

# TELUS garden

510 WEST GEORGIA STREET



FOR LEASE

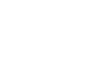




## LOBBY



FAZIOLI PIANO  
WITH LIVE MUSIC,  
ELEVATING THE TENANT  
EXPERIENCE AND  
PROVIDING A SENSE  
OF ARRIVAL



A PUBLIC SPECTACLE, FEATURING  
A DOUBLE-HEIGHT, 300-FOOT,  
WOOD-AND-FRITTED GLASS  
SCULPTED ROOF THAT ENCASES  
THE LOBBY WITH FLOURISHING  
GARDENS



CAFFÉ ARTIGIANO  
FEATURING INDOOR AND  
OUTDOOR SEATING



ON-SITE TELUS  
STORE



# TOP TIER BUILDING SYSTEMS & AMENITIES

22 OFFICE FLOORS

8 HIGH-SPEED PASSENGER ELEVATORS

STREET LEVEL GLASS ELEVATOR ACCESSING UNDERGROUND PARKING

TRIPLE-GLAZED WINDOWS PROVIDE CONSISTENT TEMPERATURE REGULATION

A RAISED FLOOR FEATURING A DISPLACEMENT VENTILATION SYSTEM, IMPLEMENTING A 100% FRESH AIR SUPPLY

STATE-OF-THE-ART RADIANT HEATING AND COOLING SYSTEM

LED INTEGRATED FAÇADE WITH 3 STOREY MEDIA WALL

SOLAR PANELS TO OFFSET BUILDING POWER CONSUMPTION

RAINWATER RECYCLING SYSTEM FOR GREY WATER AND IRRIGATION

## BUILDING FEATURES



## AMENITIES

Cubicle-style end-of-trip facilities featuring showers, day lockers and towel service

Secured bike storage and bike repair/maintenance area

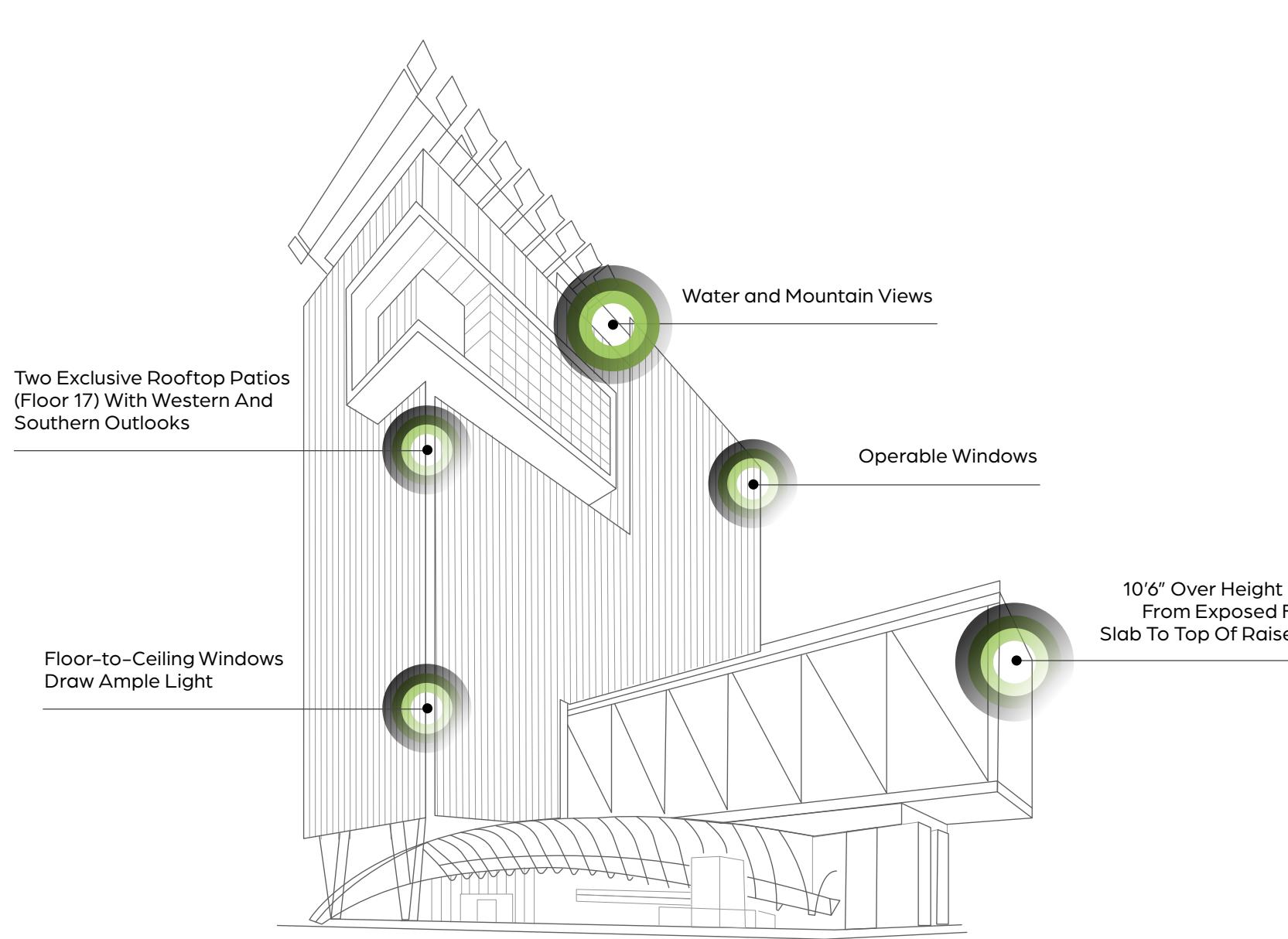
On-site café

High-end restaurant at grade

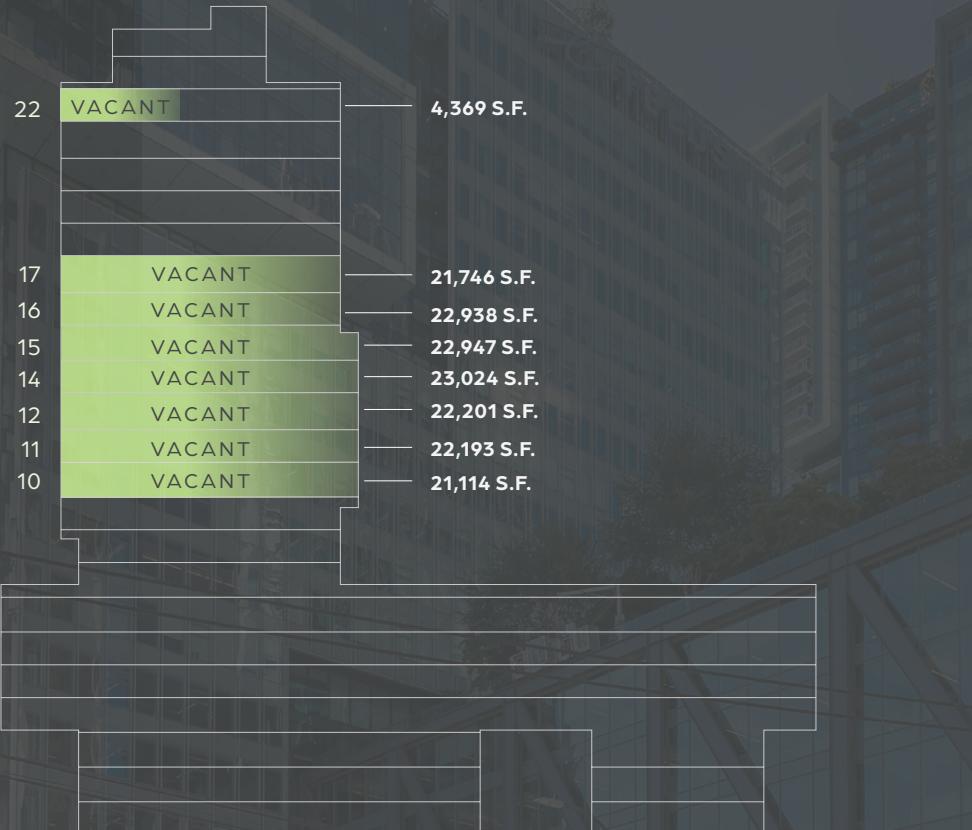
Key-card access and 24/7 on-site security

Neighboring fitness facilities

## THE OFFERING



## THE STACKING PLAN



## OFFERINGS DETAILS

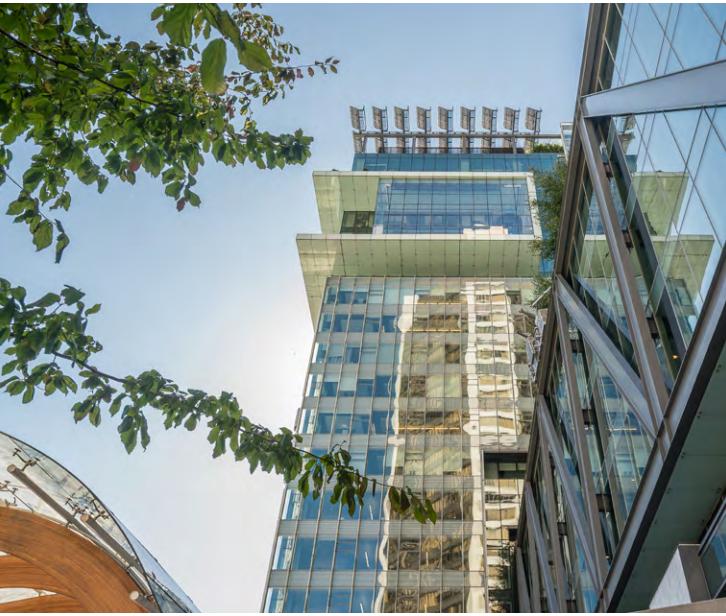
Total Contiguous Area:  
156,163 s.f.

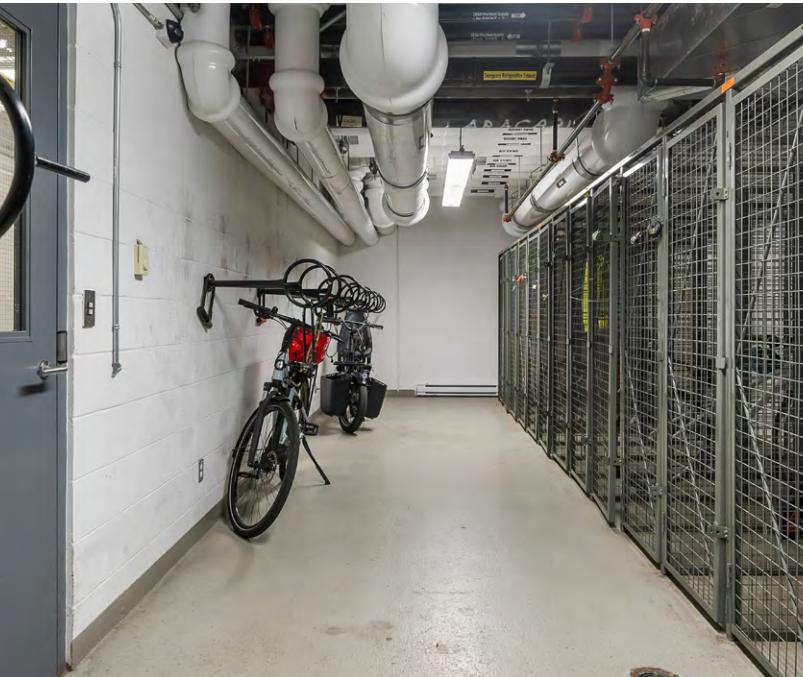
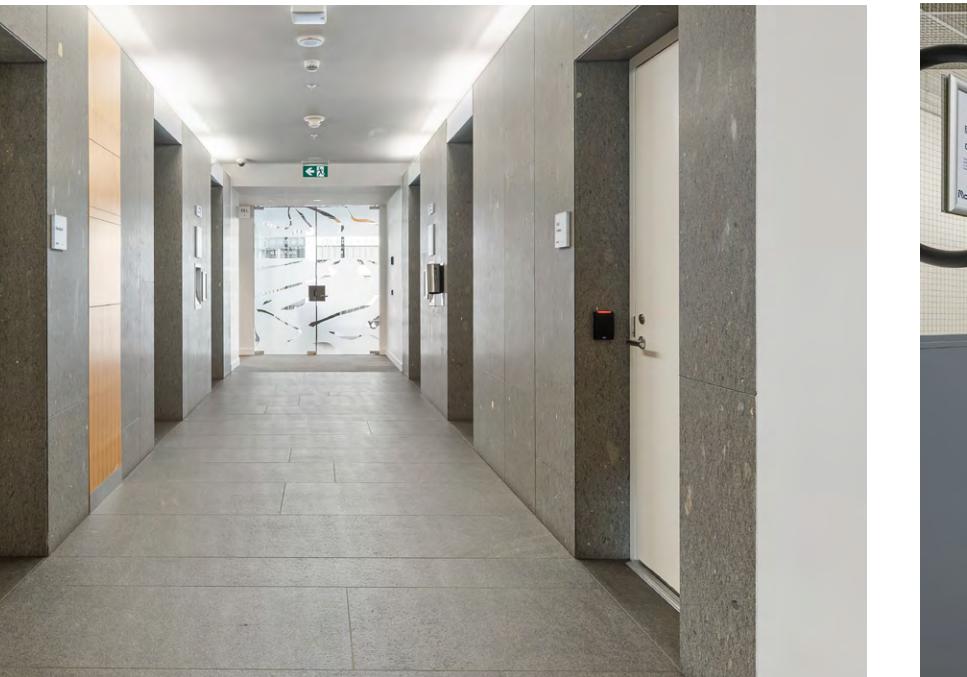
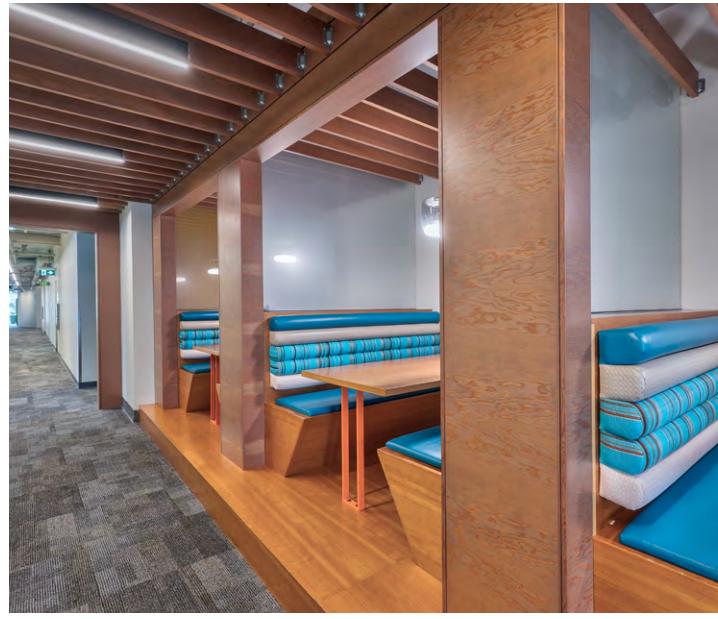
Availability:  
July 1, 2026

Asking Rate:  
Contact listing brokers

Additional Rent:  
\$4.87 psf/yr  
(2026 estimate)

Parking:  
1 stall per 18,000 s.f. at market rates





## THE LOCATION



NESTLED IN THE VIBRANT HEART OF THE CITY, THIS DYNAMIC WORKSPACE PUTS YOU STEPS AWAY FROM WORLD-CLASS DINING, TRENDY BOUTIQUES, AND PREMIER FITNESS FACILITIES. WHETHER YOU'RE CRAVING A QUICK COFFEE RUN OR AN UPSCALE DINNER WITH THE TEAM, EVERYTHING YOU NEED IS AT YOUR DOORSTEP.

WITH SEAMLESS ACCESS TO MAJOR TRANSIT ROUTES AND HIGHWAYS, YOUR COMMUTE BECOMES EFFORTLESS. TELUS GARDEN ISN'T JUST AN OFFICE; IT'S YOUR GATEWAY TO VANCOUVER'S MOST EXCITING NEIGHBORHOOD WHERE WORK MEETS LIFESTYLE IN PERFECT HARMONY.

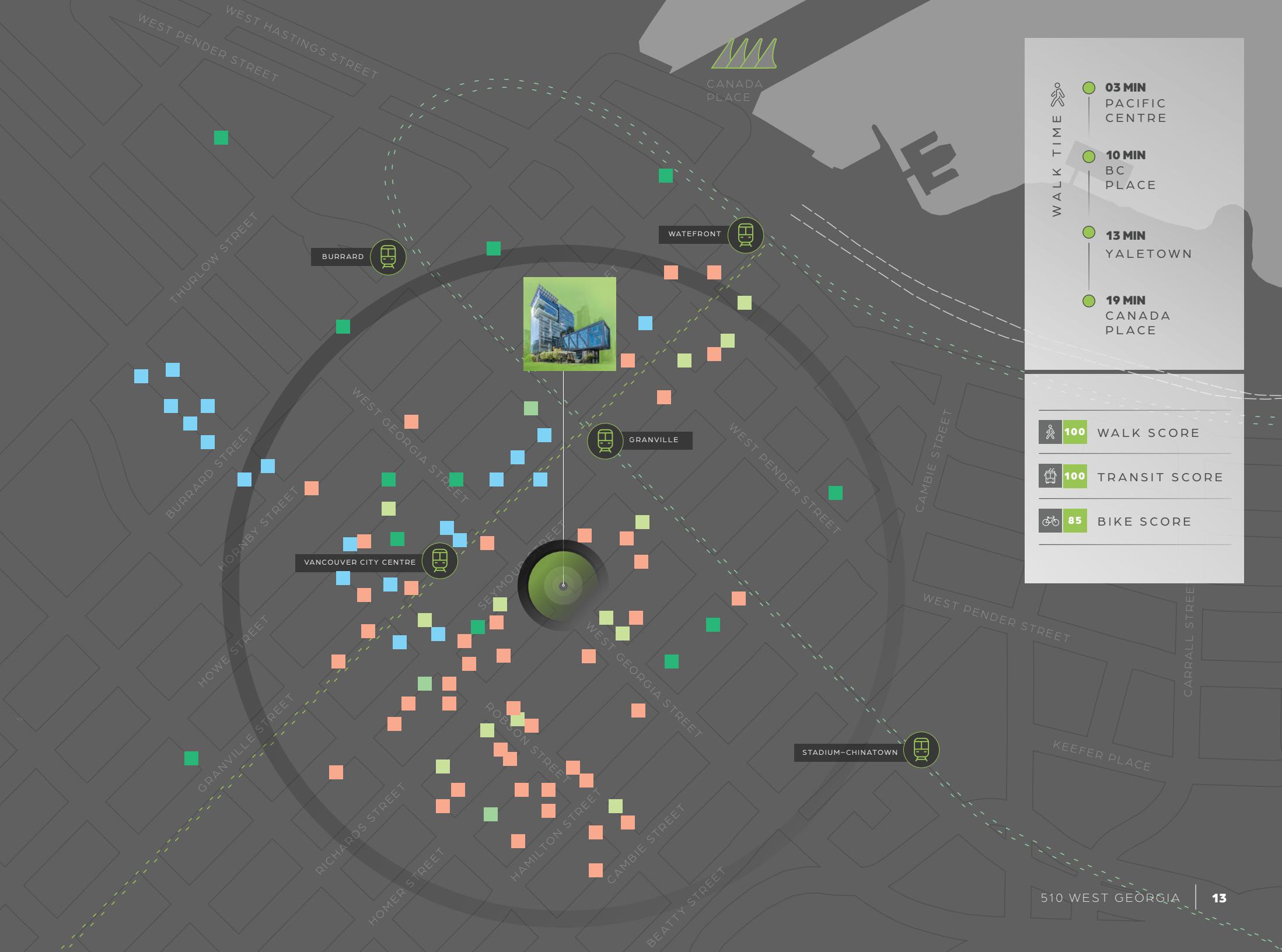
## LOCAL AMENITIES (2KM RADIUS)

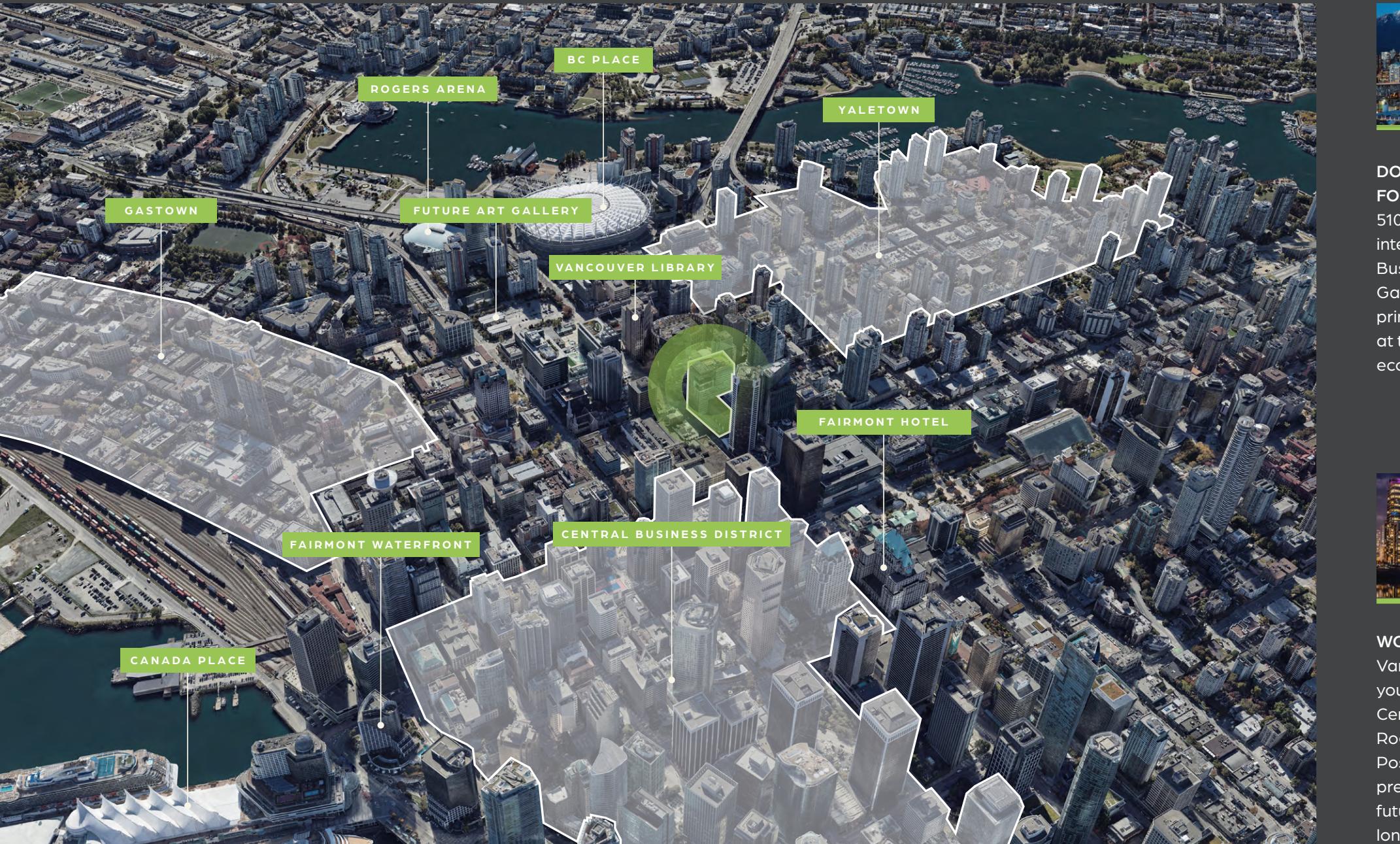
**150+** RESTAURANTS

**100+** RETAIL

**80+** COFFEE SHOPS

**25+** FITNESS





## DOWNTOWN FOCAL POINT

510 West Georgia Street is at the intersection where the Central Business District meets historic Gastown and urban Yaletown. This prime location places your business at the epicenter of Vancouver's economic and cultural pulse.



## WORLD-CLASS AMENITIES

Vancouver's best landmarks surround your doorstep, including the iconic Central Library, BC Place Stadium, and Rogers Arena. The newly developed Post Building enhances this already prestigious neighborhood and the future Vancouver Art Gallery, ensures long-term value and desirability.



## EXCEPTIONAL LIFESTYLE INTEGRATION

With diverse dining options spanning

quick takeout to upscale establishments,

unique boutique shopping, and current

national retailers. Having these amenities

at your fingertips will enhance employee

satisfaction, making talent acquisition and

retention significantly easier.



## UNRIVALLED TRANSPORT CONNECTIVITY

Transform daily commutes into seamless experiences. The City Centre SkyTrain station is just three minutes away, while multiple bus routes and dedicated bike lanes create a truly pedestrian and commuter-friendly environment that all employees will appreciate.



## COVETED ADDRESS

Position your business where Vancouver's most prestigious companies thrive. At 510 West Georgia, you're investing in a location that elevates your brand, enhances productivity, and connects you to everything that matters in Vancouver's Downtown Core.

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TD Asset  
Management



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