



FOR LEASE

OFFICE SPACE

1090 WEST GEORGIA ST.
VANCOUVER, BC



Property Highlights

PRIME LOCATION IN THE HEART OF DOWNTOWN

Situated on the corner of Thurlow and West Georgia Street, this building boasts a prime central location in the Financial District. On-site parking and close proximity to the Expo Line and the Canada Line makes this building easily accessible.

Across the street from Royal Centre and the Burrard Skytrain Station, and within walking distance to restaurants, Urban Fare, and other shops, services, and hotels (within 1 block to Shangri-La, Hyatt Hotel, Fairmont Hotel Vancouver).

Whether it's the need for a quick coffee or a gourmet meal, the choices in the area are endless. This building is also within close proximity to Robson St. & Alberni St. "Luxury Zone", CF Pacific Centre, Canada Place, and Stanley Park.

AVAILABLE SPACE

| Suite | Area | Type | Availability |
|-------|----------|--------|---------------|
| 230 | 1,717 SF | Office | Jan 1, 2026 |
| 520 | 1,866 SF | Office | 30-Day Notice |
| 565 | 1,111 SF | Office | Immediately |
| 600A | 2,650 SF | Office | 90-Day Notice |
| 650 | 3,972 SF | Office | Jan 1, 2026 |
| 700 | 9,531 SF | Office | Immediately |
| 1090 | 1,059 SF | Office | Immediately |
| 1350 | 2,566 SF | Office | Immediately |
| 1480 | 3,315 SF | Office | Immediately |

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2026 Est.)

Additional Rent: \$25.48 psf

Parking Rate

\$380/month + applicable taxes

Ratio - 1:2100 SF



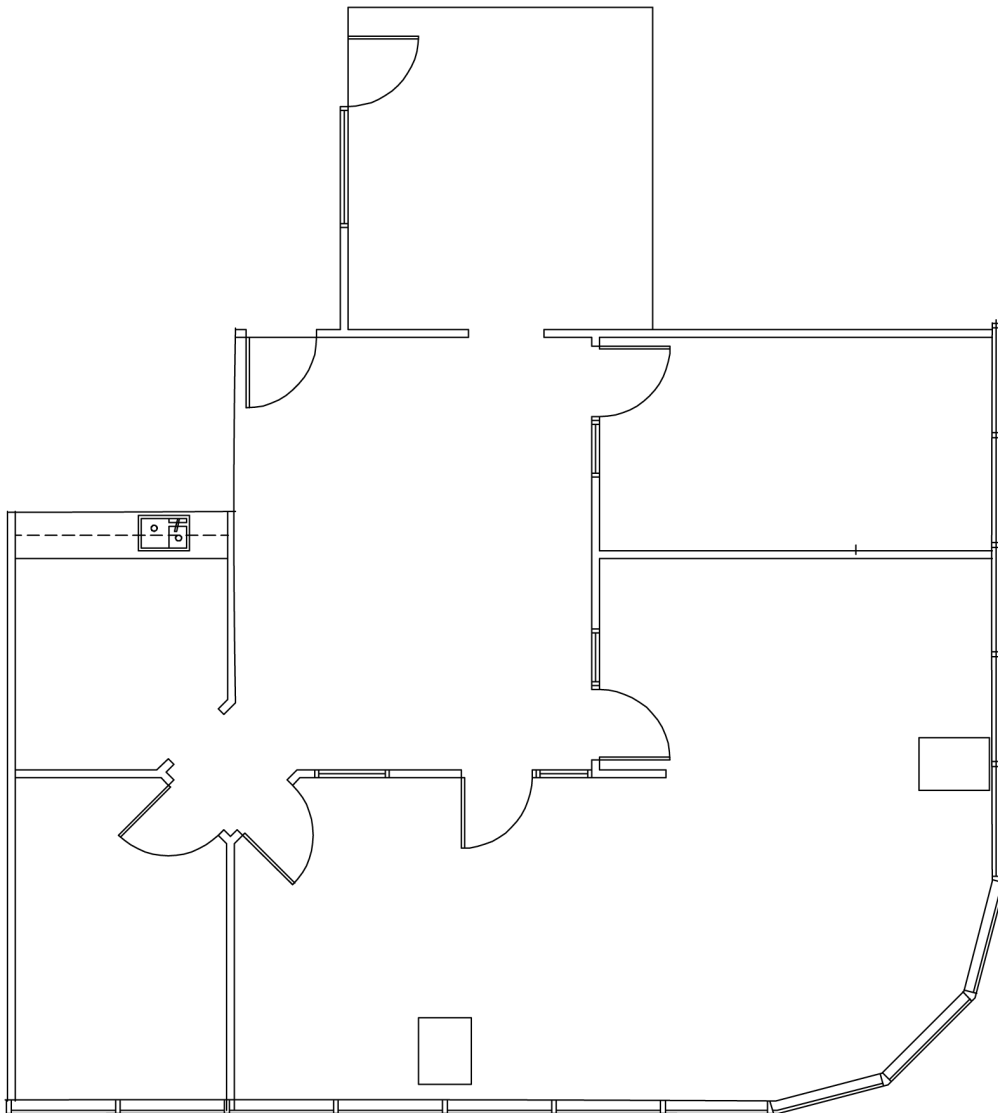
Rentable Area: 1,717 SF

Availability: January 1, 2026

| Unit 230

Ask us about short-term lease opportunities to suit your business needs.

Featuring three private offices, a reception area, kitchenette, and boardroom, this workspace offers southeast views of downtown Vancouver and abundant natural light ideal for a productive and professional setting. Premises will be recarpeted and painted.



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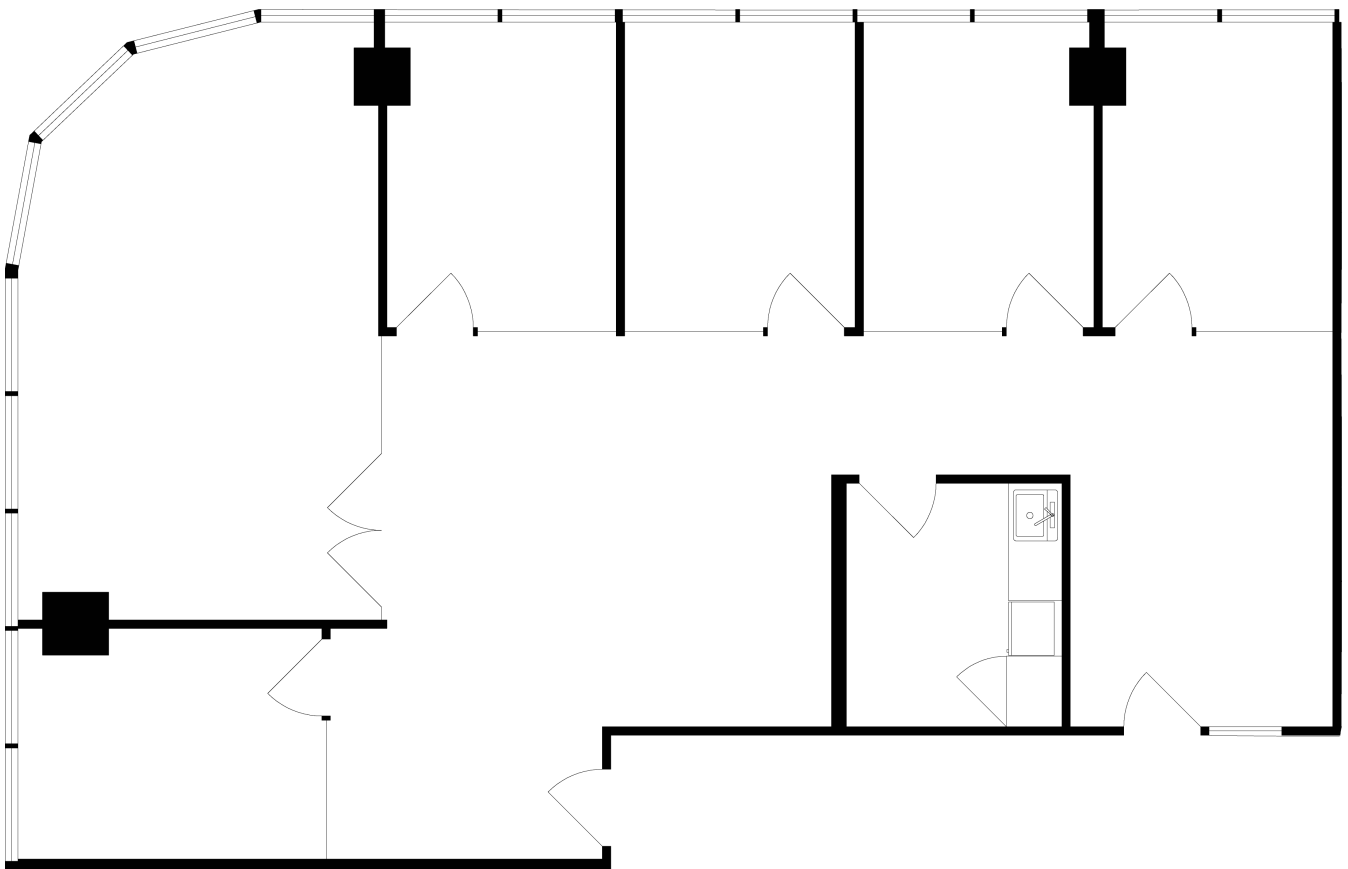
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| Unit 520

Rentable Area: 1,866 SF

Availability: 30-Day Notice

Elevate your workplace in this bright corner office suite with dynamic views of the bustling downtown streetscape. Featuring five private offices, a boardroom, and a kitchenette, this suite offers an ideal setting for dynamic growing teams. Designed to inspire productivity and showcase a professional image.



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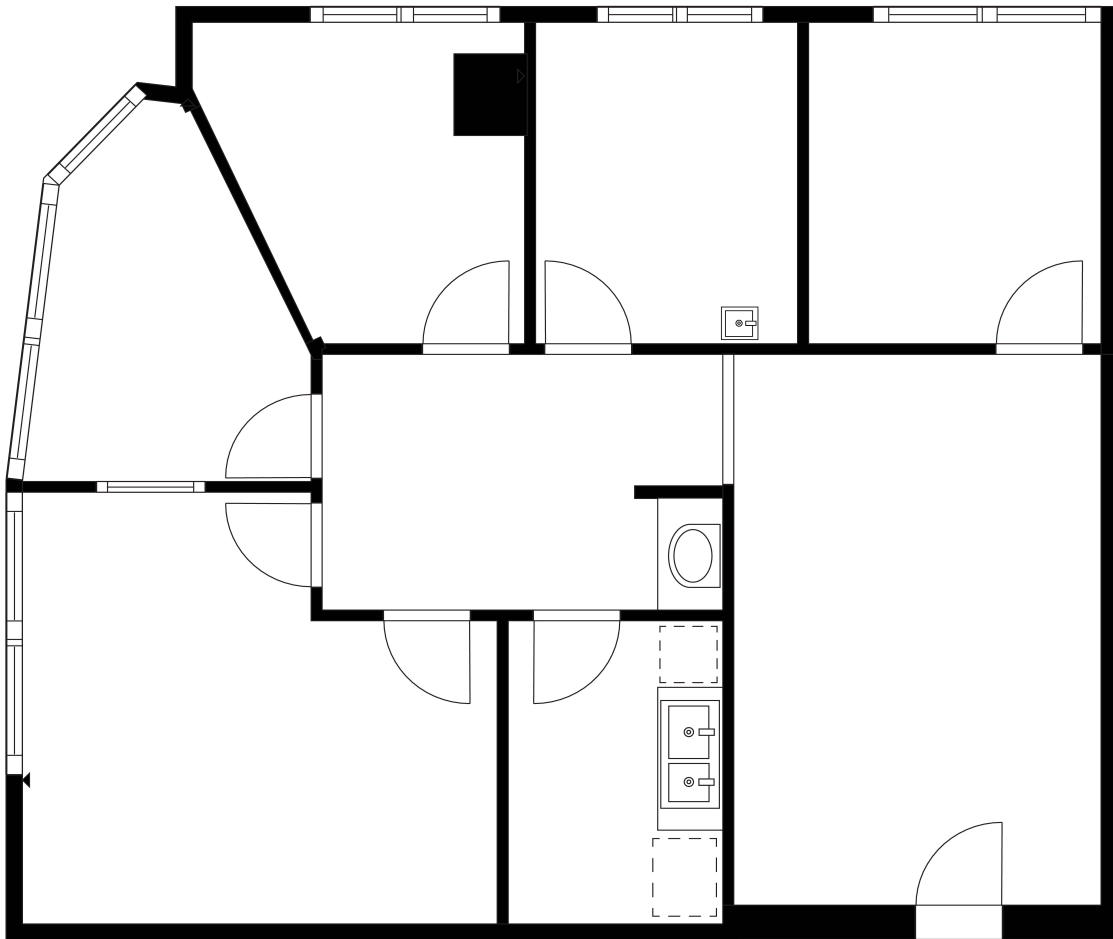
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| Unit 565

Rentable Area: 1,111 SF
Availability: Immediately

Versatile medical/wellness space with reception area,
5 treatment rooms, and kitchenette.



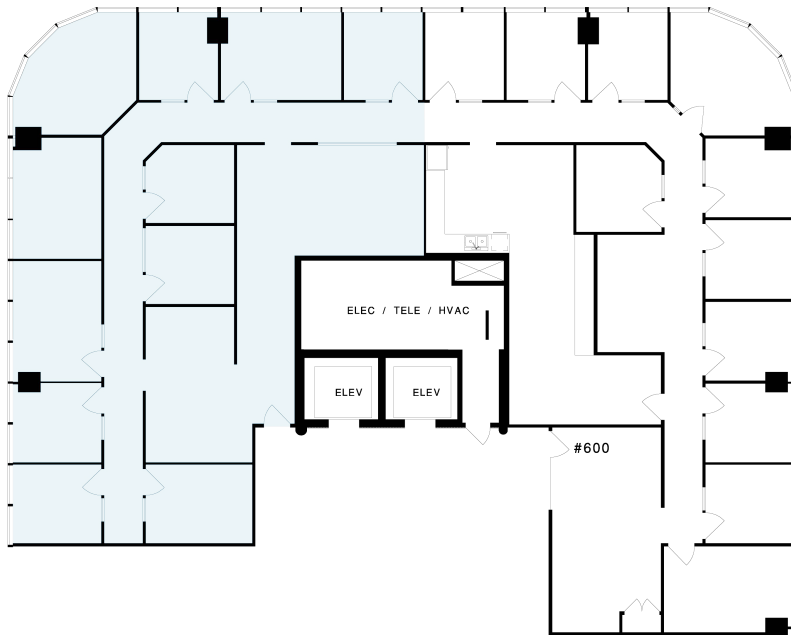
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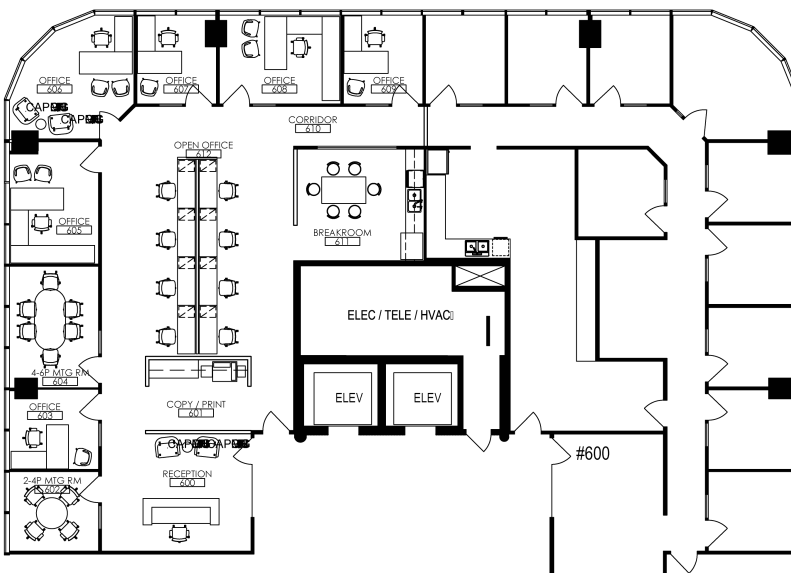
Rentable Area: 2,650 SF
Availability: 90-Day Notice

Unit 600A

Turnkey option available. Tenants will have the opportunity to select finishes and incorporate custom features.



Existing Plan



Conceptual Plan

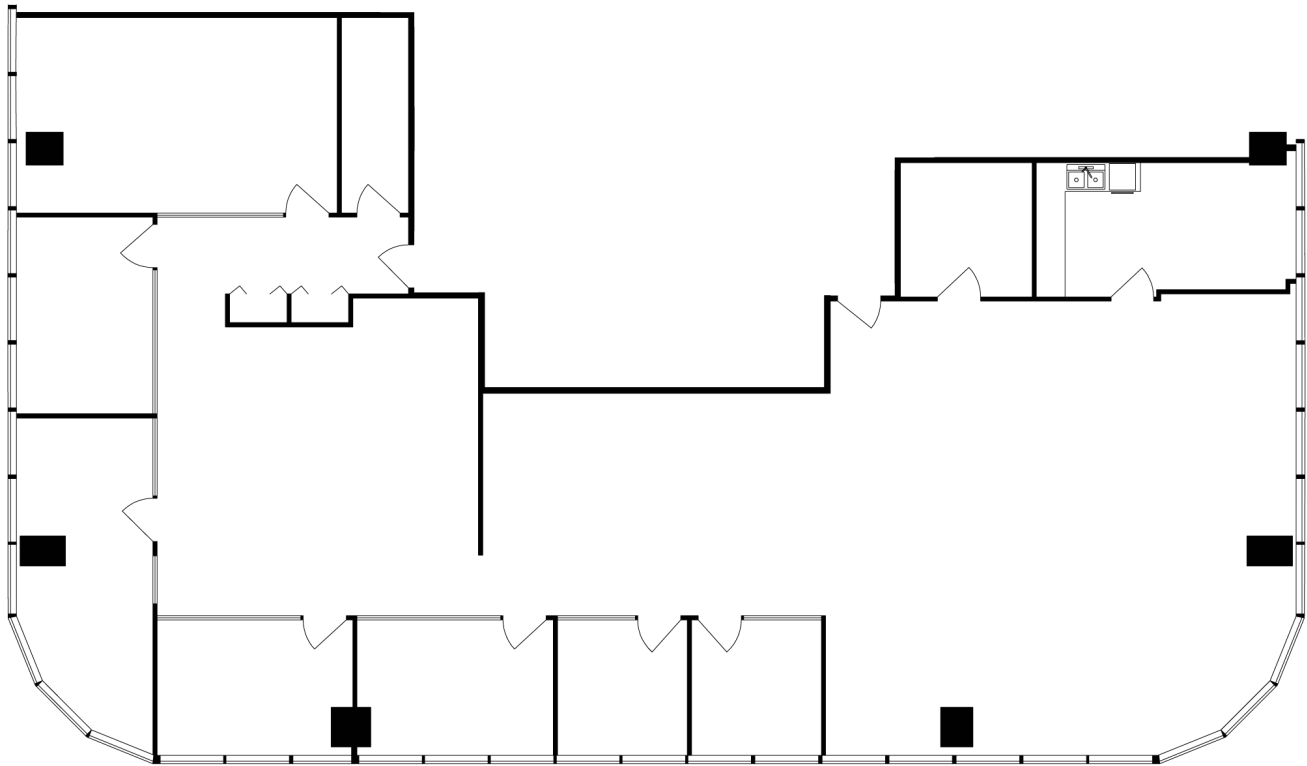
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Rentable Area: 3,972 SF**Availability:** Jan 1, 2026

| Unit 650

Move-in ready premises, fully built out and ready for you to get straight to business with no construction delays. Bright office space with sweeping city views, seven private offices, open plan work areas, a storage room, and kitchen, designed for teams seeking both privacy and collaboration.



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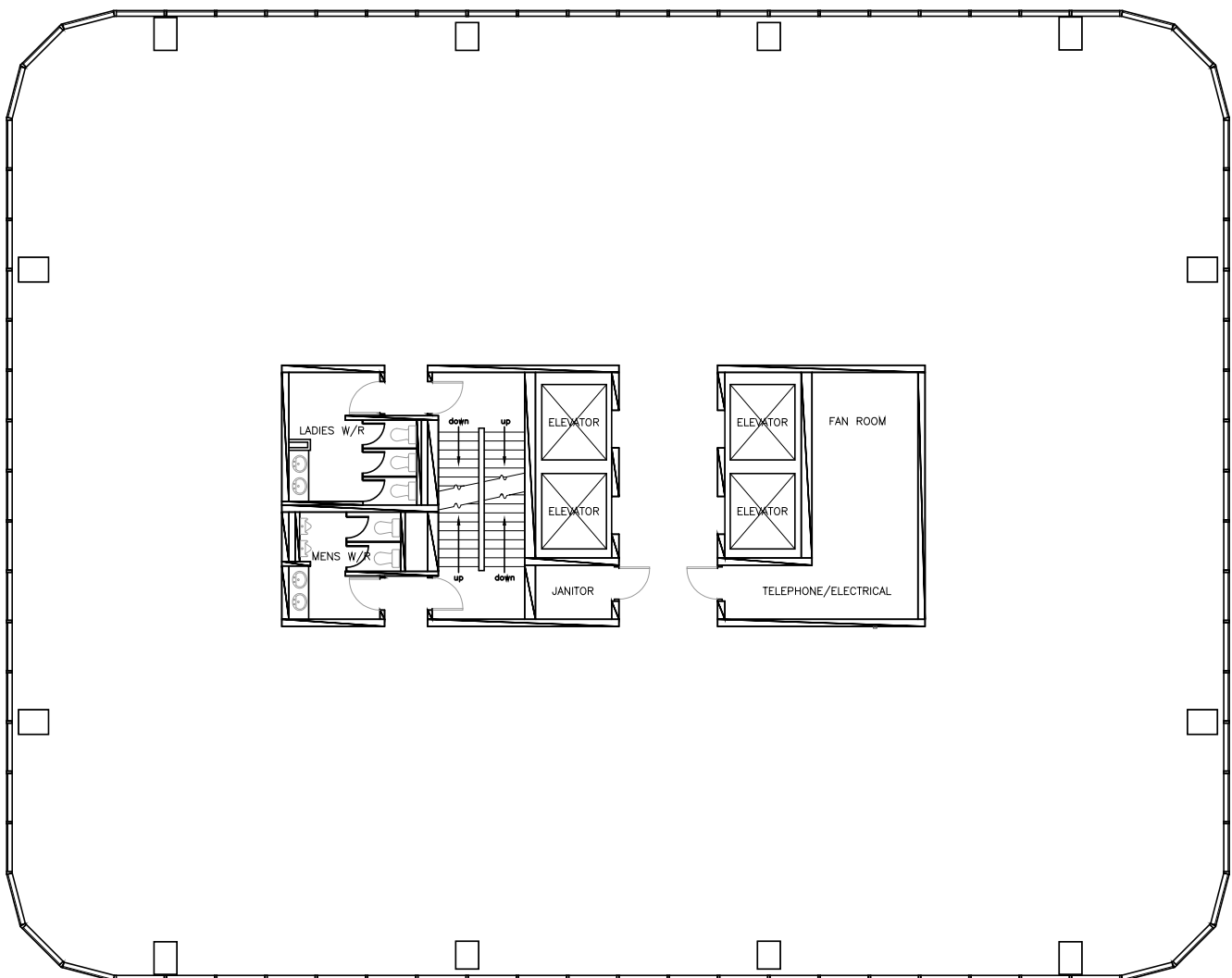
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| Unit 700

Rentable Area: 9,531 SF

Availability: Immediately

Well built-out full floor space with spacious reception and a varied mix of private offices, work spaces, and boardrooms. 360° views of the area with abundant natural lighting and nearby amenities.



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CONCEPTUAL PLAN

Unit 700

This expansive full-floor shell space offers a prime opportunity for tenant customization.

This conceptual plan is designed to accommodate a dynamic and collaborative work environment, the conceptual plan envisions a 7,000 SF layout featuring:

- 17 private offices and 18 workstations for focused productivity
- A welcoming lounge area and family room to foster comfort and connection
- Multiple conference rooms for team collaboration and client meetings
- A fully equipped kitchen to support daily operations and social gatherings

Panoramic 360-degree city views and abundant natural light create an inspiring atmosphere.

Conceptual plan courtesy of:



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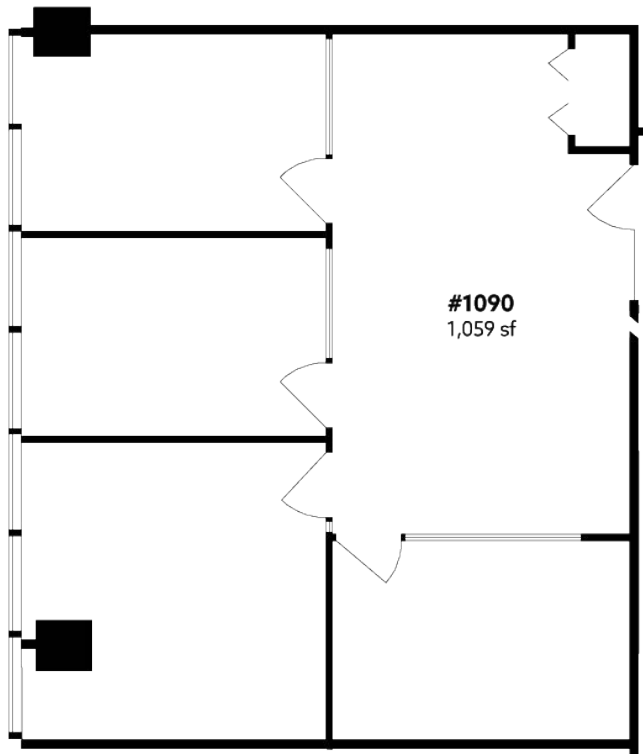


| Unit 1090

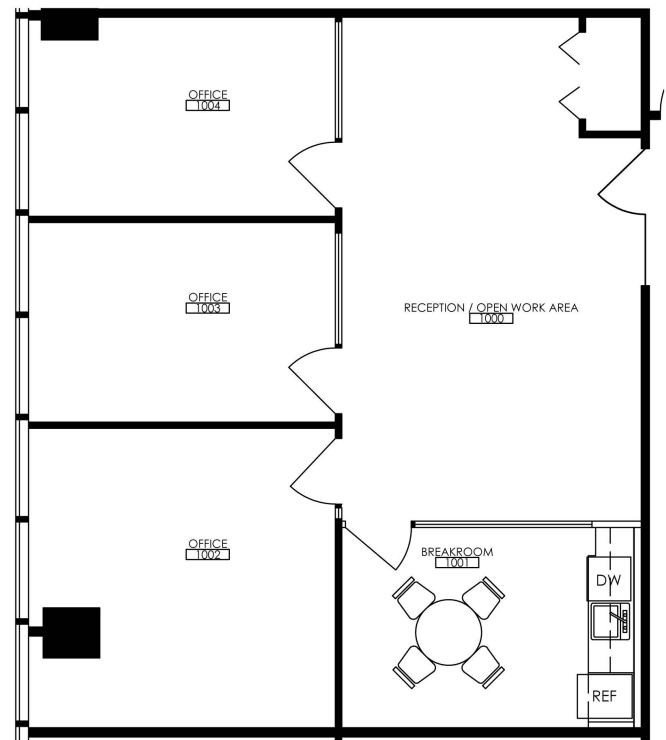
Rentable Area: 1,059 SF
Availability: Immediately

Efficiently improved office space with three offices, meeting room, and open plan. Landlord will install kitchenette, repaint, and recarpet.

FLOORPLAN



CONCEPTUAL PLAN

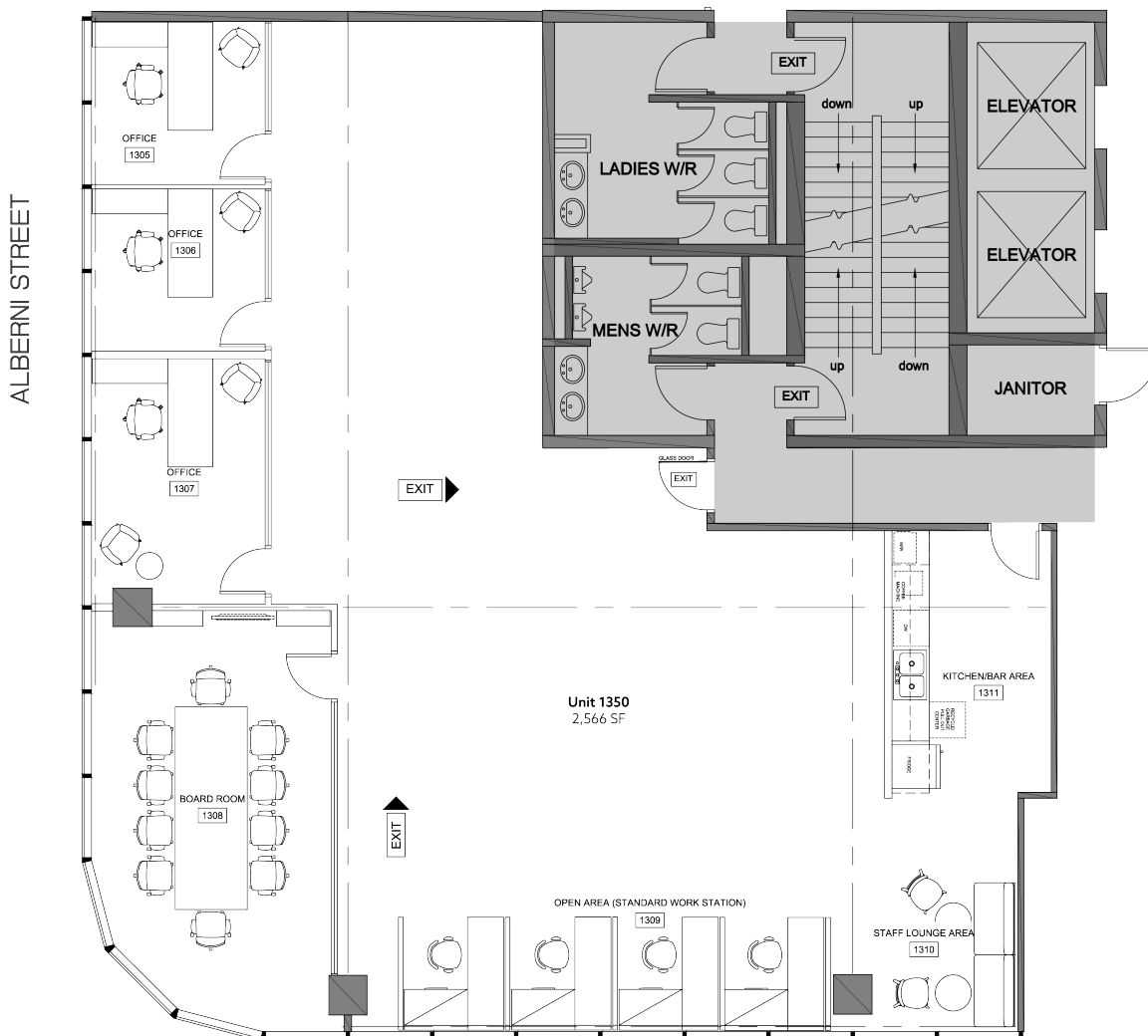


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Rentable Area: 2,566 SF

Be the first to occupy this stunning new show suite with a welcoming reception area, three private offices, an open work area, staff lounge area, and a professional boardroom. This bright corner unit offers stunning city views and strikes the perfect balance between collaboration and privacy for any team.



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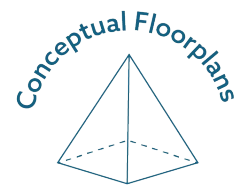
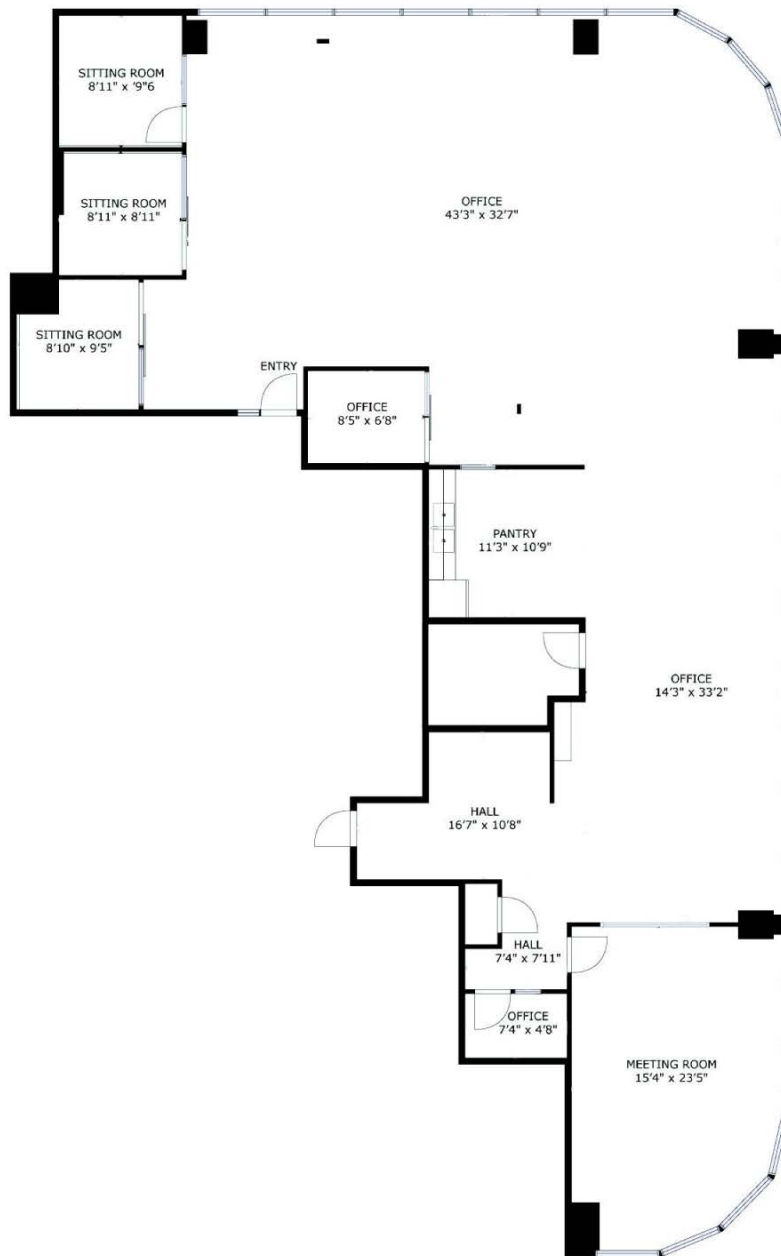
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| Unit 1480

Rentable Area: 3,315 SF

Availability: Immediately

Built out premises with a mix of offices, open-plan areas, kitchen, ample natural lighting, and impressive city views.



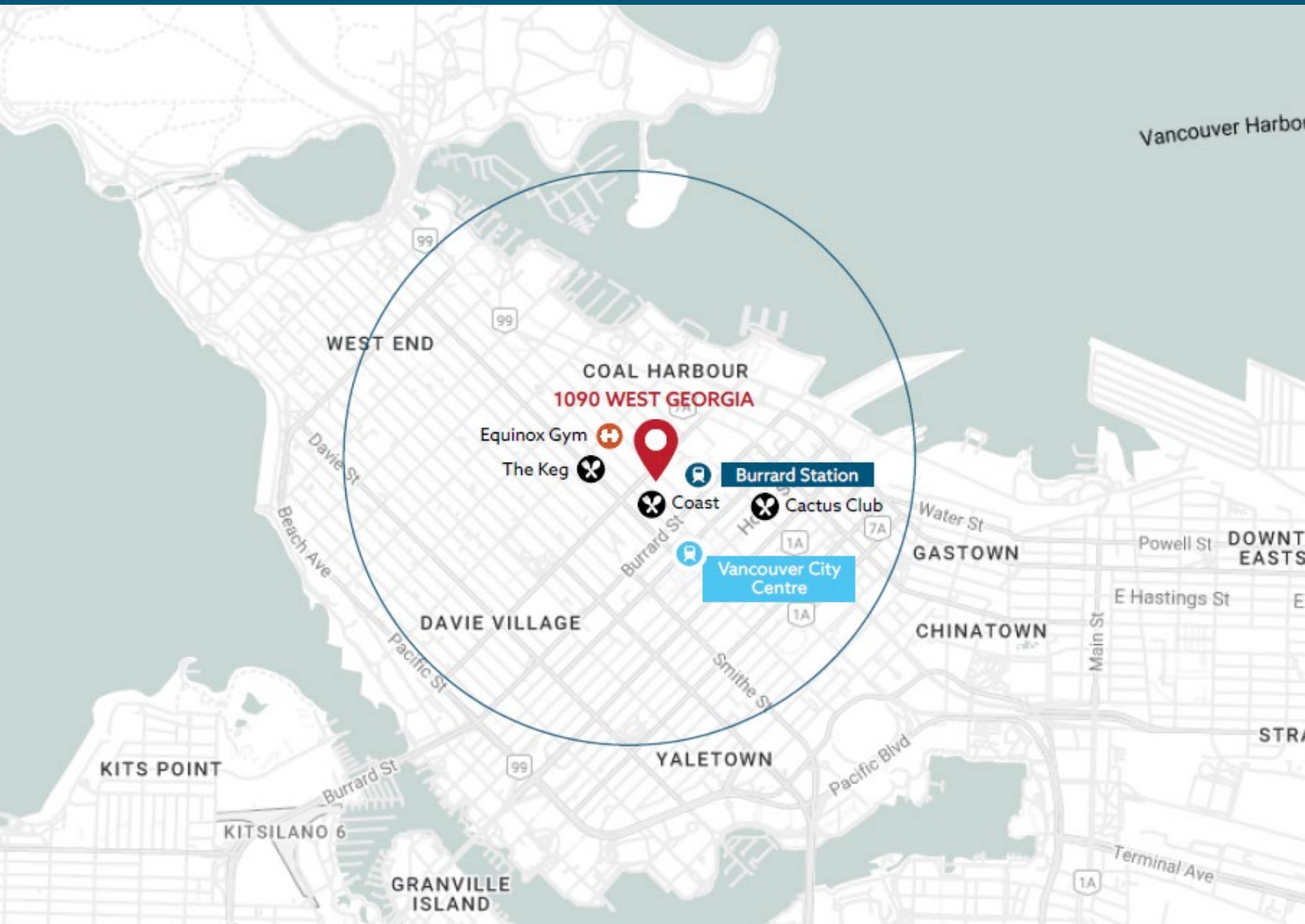
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1090 WEST GEORGIA - ON THE MAP



Walk Score

97



Bike Score

85



Transit Score

100

BUILDING AMENITIES

- 16-Floor Office Building
- 4 Passenger Elevators and 1 Dedicated Parkade Elevator
- Building Patrols, Cameras, Afterhours and Weekend Card Access
- 69 Secure Parking Stalls
- Tenant Lounge with Fitness Area

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