

565

Great Northern Way

FOR SUBLEASE

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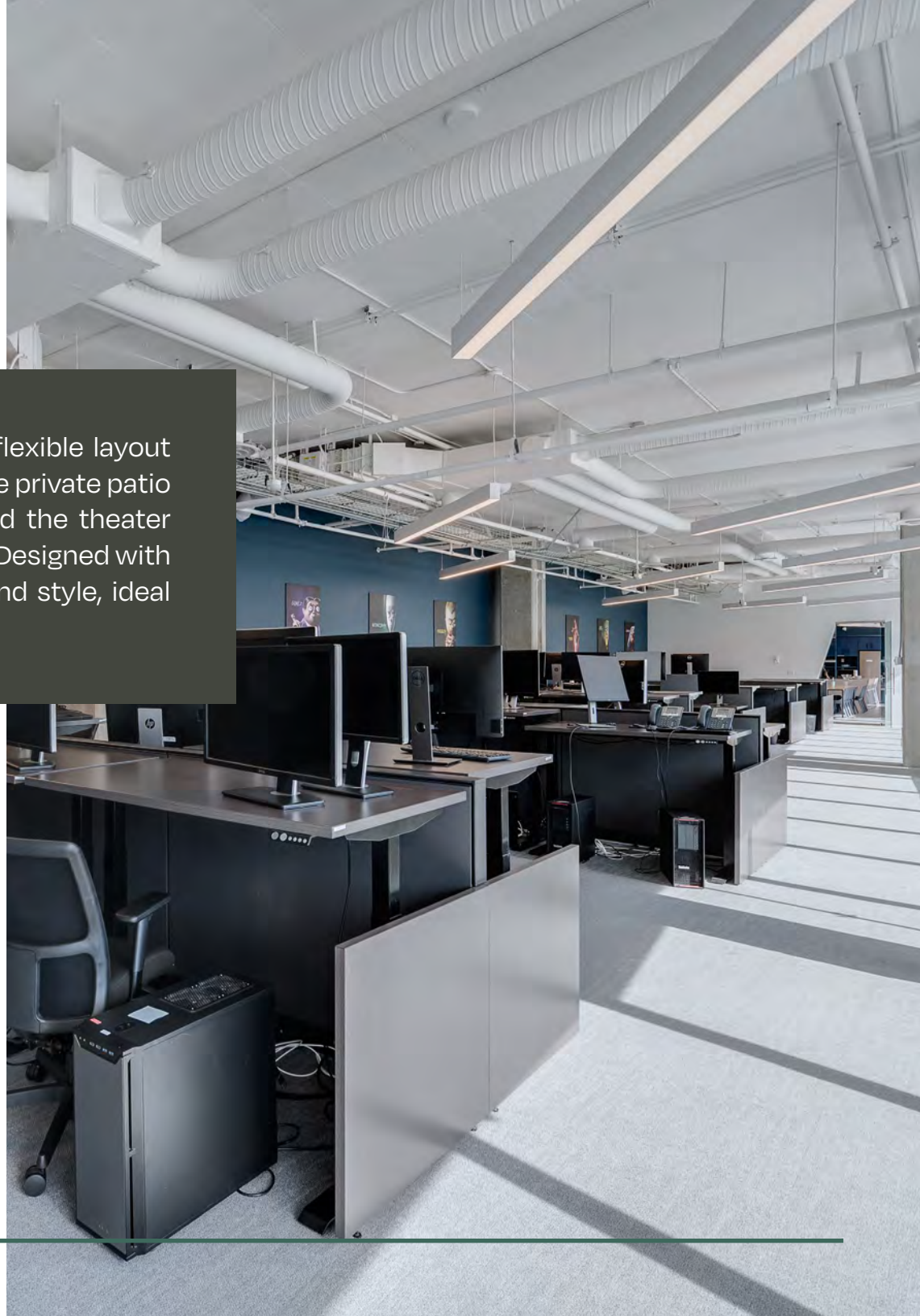


## THE OPPORTUNITY

# 565 Great Northern Way

This newly constructed full floor office space offers a flexible layout with a lounge, meeting rooms, and an open work area. The private patio offers a quiet space for breaks or casual meetings, and the theater space is perfect for screenings, presentations or events. Designed with attention to detail, this office combines functionality and style, ideal for businesses looking for a high-quality workplace.

Unit	5th Floor
Area	25,324 SF (approx.)
Term Expiry	January 31, 2029
Availability	60 days' notice
Basic Rent	Contact agents
Additional Rent	\$22.25 PSFPA (2025 est.)







Theatre Space



Kitchen + Lounge Area

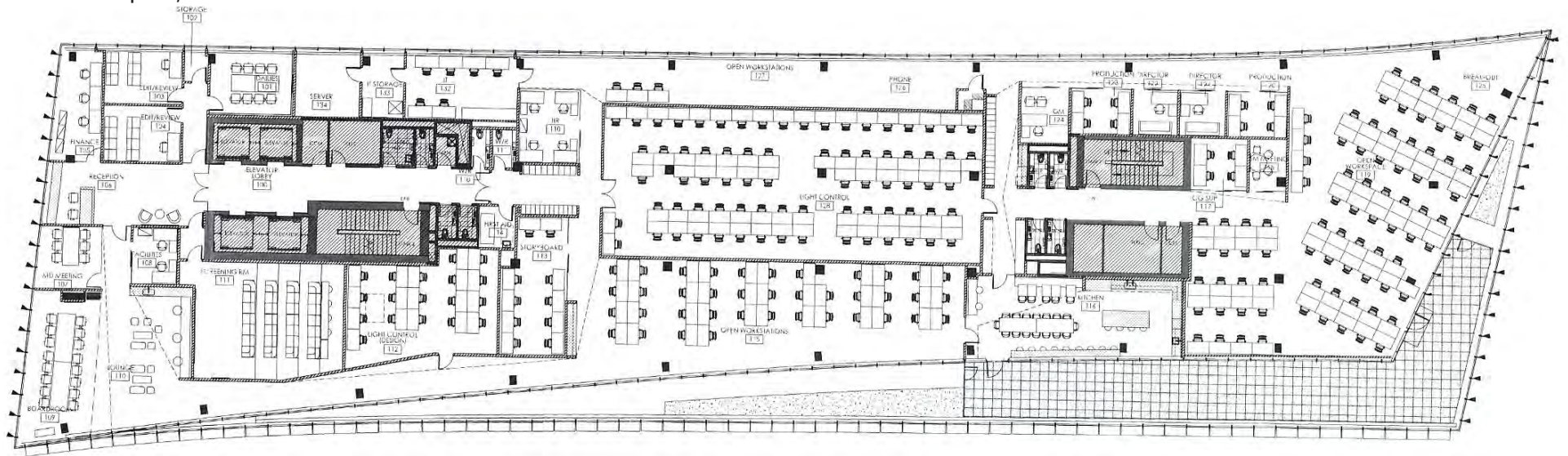


Over-height, Exposed Ceilings



# FLOOR PLAN

5th Floor | 25,324 SF





## THE BUILDING

# Cutting-edge office building with excellent amenities

- Large gym and change rooms
- Shared rooftop patio with panoramic views of the city and North Shore Mountains
- Rooftop meeting room with floor to ceiling windows
- Close proximity to the future Great Northern Way - Emily Carr Canada Line transit station
- Nemesis Coffeehouse located within a public art pavilion resembling a vibrant red flower
- On-site parking
- LEED Gold Certified office building

Common Rooftop Patio



Rooftop Meeting Room

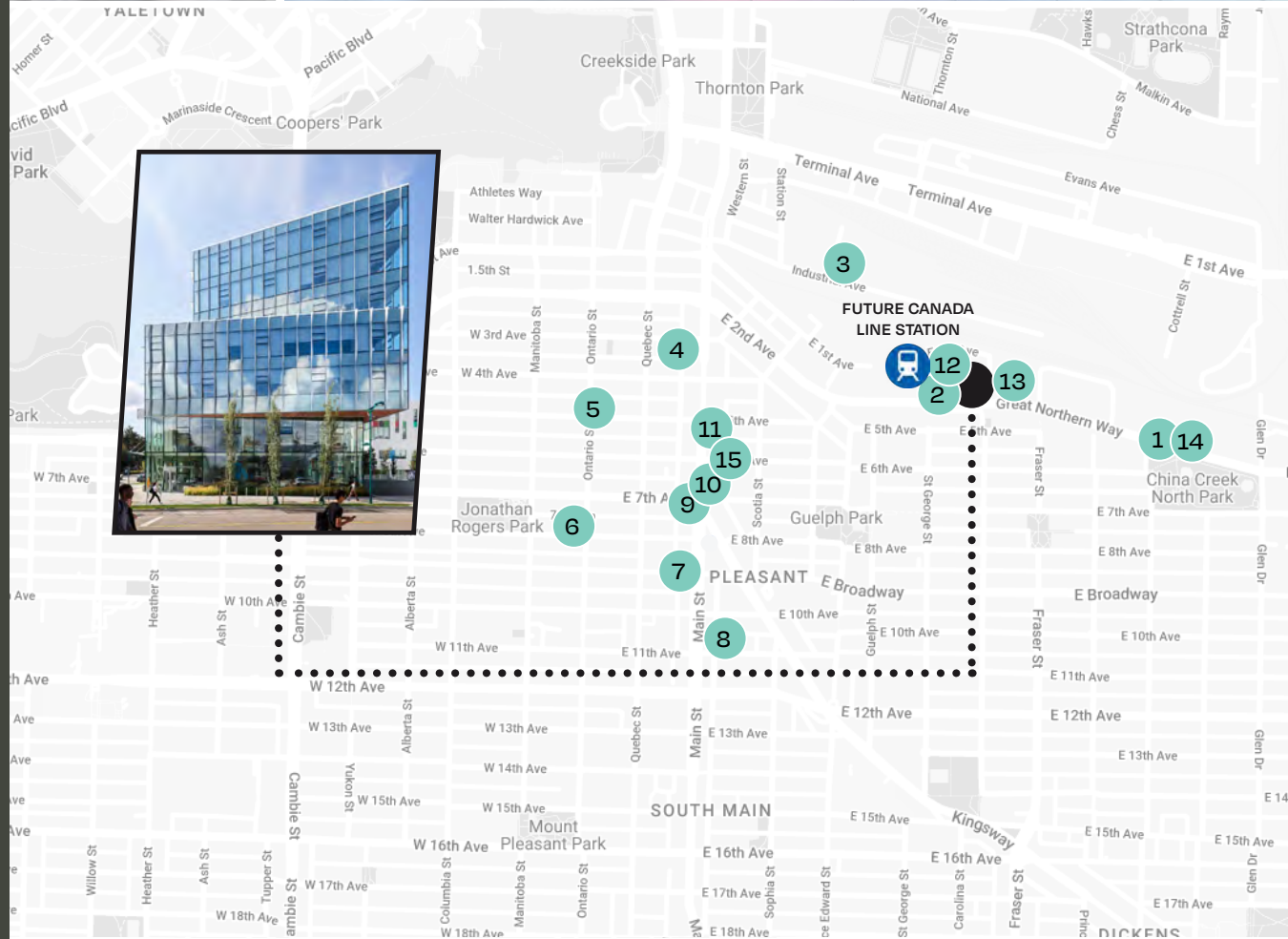






## LOCAL AMENITIES

1. Steve's Poké Bar
2. Nemesis Coffee GNW
3. Beta 5 Chocolates
4. Nuba Cafe
5. Purebread
6. 33 Acres Brewing Company
7. Fable Diner
8. Bar Susu at Novella
9. Red Truck Beer
10. Como Taperia
11. Zarak by Afghan Kitchen
12. Emily Carr University
13. Kafka's Coffee Roasting and Bakery
14. Tim Hortons
15. Cartems Donuts



For more information, please contact:

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