



**FOR  
LEASE**

**1040 W Georgia Street  
Vancouver, BC**

**wpm**

WARRINGTON PCI  
MANAGEMENT



## PRIME LOCATION IN THE HEART OF DOWNTOWN

Centrally located class "A" office building in the heart of downtown Vancouver on West Georgia Street and Alberni Street.

Located just off Burrard Street on West Georgia Street in the heart of the Financial district. This building backs on to Alberni Street and is close to many cafes and restaurants. The building is easily accessible by transit and is one block from

the Burrard Skytrain Station. 20 Minutes to YVR Vancouver Airport, 39 Minutes to BC Ferries Tsawwassen Terminal, 45 Minutes to the USA Border Crossing, 1 Hour 49 Minutes to Whistler.



## BUILDING AMENITIES

The building reflects the classic elegance of the timeless design by Frank Musson of MCMI Architects who are Vancouver's leading office architects having created the most significant office towers in downtown Vancouver.

- 22-floor office building
- 10,700sf average floor area
- 5 passenger elevators
- Building patrols, cameras, afterhours and weekend card access
- 208 secure parking stalls
- Nearby transit options



On-site parking



Rogers Fibre  
Internet & Wi-Fi



Common Lunch  
Area



Weekend Card  
Access



Walk Score



Bike Score



Transit Score

**97**

**85**

**100**

## AVAILABLE SPACE

<b>Suite</b>	<b>Area</b>	<b>Type</b>	<b>Availability</b>
290	2,160 SF	Office	Immediately
300	10,019 SF	Office	Immediately
420	1,668 SF	Office	Immediately
1060	3,147 SF	Office	Immediately
1710	4,022 SF	Office	Immediately

### LEASING RATES

#### BASIC RENT

Contact listing agent

### OPERATING COST & TAXES (2022)

\$23.81/ SF- \$26.07 / SF

### PARKING INFO

\$275-\$400/mo + applicable taxes

208 Stalls

Ratio: 1:1100sf



# LEASING ENQUIRIES

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