distance to all major SkyTrain and Bus Loops (including Burrard and Waterfront stations), access is seamless into and out of the city. Together with the abundance of parks that are sprinkled throughout the city and the proximity to Vancouver's Seawall and Stanley Park, this area is the perfect place to work, rest and play.





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