



ROOFTOP
PATIO



FITNESS
FACILITY



TENANT
LOUNGE



5 6 5

GREAT NORTHERN WAY

GET AHEAD OF THE CURVE:
PREMIUM OFFICE SPACE AVAILABLE **FOR LEASE** NOW

The **Building**

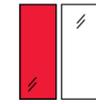
The Perfect Blend: Style, Function, and Location at 565 Great Northern Way



LEED GOLD
CERTIFIED



WOOD-CLAD
LOBBY FINISH



FLOOR-TO-CEILING
WINDOWS



SCULPTURAL
RETAIL PAVILLON



The Offering



4TH FLOOR: 27,957 S.F.

UNIT:
4TH FLOOR

AREA:
27,957 S.F.

AVAILABILITY:
IMMEDIATELY

ADDITIONAL RENT:
\$22.25 PSF/PA (2026)

ASKING RATE:
CONTACT LISTING BROKERS

The Amenities



Renovated
Rooftop with

- PRIVATE EVENTS SPACE
- UNOBSTRUCTED PANORAMIC VIEWS
- EXPANDED OPEN AREA
- COVERED SEATS*



Full service gym offering towel service, large showers and plenty of lockers for day use



Cub.bi – An app-based lunch service offering restaurant meals delivered at 50% cost with no delivery fees or tips



Operators and janitorial team are available onsite Monday-Friday, 8am-5pm



End-of-trip facilities



Ground Floor Retail Operator



Common Boardroom and Tenant Lounge



Secure Underground Parking and ample parking available alongside Great Northern Way**



Security available 24/7 with monitored CCTV cameras

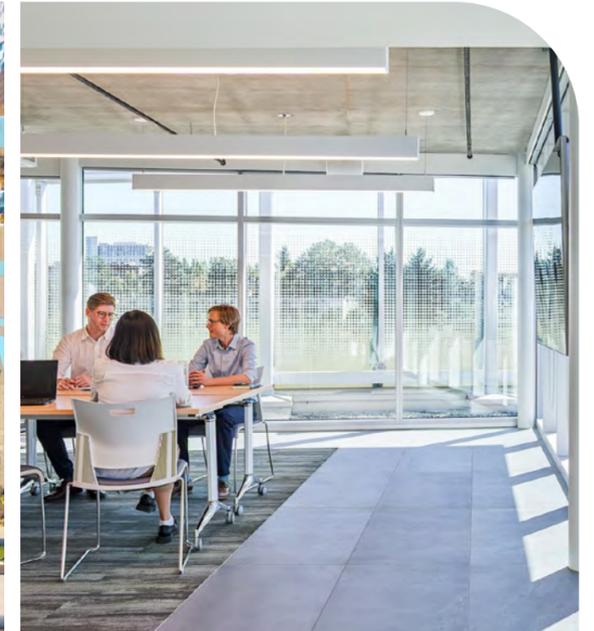
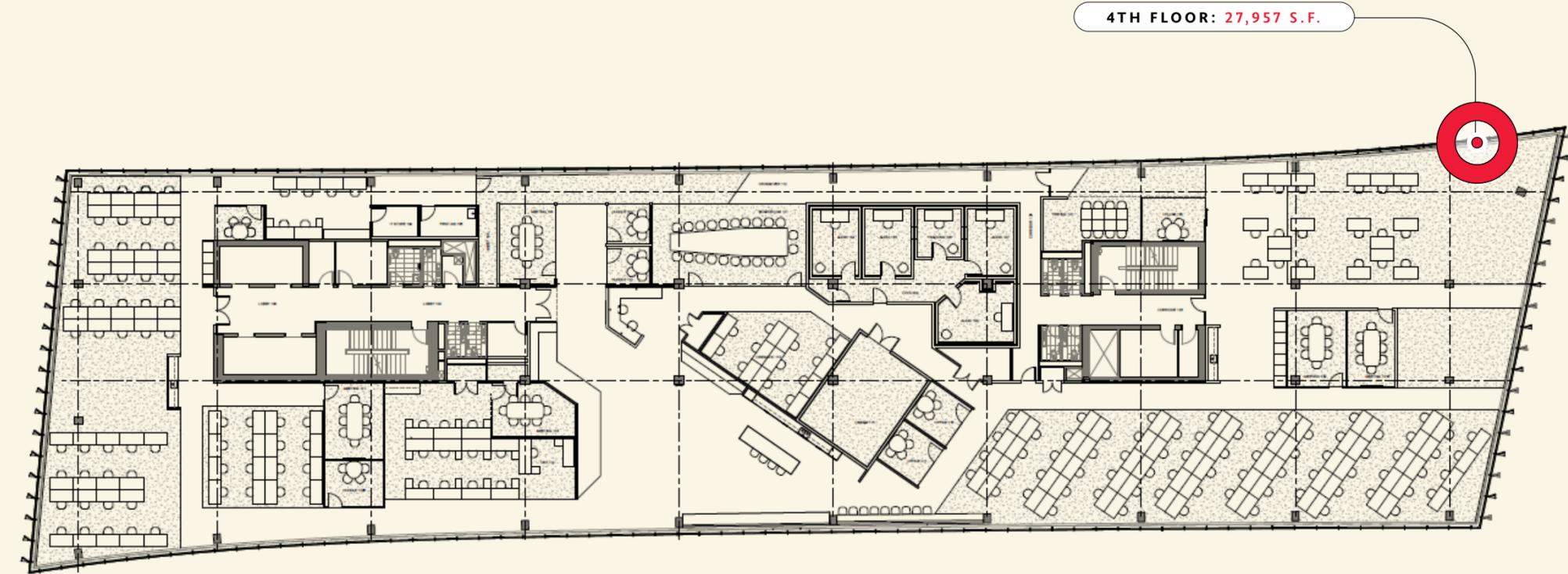


Lime Scooters on site

* RENOVATIONS UNDERGOING FROM APRIL TO SEPTEMBER OF 2026.

**RESERVED PARKING: \$200/STALL/MONTH; RANDOM PARKING: \$160/STALL/MONTH; PARKING RATIO: 1/1500SF.

The Floor Plan



The Location

Steps from SkyTrain, Connected to Vancouver's Tech Ecosystem

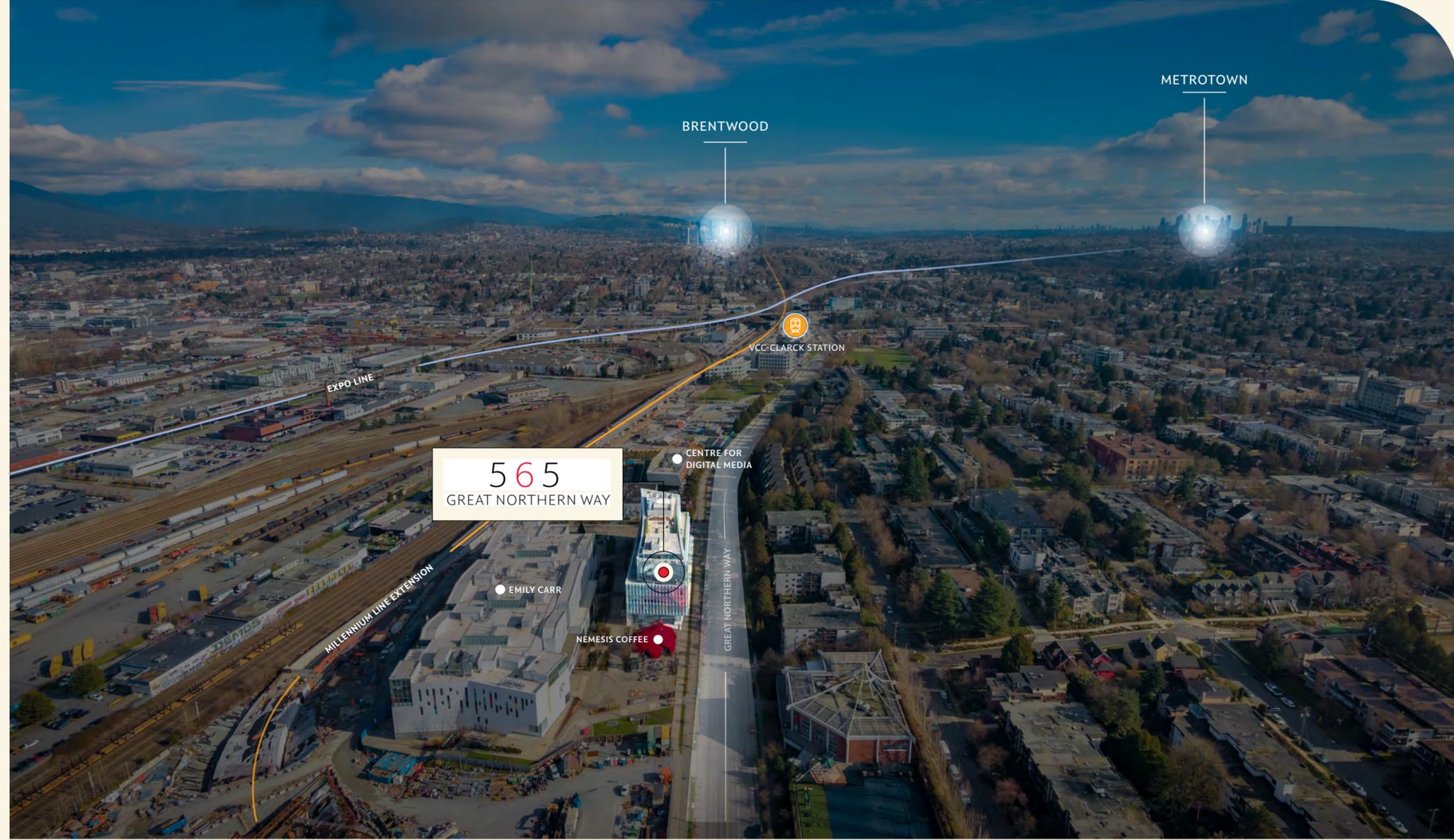
565 Great Northern Way sits at the heart of Vancouver's emerging creative and innovation hub. The building is located on the Central Valley Greenway and connected to major bus routes, and once the Millenium Line SkyTrain extension is complete it will provide rapid transit connectivity to the region. This transformative neighbourhood will also feature an outdoor museum of large-scale public art alongside creative campuses and prominent office tenants



NEMESIS COFFEE



EMILY CARR





5 6 5

GREAT NORTHERN WAY

SCOTT MACDONALD*
Executive Vice President
+1 604 998 6020
scott.macdonald@jll.com

CHRIS J. NEWTON*
Vice President
+1 604 998 6003
chris.newton@jll.com

GRAHAM HYSLOP
Associate
+1 604 354 7284
graham.hyslop@jll.com

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