



FOR SUBLEASE

# 733 Seymour Street

// UNITS RANGING FROM 4,000 SQUARE FEET AND UP

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City and mountain  
views throughout  
the space.



## THE OPPORTUNITY

Full floor in the brand new Vancouver Centre II, encompassing 15,500 SF on the 12th floor of the building. Custom unit sizes to accommodate any tenant.

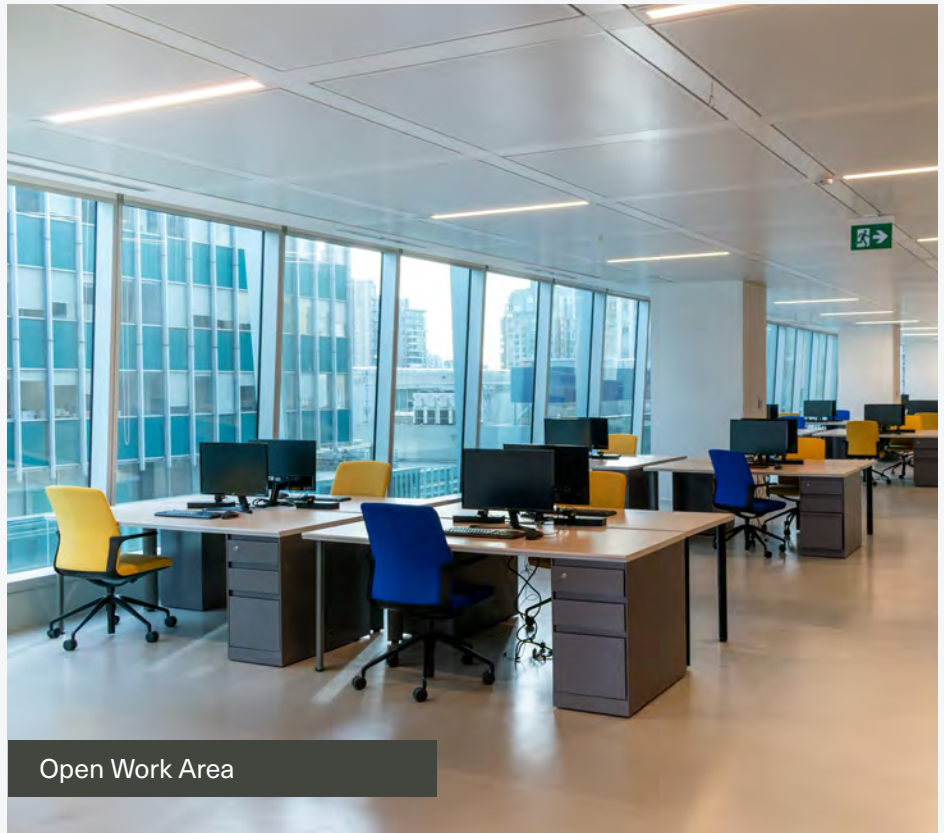
Area	4,000 SF - 15,500 SF (approx.)
Term	Up to 12 years
Availability	With notice, subject to layout
Basic Rent	Please contact listing agent
Additional Rent	\$23.96 PSFPA (2025 estimate)



Call Room



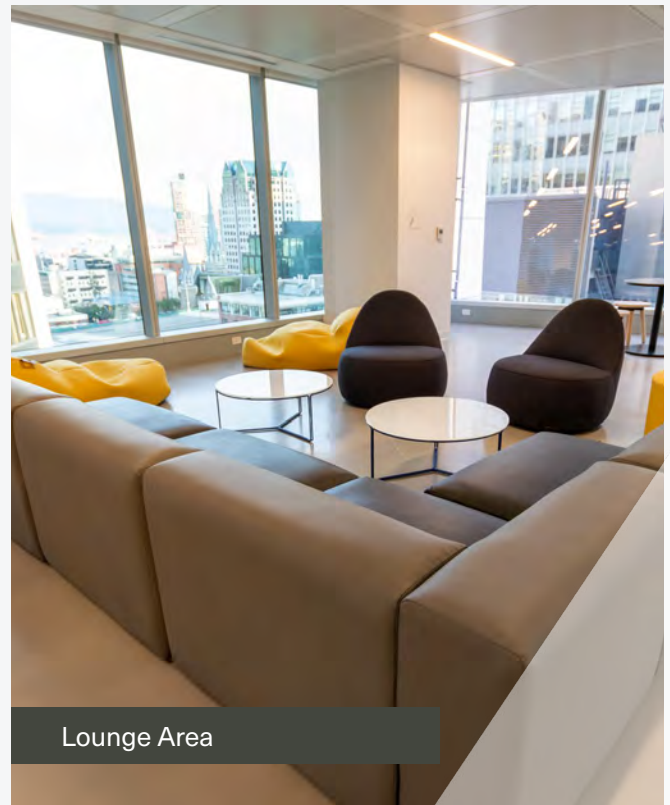
Open Work Area



Meeting Room



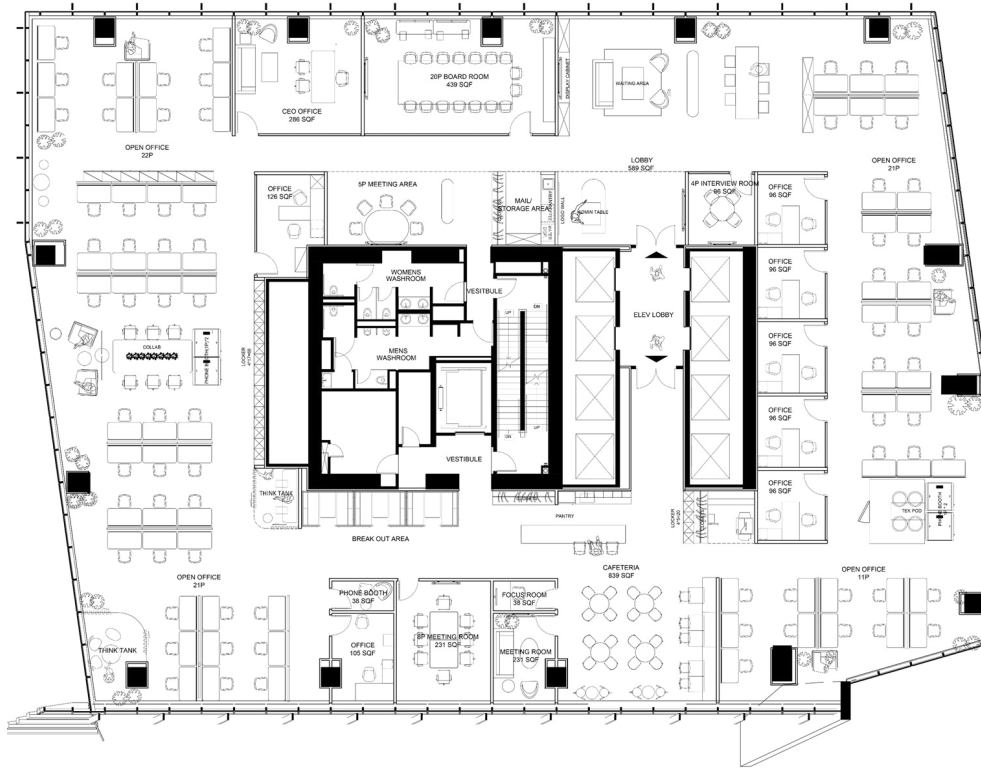
Lounge Area



→ Bright and open spaces to accommodate the modern workforce.

## FULL FLOOR SPACES

COLLABORATIVE LAYOUT    75 WORKPODS // 11 MEETING SPACES // 8 OFFICES

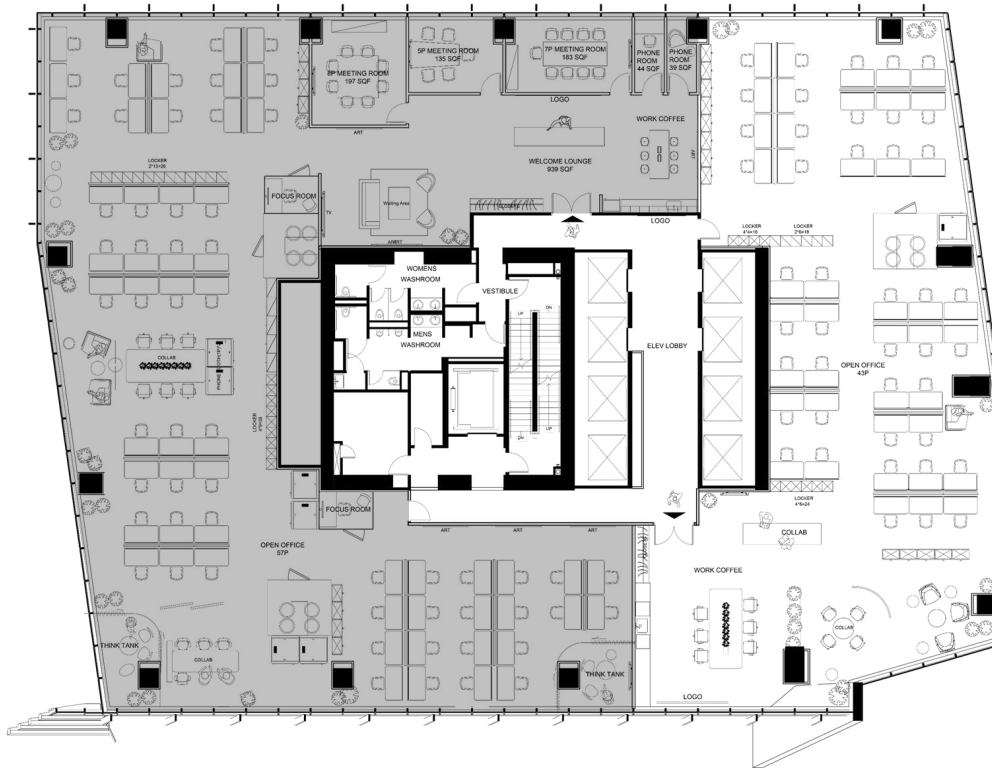


OPEN WORK SPACE WITH MEETING AREAS 50 WORKPODS // 13 MEETING SPACES // 13 OFFICES

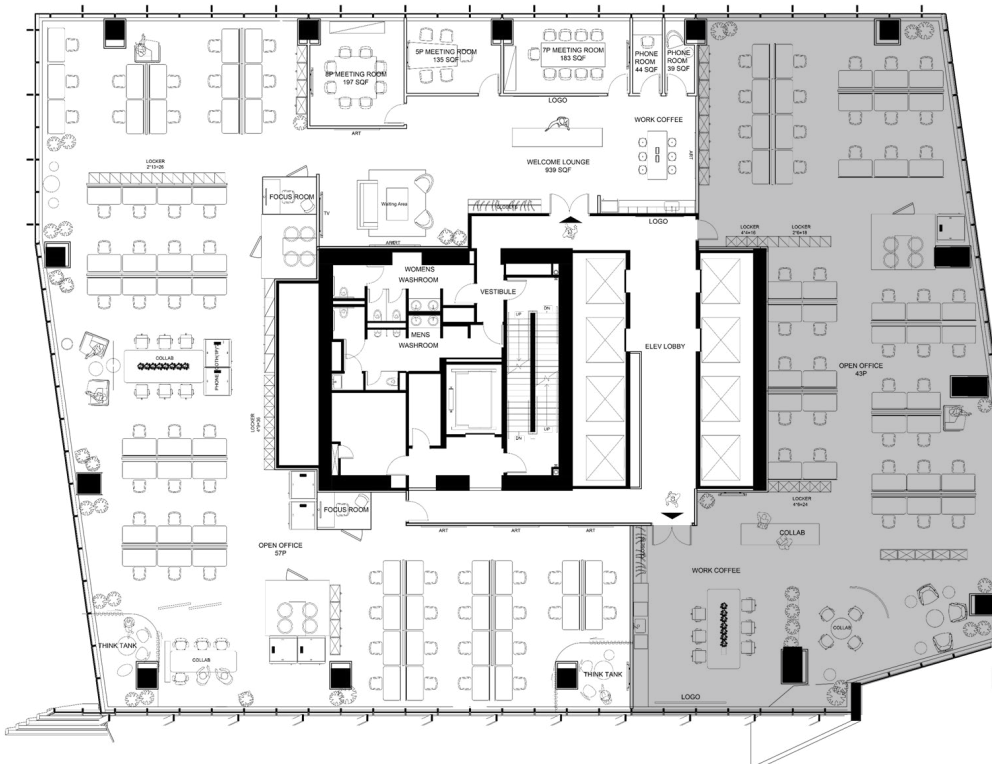


# DEMISING OPTIONS

1/3 OF A FLOOR     43 WORKPODS // 3 MEETING SPACES



2/3 OF A FLOOR     57 WORKPODS // 10 MEETING SPACES







## KITCHEN + LOUNGE

Renderings show potential improvements for illustrative purposes.

Credit: [M Moser Associates](#)

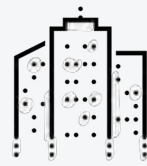


## OPEN WORK AREA

Renderings show potential improvements for illustrative purposes.

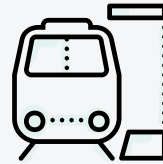
Credit: [M Moser Associates](#)





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Large rooftop patio & common boardroom



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Underground access to Transit



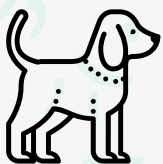
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Bike storage



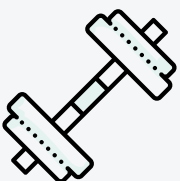
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Potential event space, just for subtenants



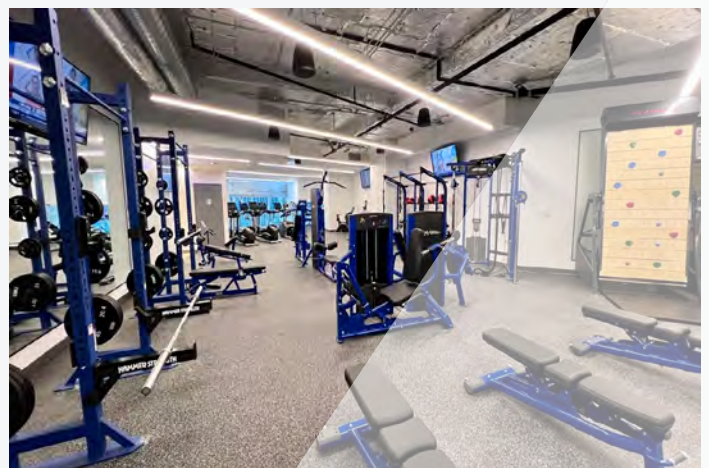
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Deck with fully equipped dog run

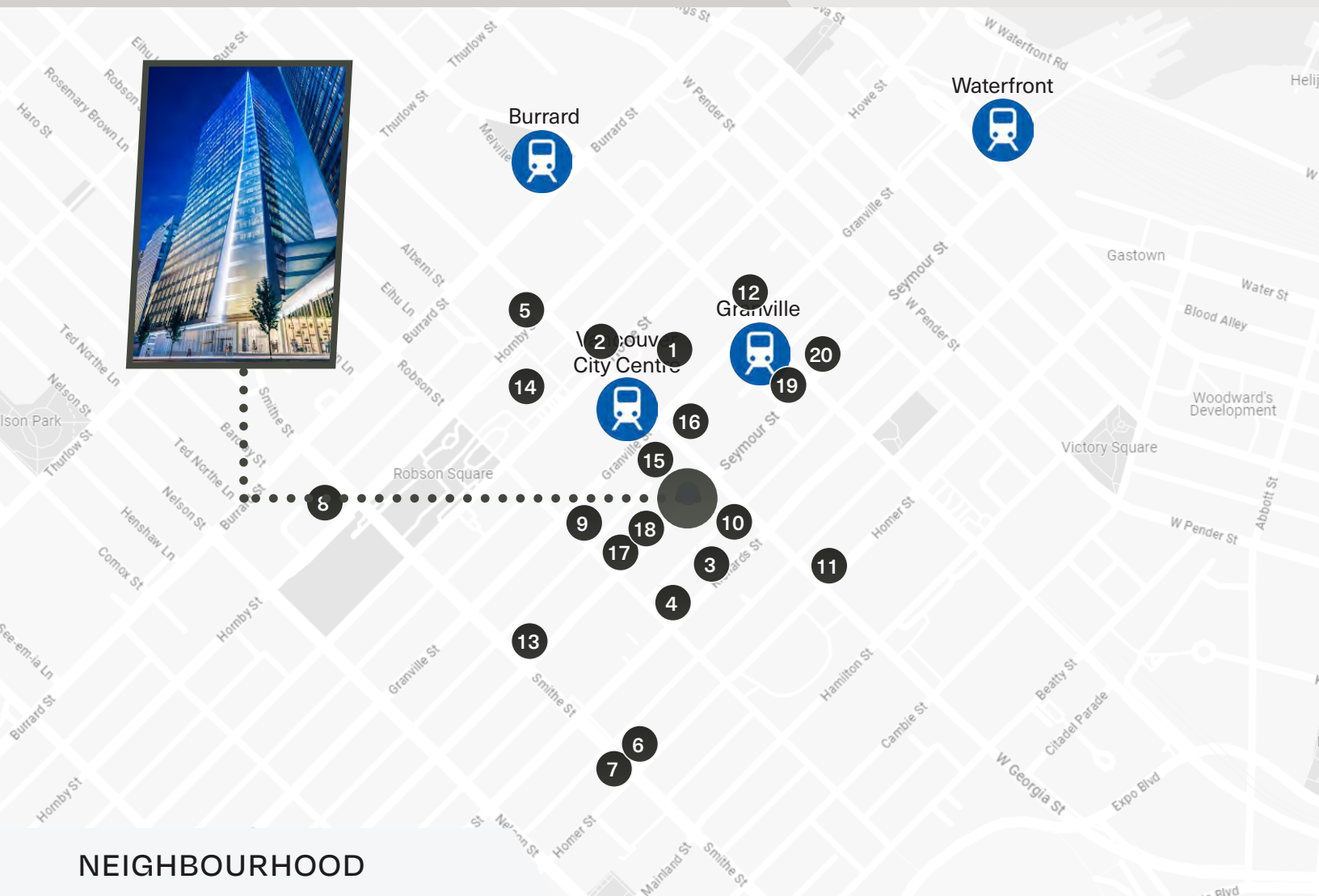


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Fitness & end-of-trip facilities







## NEIGHBOURHOOD

- |                            |                                      |
|----------------------------|--------------------------------------|
| 1. CF Pacific Centre       | 11. acquafarina                      |
| 2. Hawksworth Restaurant   | 12. Holt Renfrew                     |
| 3. Cafe Medina             | 13. The Orpheum                      |
| 4. JINYA Ramen Bar         | 14. Vancouver Art Gallery            |
| 5. Notch8 Restaurant & Bar | 15. London Drugs                     |
| 6. per se Social Corner    | 16. Hudson's Bay                     |
| 7. Tutto Restaurant & Bar  | 17. Five Guys                        |
| 8. Earls Kitchen + Bar     | 18. Guu Toramasa                     |
| 9. Winners                 | 19. Gotham Steakhouse & Cocktail Bar |
| 10. Glowbal                | 20. Kokoro Tokyo Mazesoba            |



For more information, please contact:



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