

NAICommercial

FOR LEASE
First-Class Office Tower
in South Vancouver



BOMA
Canada
BOMA BEST GOLD



1200 West 73rd 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.



NEW LOBBY, GYM FACILITY & CHANGE FACILITIES

1200 West 73rd 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.

Available Suites

Suite #	Availability	Size
606	Immediate	3,695 SF

Northeast corner, nicely improved suite with eight exterior office and a kitchen area.

1200	Immediate	15,145 SF
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Full floor opportunity. Mix of private offices and open area, boardroom, lunchroom and storage.

Property Summary

Lease Rate

\$24.00/SF – \$28.00/SF

Operating Costs & Taxes

\$17.85/SF (2024)

Parking

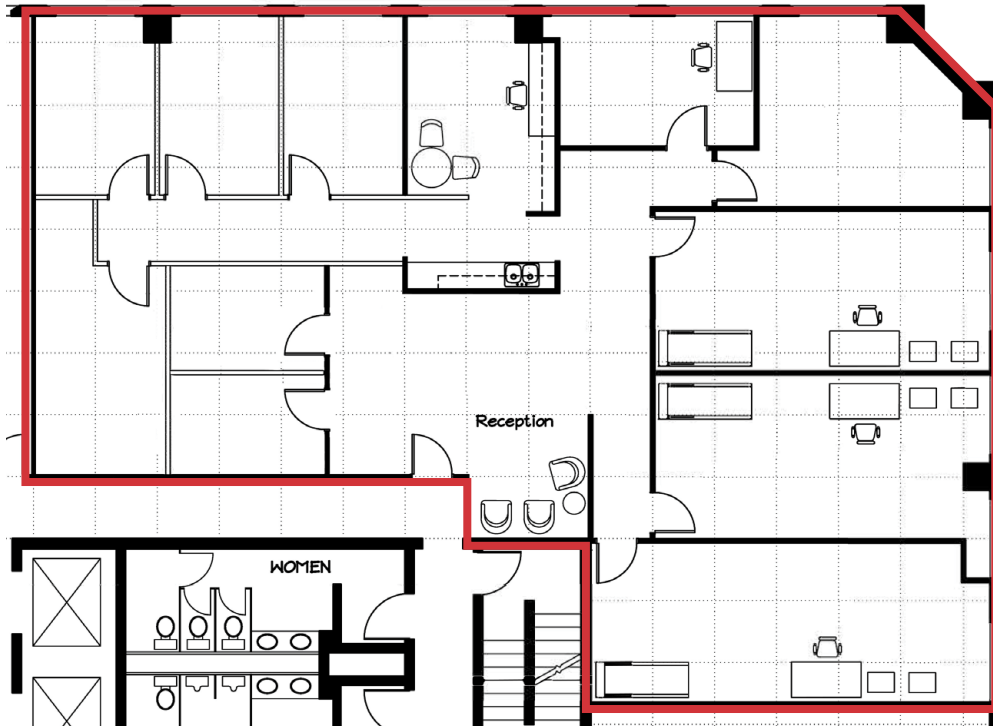
5 Levels of secure underground parking for tenants & visitors

Building Amenities

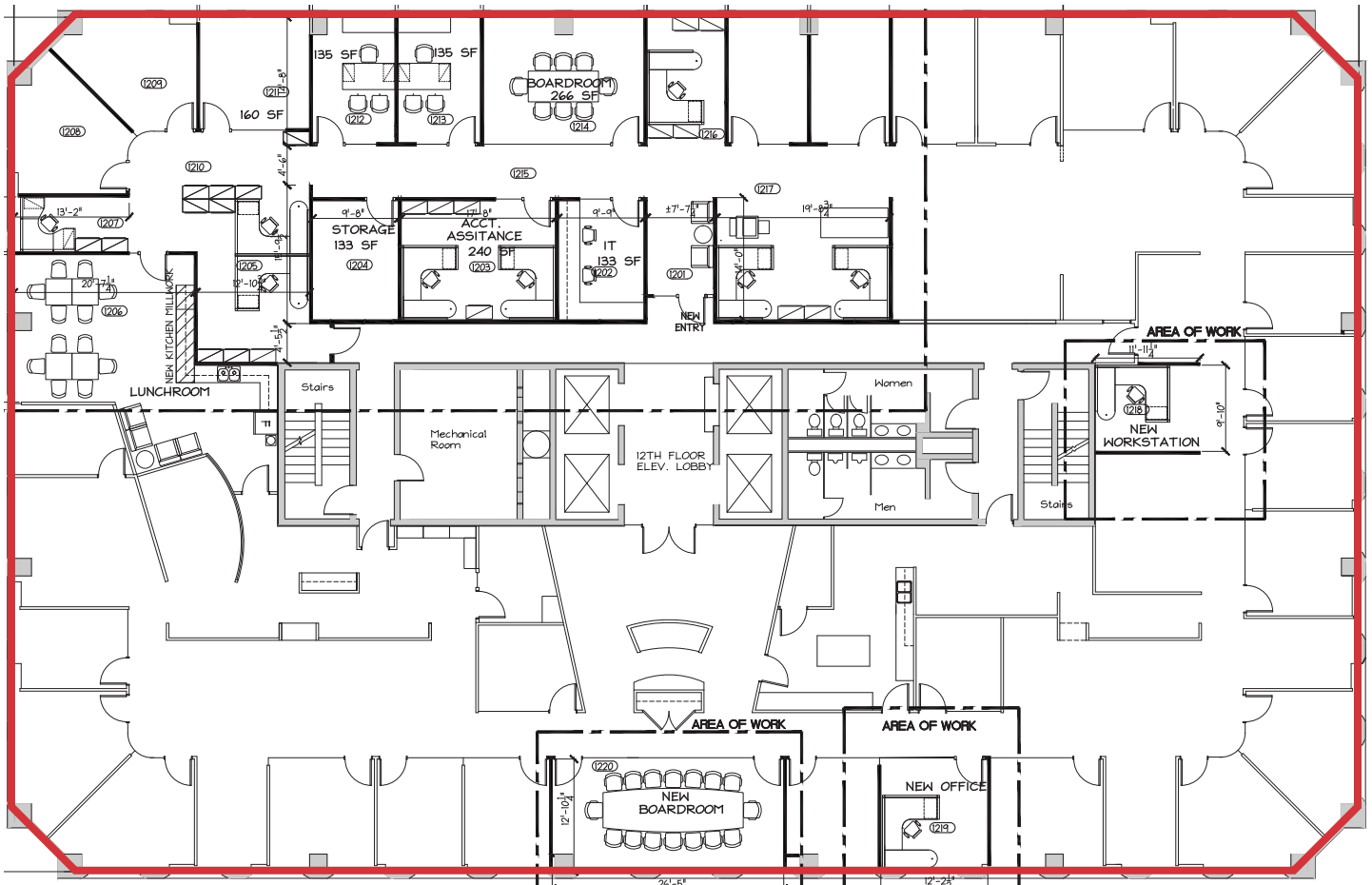
- ▶ On-site property management
- ▶ Café with patio seating
- ▶ Fitness facility with showers
- ▶ Public transit services from the Marpole bus loop within 50 meters
- ▶ Common area boardroom



Suite 606 | 3,695 SF



Suite 1200 | 15,145 SF





SEA ISLAND CENTRE

VANCOUVER INTERNATIONAL AIRPORT (YVR) 6km

ABERDEEN

TEMPLETON

McARTHUR GLEN DESIGNER OUTLET

RICHMOND

VANCOUVER TRANSIT CENTRE

BRIDGEPORT

BAY 4

MARPOLE LOOP

BAY 1/2/5 MARPOLE LOOP

1200 WEST 73RD

OAK ST BRIDGE

SW MARINE/OAK

OAK/W 72

VANCOUVER

HWY 99

Transit Lines Within Walking Distance of Airport Square



Canada Line SkyTrain (Marine Station)



Bus 010 Granville / Downtown

Bus 100 22nd St Station / Marpole

Bus 017 Oak / Downtown

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