

# NAI Commercial

**FOR LEASE**  
First-Class Office Tower  
in South Vancouver

**BOMA**  
Canada  
BOMA BEST GOLD



1200 West 73<sup>rd</sup> Avenue | Vancouver, BC

## AIRPORT SQUARE

With a centralized location within 20-minutes driving time from Richmond, downtown Vancouver, Burnaby & New Westminster, this tower is the most visible and recognizable office building in South Vancouver. No other property can offer better views and higher visibility to the airport.

# 1200 West 73<sup>rd</sup> Avenue

## Vancouver, BC



### Location

Airport Square is the most prominent and recognizable office tower in South Vancouver, and no other address offers higher visibility in the area. Airport Square boasts a first-class office experience in a very central location, with Richmond/YVR, Downtown Vancouver, UBC, Burnaby, and New Westminster all within a 20-minute drive.

A wide variety of tenancies can be accommodated with its 24/7 card accessibility, secured underground parking, ample onsite storage, upgraded fitness centre, and common-use boardroom. With its excellent location and list of amenities, this building represents an unparalleled value to its tenants.



NEW LOBBY, GYM FACILITY & CHANGE FACILITIES

### Property Summary

#### Lease Rate

\$24.00/SF – \$28.00/SF

#### Operating Costs & Taxes

\$17.91/SF (2025 est.)

#### Parking

5 Levels of secure underground parking for tenants & visitors

#### Building Amenities

- ▶ On-site property management
- ▶ Café with patio seating
- ▶ Fitness facility with showers
- ▶ Public transit services from the Marpole bus loop within 50 meters
- ▶ Common area boardroom

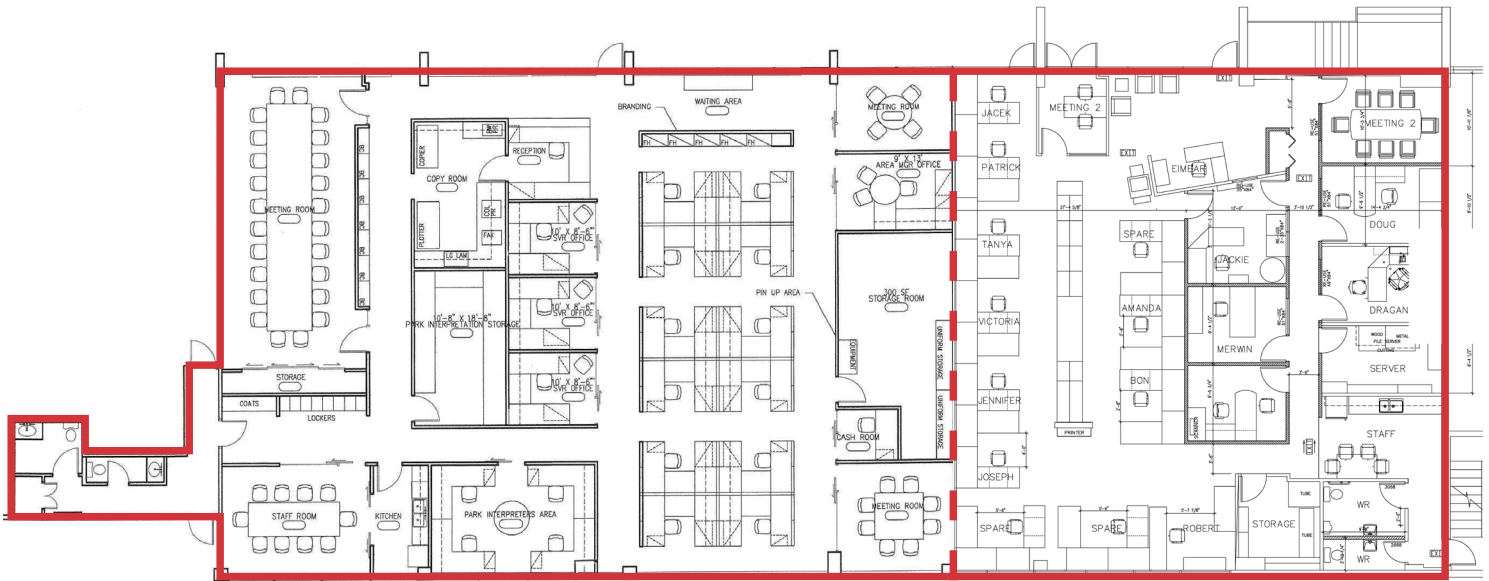
### Available Suites

Suite #	Availability	Size
<b>120</b>	Immediate	3,667 – 9,282 SF
Six offices, open plan, and private washrooms. Window on both the north and south sides.		
<b>130</b>	Immediate	5,615 – 9,282 SF
Unique ground-floor suite with natural light from the north and south. The premises have a combination of built-out offices, meeting rooms, staff room and open plan and provides the opportunity for exterior signage.		
<b>400</b>	May 2026	2,859 SF
Elevator exposure, a boardroom, an executive office and open plan.		
<b>606</b>	February 2026	3,695 SF
Bright southeast-corner unit featuring eight exterior offices, a kitchen/bar area, and additional internal offices.		
<b>840</b>	July 2026	1,106 SF
North facing bright unit.		
<b>990</b>	Immediate	1,791 SF
Southwest corner office featuring panoramic views of the river, airport, and marina, with six exterior offices.		
<b>1090</b>	May 2026	1,288 SF
North-facing efficient unit with three exterior windows and an internal kitchen area.		
<b>1410</b>	Immediate	5,844 SF
Suite 1410 offers prominent elevator exposure and a functional layout featuring 6 internal offices, 4 window offices, a spacious boardroom, a server room, and a kitchen. The south-facing exposure provides stunning views of the river and airport, creating an impressive and inspiring workspace.		
<b>1530*</b>	March 2026	Approx. 3,650 SF
This northeast corner unit features 11 perimeter offices, 5 internal work areas, and a kitchen. The space is ready for renovation, offering a great opportunity to create a customized, ideal work environment.		

*\*The suite number is not confirmed and must be verified by the City of Vancouver.*

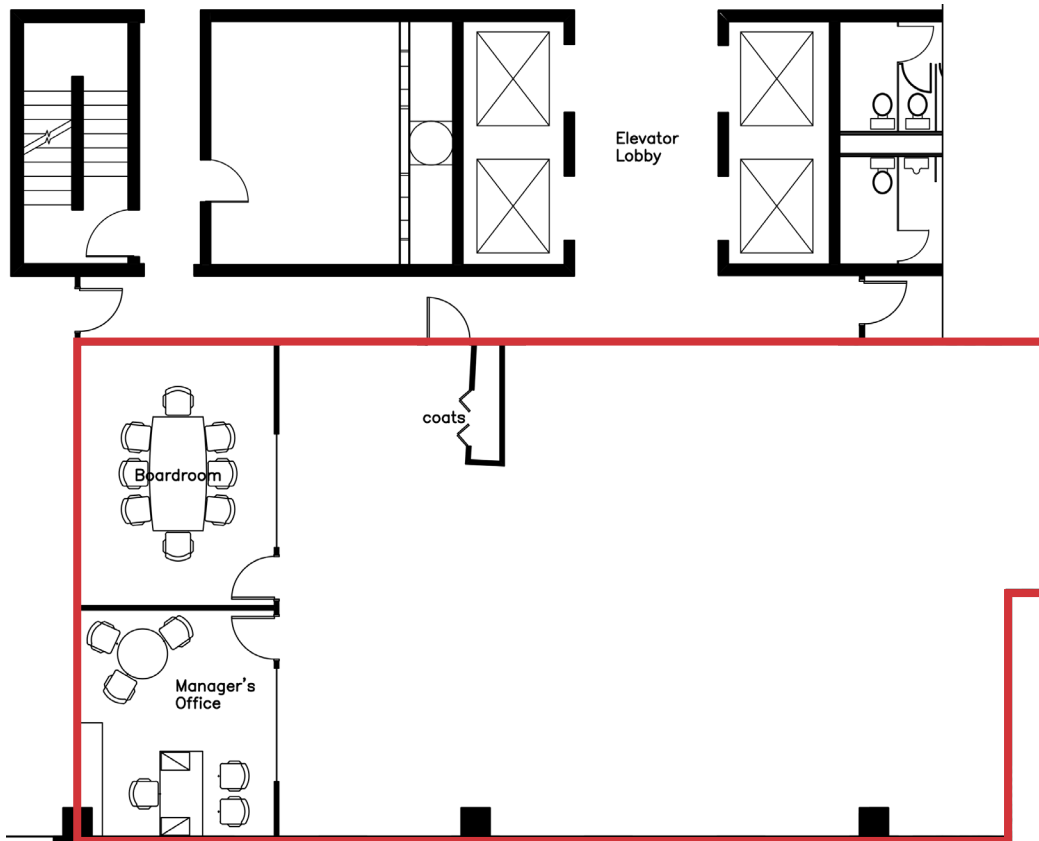
**Suite 130 | 5,615 SF**

**Suite 120 | 3,667 SF**

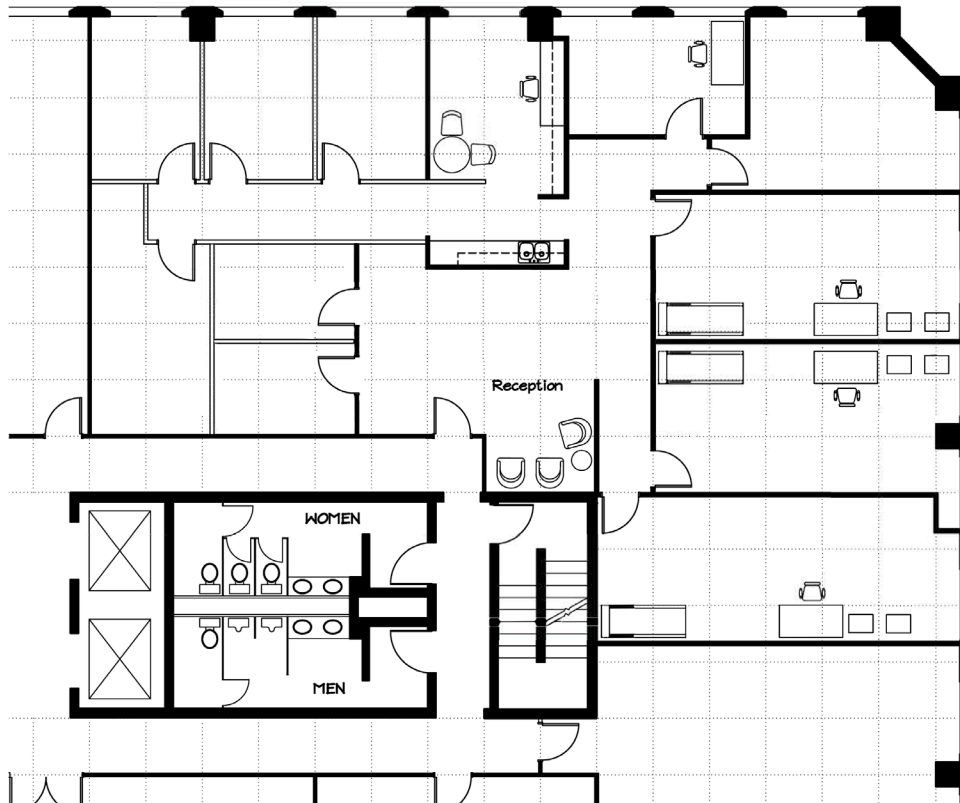


**Suite 120 & 130 | 9,282 SF**

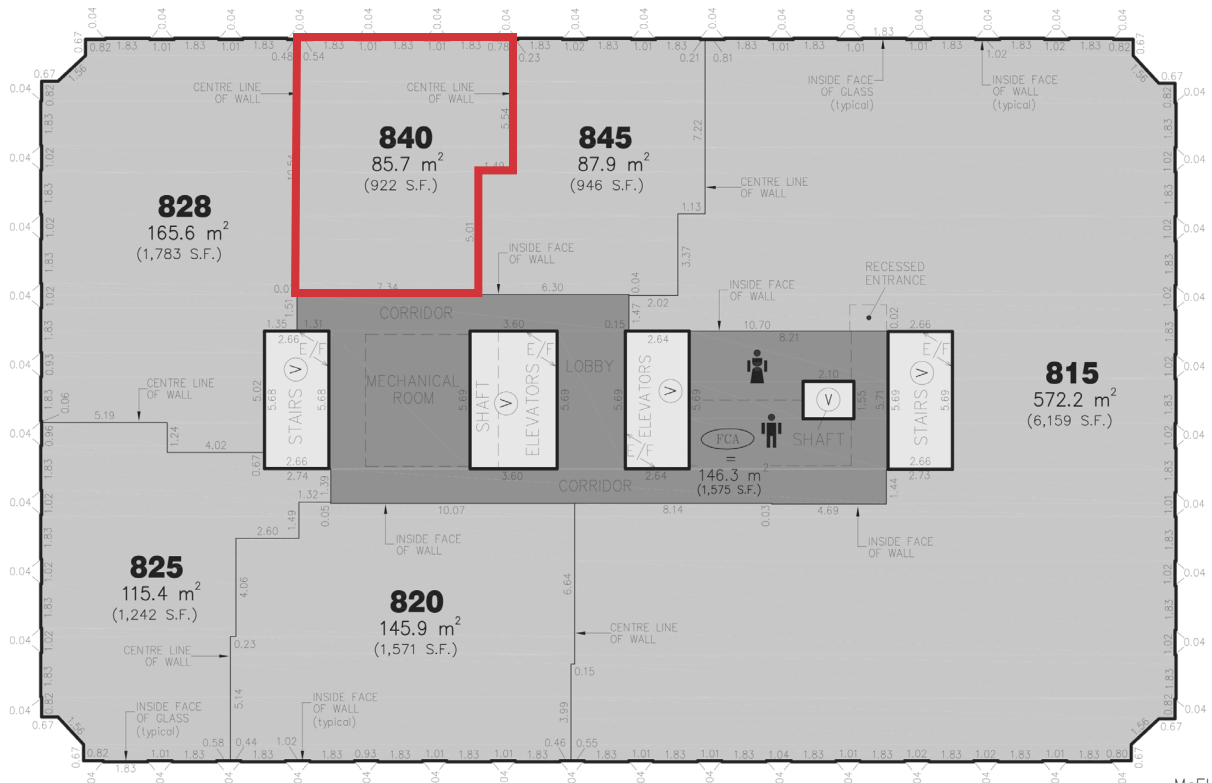
**Suite 400 | 2,859 SF**



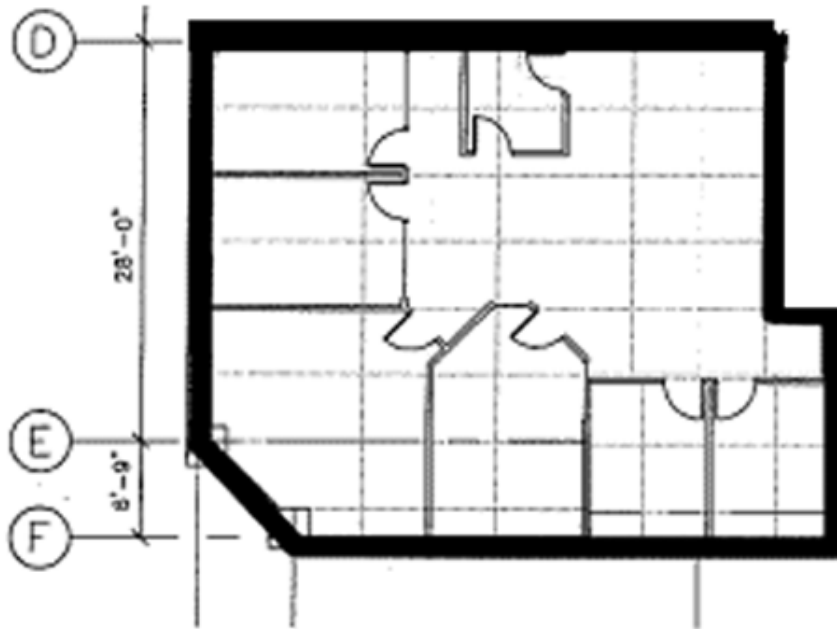
**Suite 606 | 3,695 SF**



**Suite 840 | 1,106 SF**



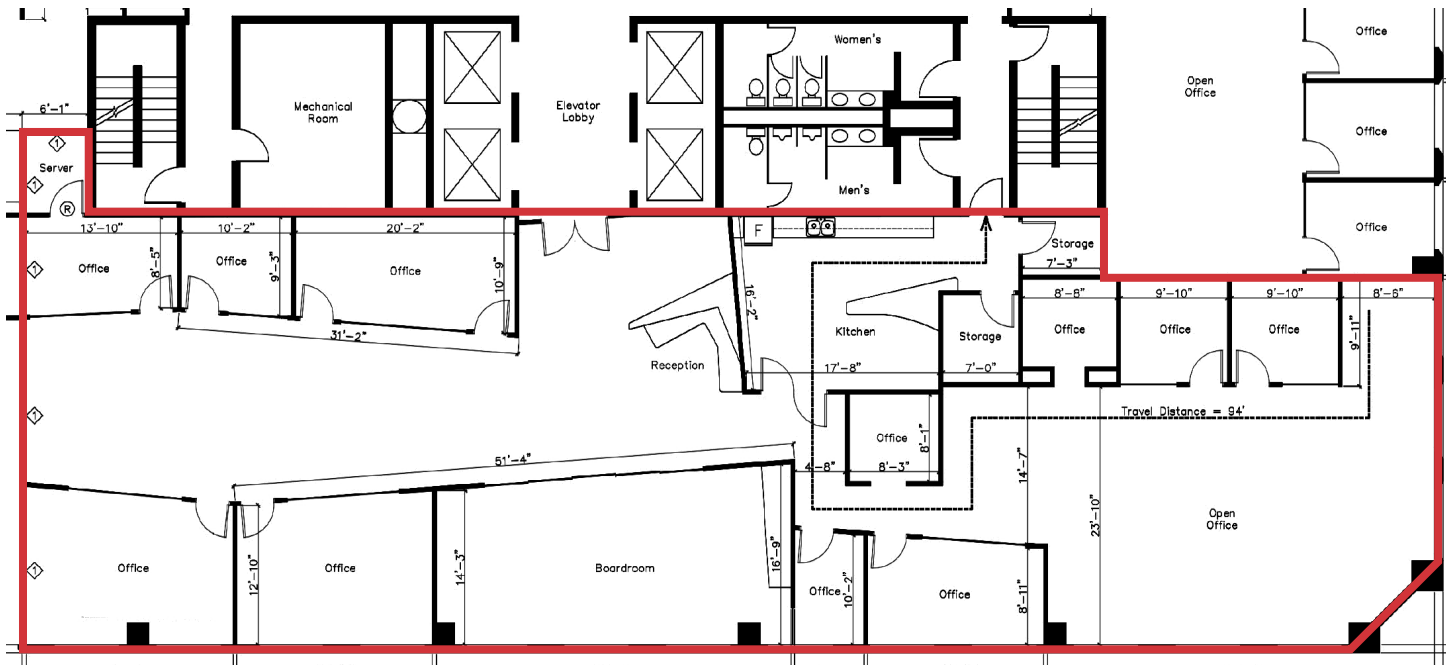
## Suite 990 | 1,791 SF



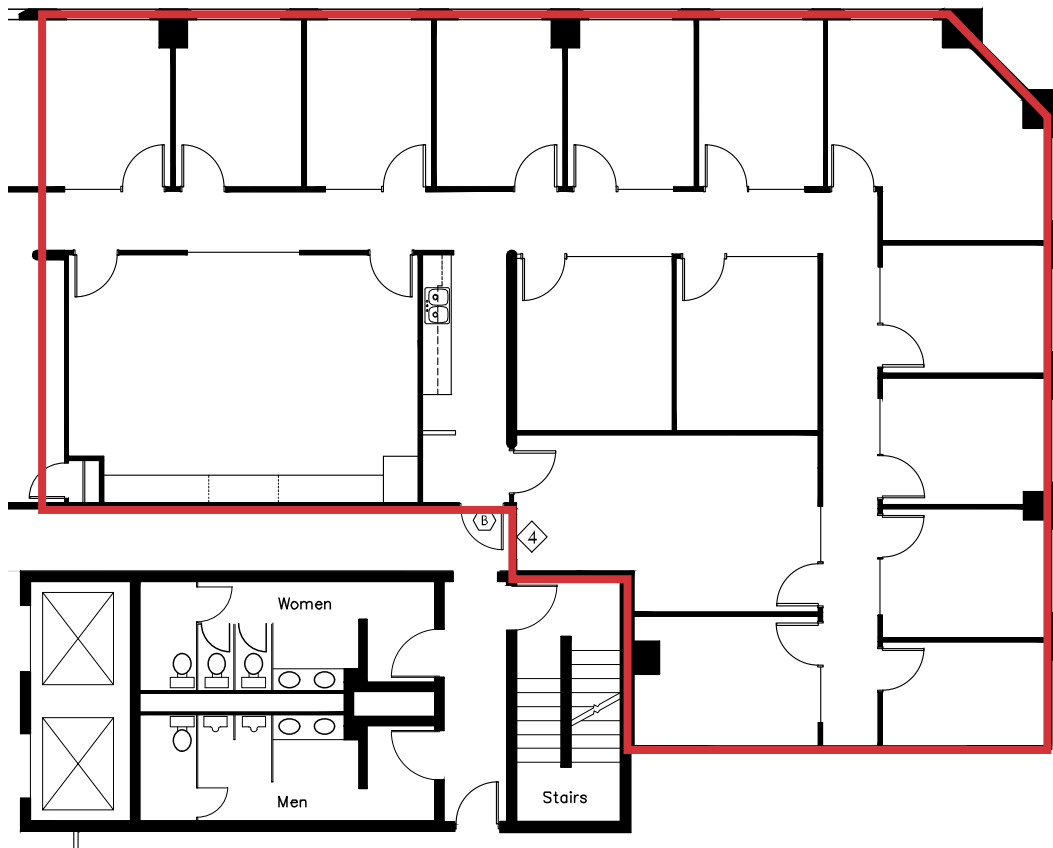
## Suite 1090 | 1,288 SF



## Suite 1410 | 5,844 SF



## Suite 1530 | Approx. 3,650 SF





## Transit Lines Within Walking Distance of Airport Square



Canada Line SkyTrain (Marine Station)



Bus 010 Granville / Downtown

Bus 100 22<sup>nd</sup> St Station / Marpole

Bus 017 Oak / Downtown

# NAICommercial

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