

LOWTIDE

FLOORSPACE

565

Great Northern Way

FOR LEASE

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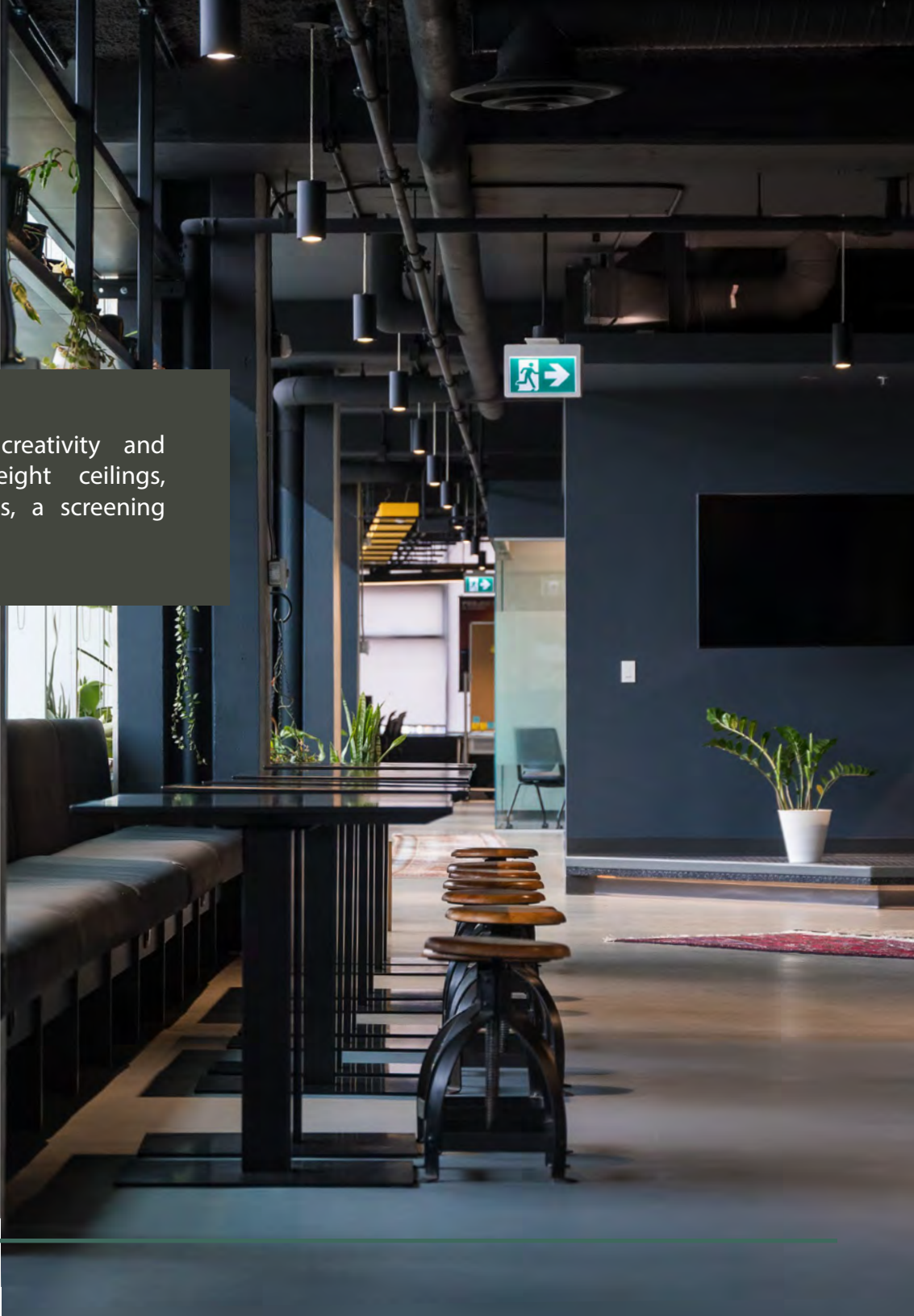


THE OPPORTUNITY

# 565 Great Northern Way

Experience a high-performance workspace designed for creativity and collaboration. This full-floor opportunity features over-height ceilings, expansive windows, an open office layout, five audio rooms, a screening room, and an open-concept kitchen and lounge for connection.

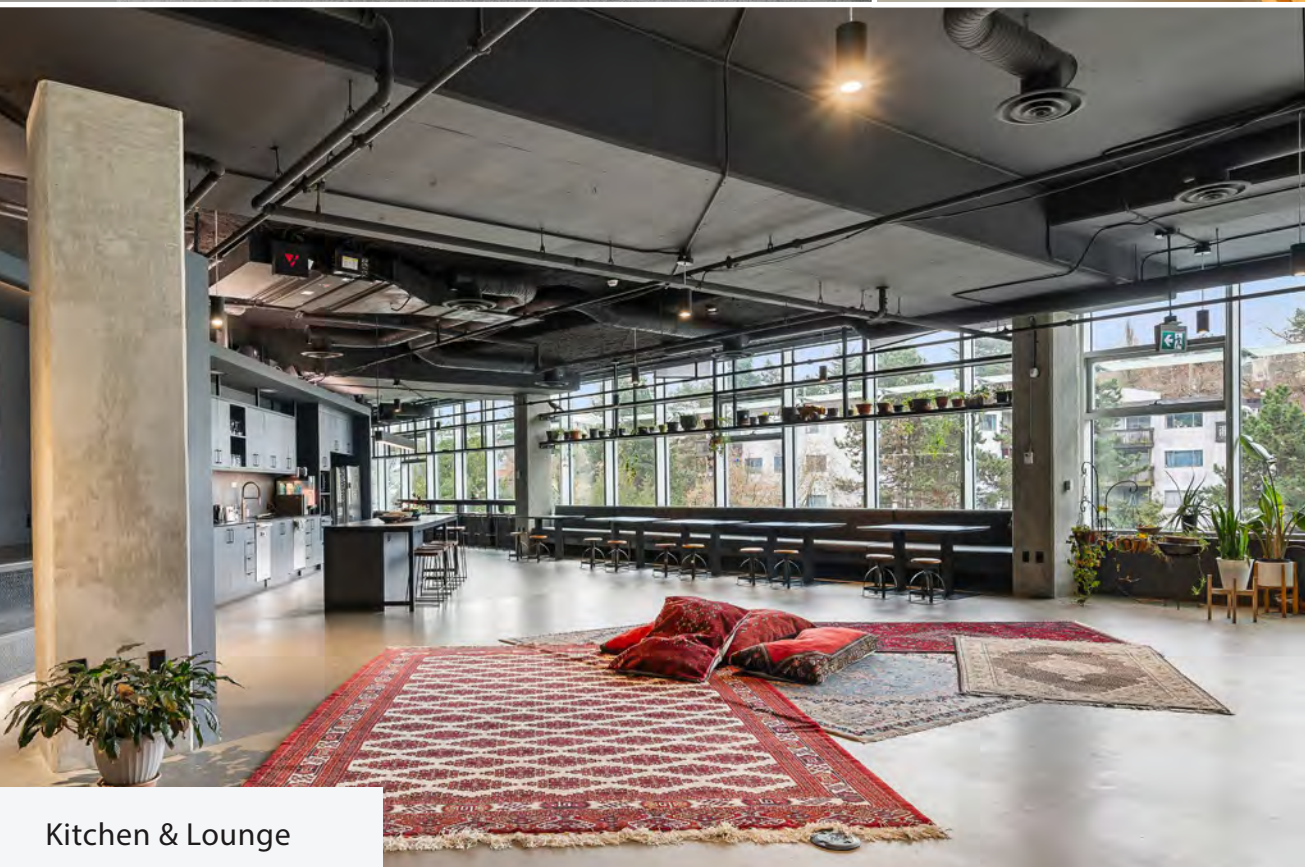
Unit	4th Floor
Area	29,816 SF (approx.)
Availability	Immediately
Basic Rent	Contact Listing Agents
Additional Rent	\$22.25 PSFPA (2025 est.)







Audio Room



Kitchen & Lounge



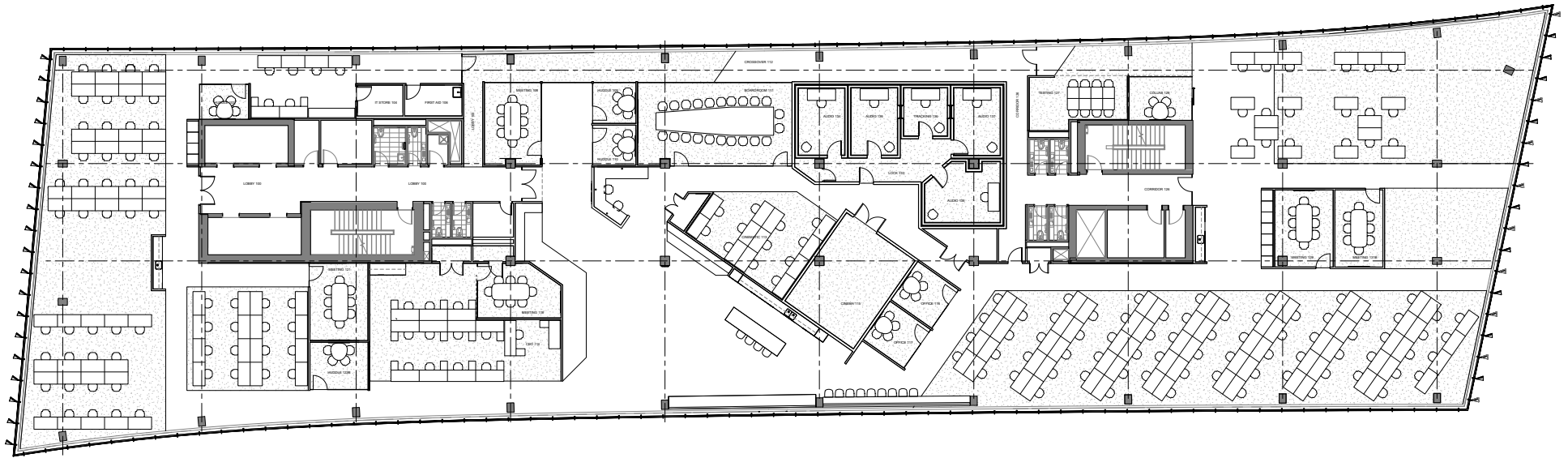
Boardroom



## FLOOR PLAN



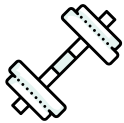
4th Floor | 29,816 SF





## THE BUILDING

# Cutting-edge office building with excellent amenities



LARGE  
GYM



CHANGE  
ROOM



SHARED  
ROOFTOP  
PATIO



ROOFTOP  
MEETING  
ROOM



ON-SITE  
PARKING



LEED GOLD  
CERTIFIED



TRANSIT  
FRIENDLY



BICYCLE  
FRIENDLY



Shared Rooftop Patio



Rooftop Meeting Room

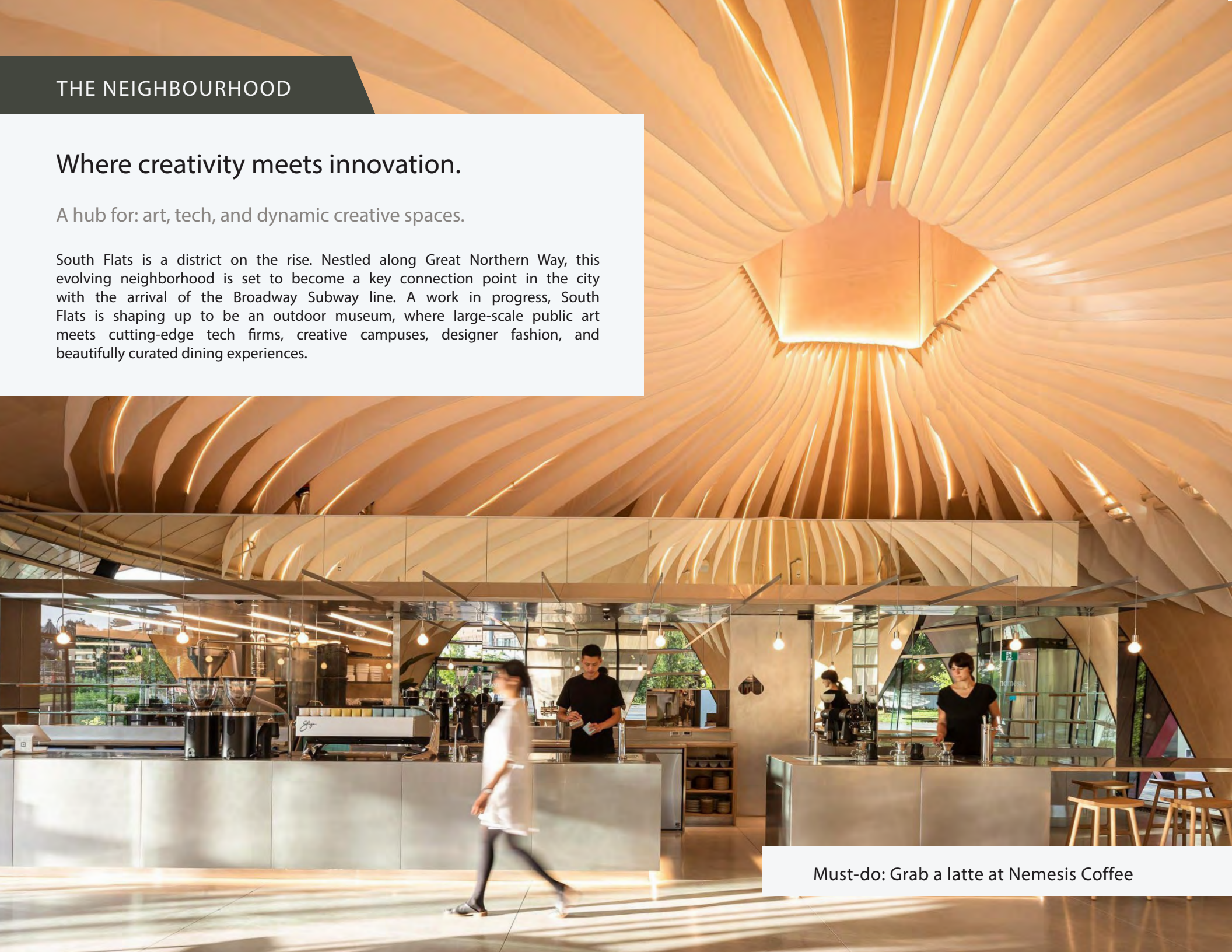


## THE NEIGHBOURHOOD

### Where creativity meets innovation.

A hub for: art, tech, and dynamic creative spaces.

South Flats is a district on the rise. Nestled along Great Northern Way, this evolving neighborhood is set to become a key connection point in the city with the arrival of the Broadway Subway line. A work in progress, South Flats is shaping up to be an outdoor museum, where large-scale public art meets cutting-edge tech firms, creative campuses, designer fashion, and beautifully curated dining experiences.



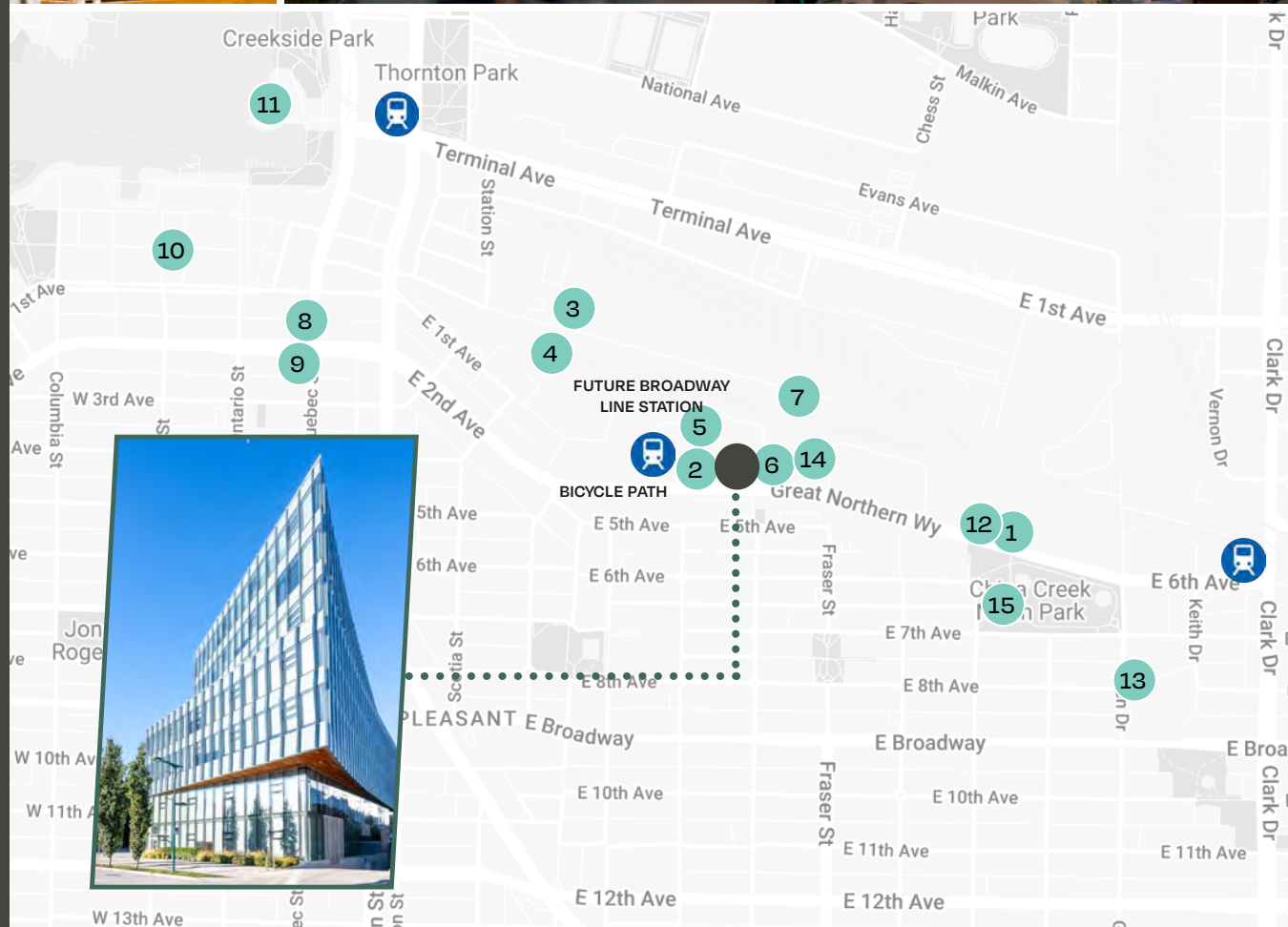
Must-do: Grab a latte at Nemesis Coffee





## MEET THE NEIGHBOURS

1. Steve's Poké Bar
2. Nemesis Coffee GNW
3. Beta 5 Chocolates
4. Red Truck Beer Company
5. Emily Carr University
6. Kafka's Coffee Roasting and Bakery
7. The Hive Bouldering Gym
8. Starbucks
9. Earnest Ice Cream
10. Craft Beer Market
11. Science World
12. 1933 Liquor Co.
13. Vancouver Community College
14. Centre for Digital Media
15. China Creek North Park





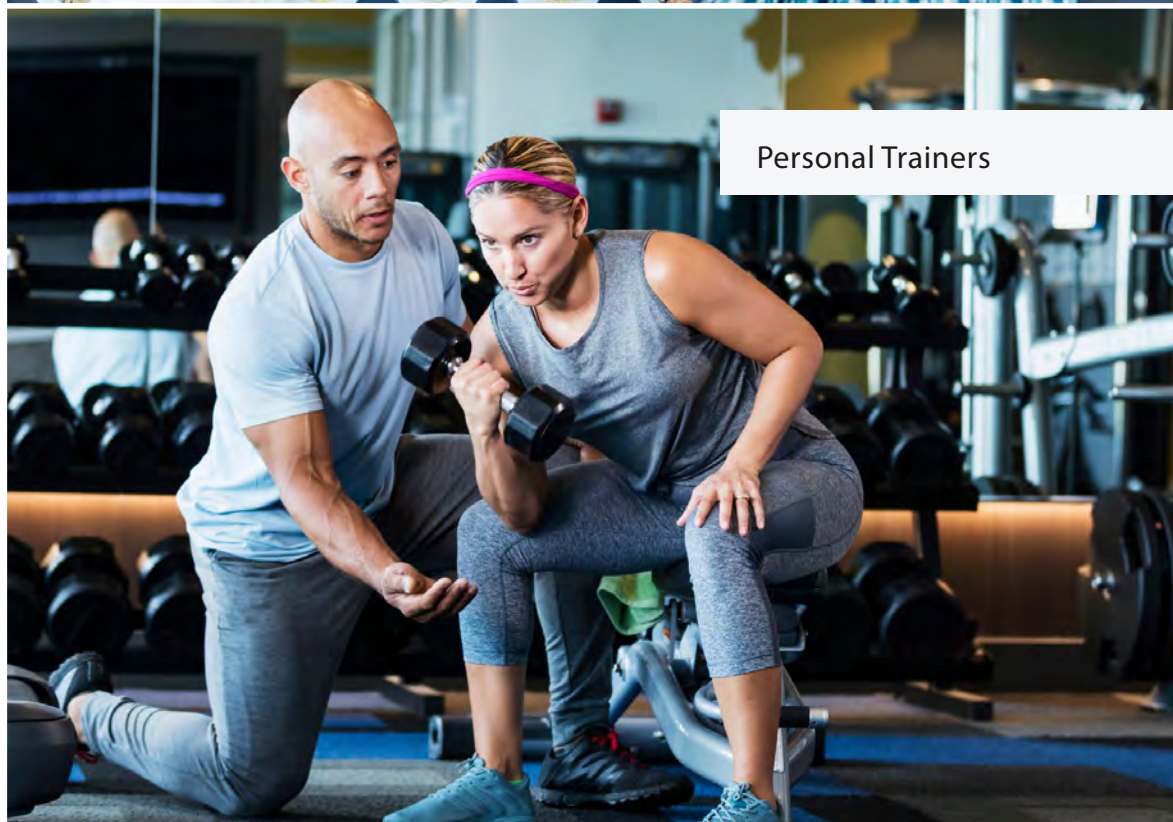
## TENANT INCENTIVES

# Enhancing your office experience with exclusive tenant perks

- Enjoy a weekly team lunch for the first year, covered through Uber Eats gift cards or a food delivery service of your choice. The value is based on the leased square footage and team size.
- Enjoy access to professional fitness trainers twice a week, offering personalized 1-on-1 training and assessments for your team—completely covered by Low Tide.
- Kick off the season with a rooftop staff party, fully hosted and covered by Low Tide. A great way to celebrate your new space!



Team Lunch



Personal Trainers



## THE LANDLORD

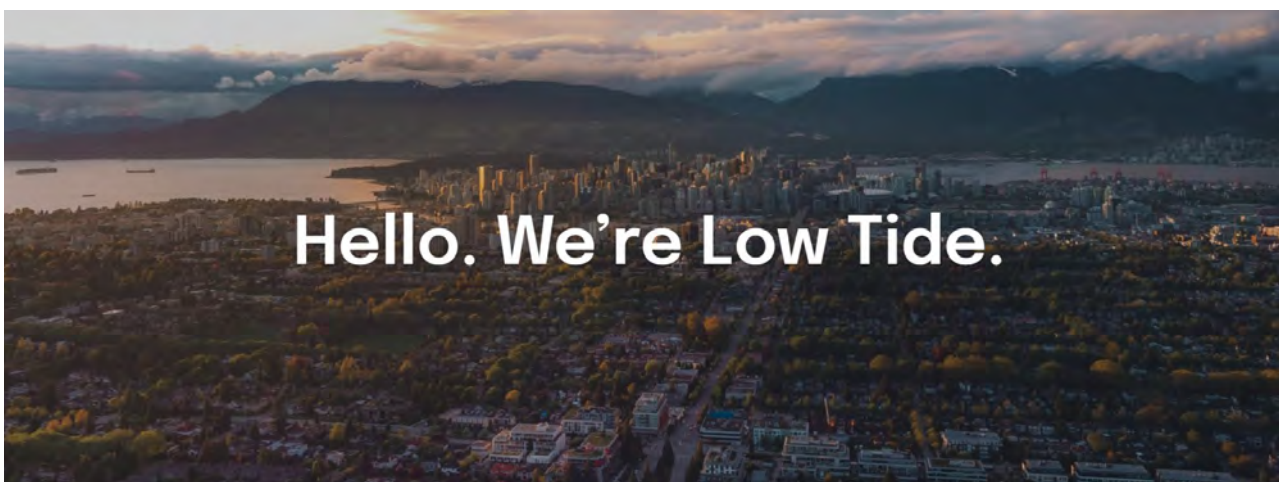
### Low Tide Properties

Vancouver is home.

Low Tide's deep love for Vancouver is reflected in every space they create. From restoring heritage buildings to designing modern office environments, they are committed to preserving the city's character while delivering thoughtfully crafted spaces for businesses to thrive.

At Low Tide, tenants aren't just leaseholders—they're partners in building vibrant communities. Their approach goes beyond square footage, prioritizing businesses that align with their vision for connected and dynamic spaces. By carefully curating tenant mixes, Low Tide fosters workplaces where companies can grow, collaborate, and make a lasting impact.

With a long-term perspective and a reputation for revitalizing Vancouver's commercial landscape, Low Tide offers more than just office space—they provide a foundation for success in a city that values innovation, heritage, and community.







For more information, please contact:

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