



NELSON
SQUARE

808 Nelson Street

// VARIOUS LAYOUTS AND SIZES AVAILABLE FOR LEASE



Panoramic views,
upgraded amenities,
and flexible layouts
available.



NELSON SQUARE

Nelson Square at 808 Nelson Street is ideally located in Vancouver's Central Business District, directly across from the Provincial Law Courts. This modern office tower offers a 24-hour security guard, premium amenities, and underground parking with both visitor and monthly options. Just a five-minute walk to Vancouver City Centre and Burrard SkyTrain stations, Nelson Square provides seamless access to rapid transit and the downtown core.

Additional Rent \$25.36 PSFPA (2025 est.)

Parking Ratio 1/1,000

CURRENT AVAILABILITIES

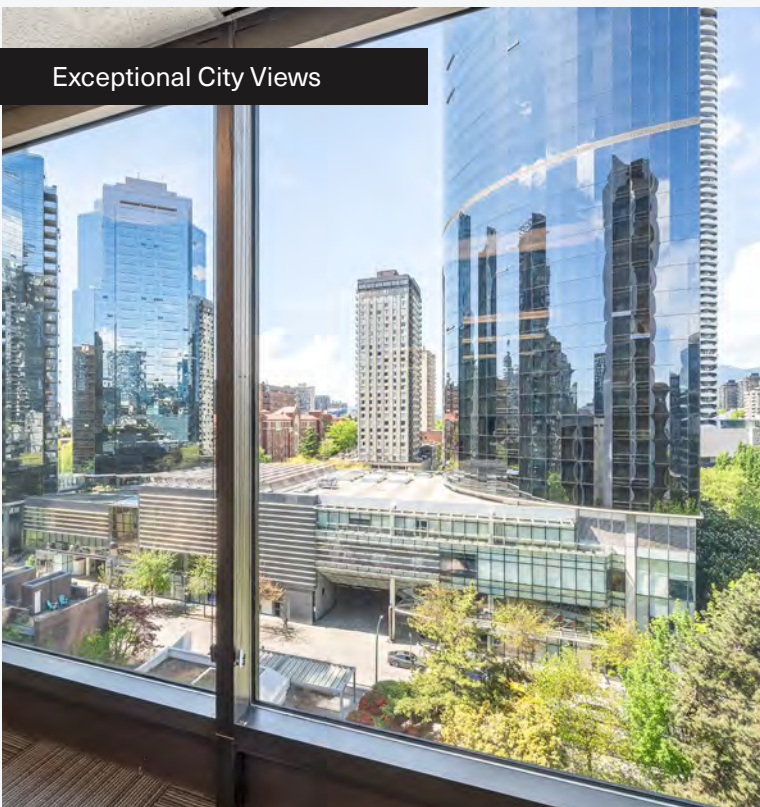
Unit 505	1,335 SF	Sept. 1, 2025
Unit 515	1,009 SF	Jan. 1, 2026
Unit 520	2,782 SF	Immediate
Unit 614	1,327 SF	Immediate
Unit 616	1,116 SF	Immediate
Unit 716	1,009 SF	Immediate
Unit 1006	1,915 SF	Aug. 1, 2025
Unit 1205	3,174 SF	Immediate
Unit 1208	1,522 SF	Jan. 1, 2026
Unit 1212	1,822 SF	Immediate



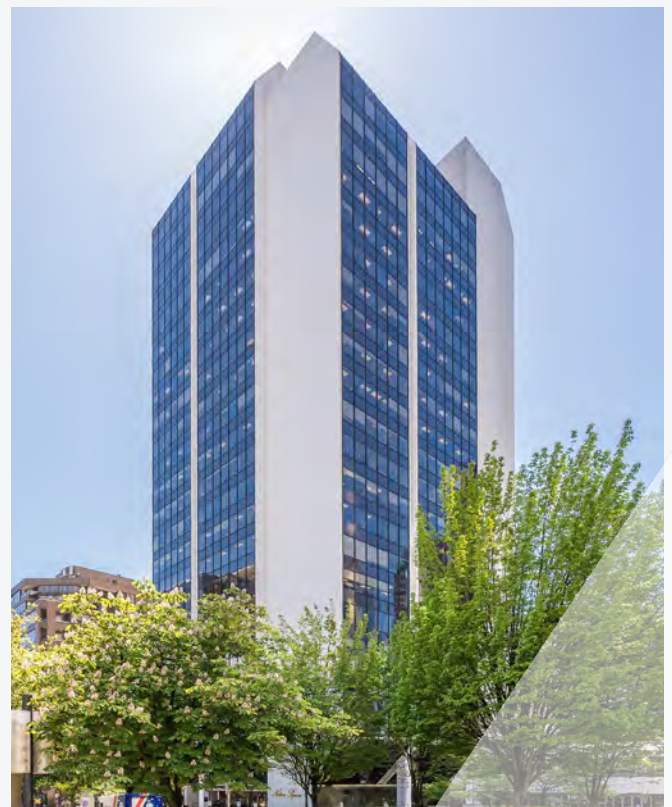
Bright Fitness Centre



Meeting Room



Exceptional City Views



→ Professionally managed office tower with sweeping views and elevated amenities.

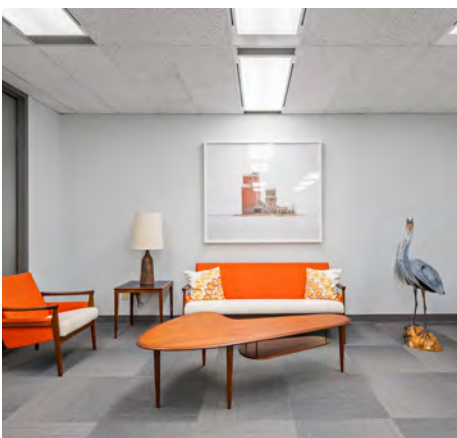
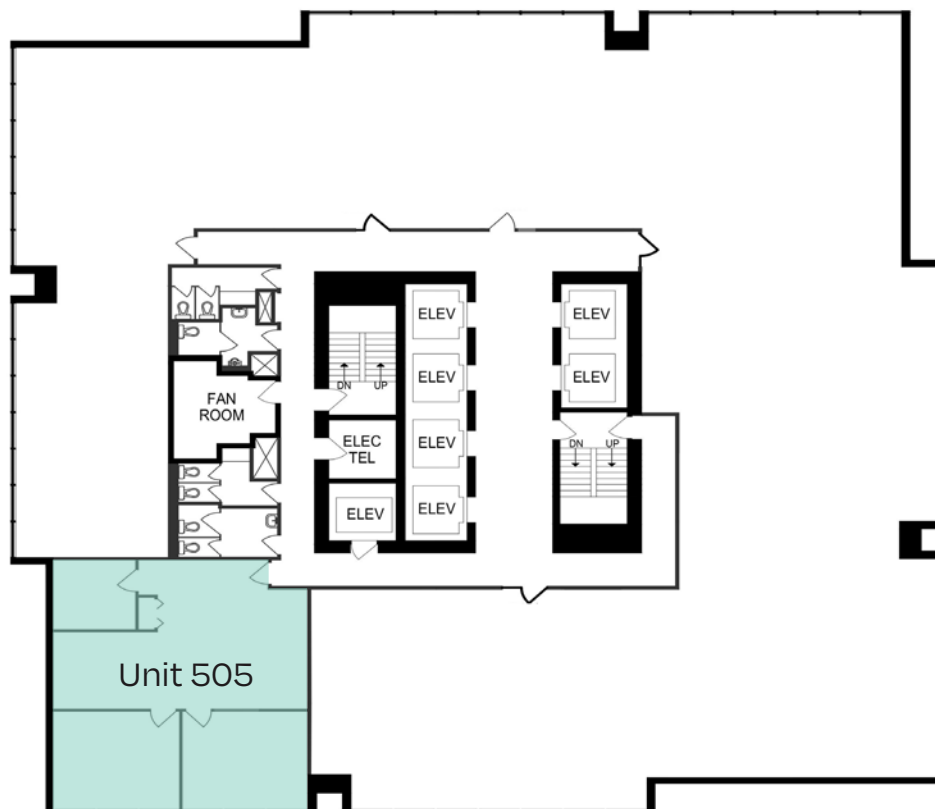
UNIT 505

~1,335 SF



VIRTUAL TOUR

Bright unit featuring north facing views overlooking the law courts. Nicely improved with open work space, two window offices, and internal meeting room/storage.



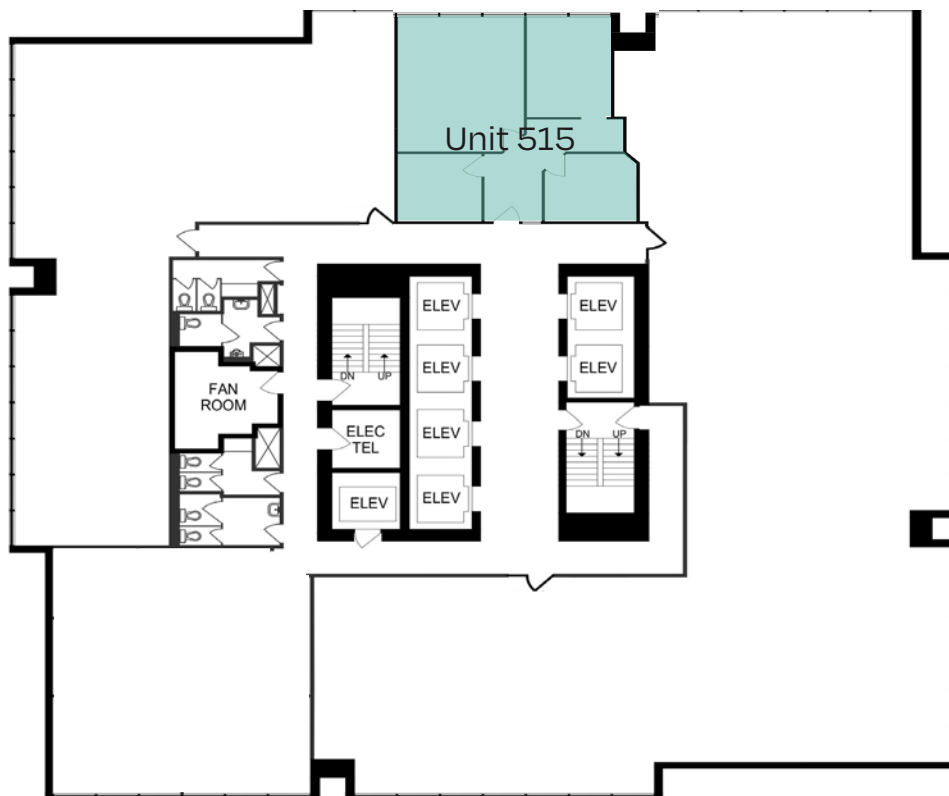
UNIT 515

~1,009 SF



VIRTUAL TOUR

Efficient space, improved with 2 offices/meeting rooms, open space, and a large boardroom. Potential to combine with unit 520 for a total of 3,791 SF.



UNIT 520

~2,782 SF



VIRTUAL TOUR

Corner unit, primarily open plan. Ready for tenant/landlord improvements, presenting a great opportunity to customize layout and finishes.



UNIT 614

~1,327 SF



VIRTUAL TOUR

Efficient corner unit with 4 offices/meeting rooms. Can be combined with adjacent unit for a total of 2,443 SF.



UNIT 616

~1,116 SF



VIRTUAL TOUR

Bright unit featuring northwest facing views overlooking the law courts. Nicely improved with open work space, two window offices, and internal meeting room/storage.



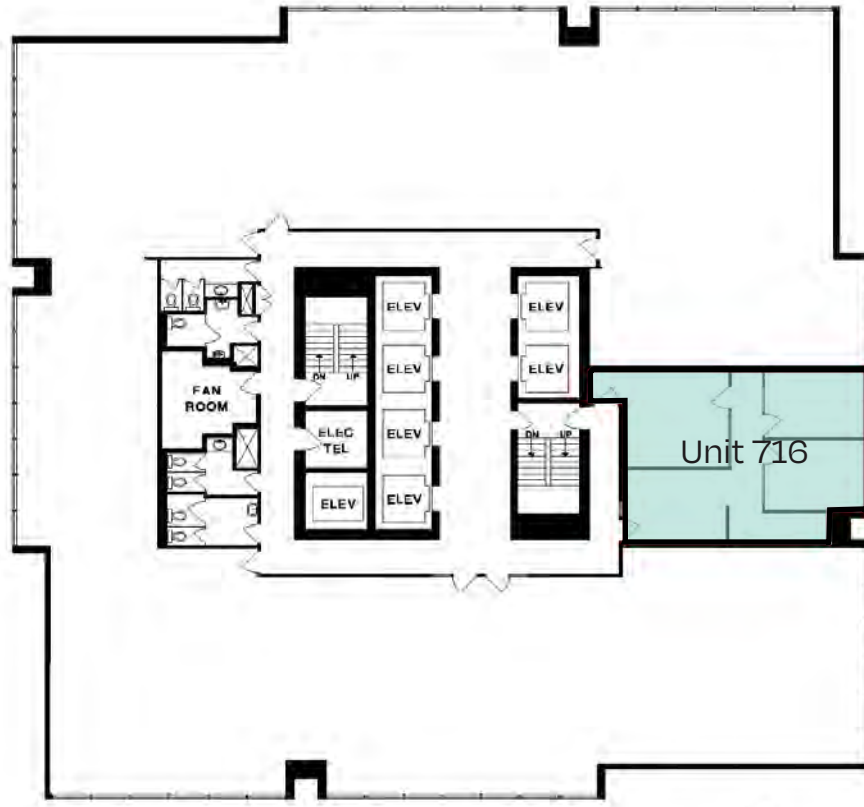
UNIT 716

~1,009 SF



VIRTUAL TOUR

Bright and efficient office with attractive northwest facing views. Suite features two window offices, interior office/meeting room and reception area.



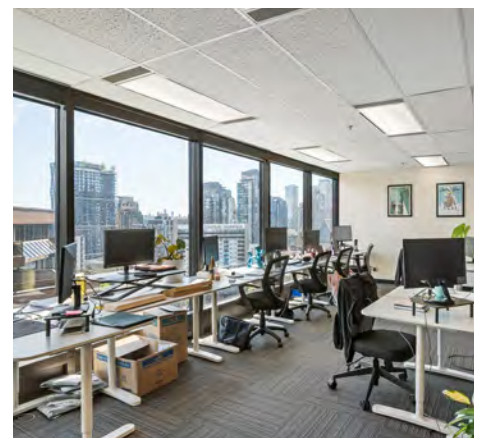
UNIT 1006

~1,915 SF



VIRTUAL TOUR

Nicely improved bright corner unit overlooking the law courts. Layout features a mix of open workspace, 3 offices/meeting rooms, kitchen, storage, and server room.



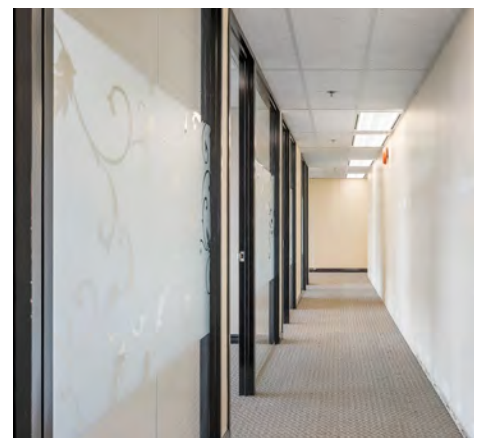
UNIT 1205

~3,174 SF



VIRTUAL TOUR

Professional office space with glass-front elevator exposure and expansive city and mountain views. Improved with reception, open area, multiple window offices/meeting rooms, storage, and kitchen.



UNIT 1208

~1,522 SF

Efficient corner office space with attractive outlooks, nicely improved with reception, several private offices/meeting rooms, and kitchen. Potential to combine with adjacent units for up to 6,518 SF.



UNIT 1212

~1,822 SF



VIRTUAL TOUR

Bright unit with elevator exposure and attractive glass entry. Featuring expansive views, improved with 7 private offices/meeting rooms, and kitchen.





FITNESS CENTRE

→ Bright and fully-equipped gym,
with access to showers.

Building Features

- Four spacious boardrooms with full AV capabilities
- Fully equipped gym with natural light and access to showers
- Well-appointed lunchroom with kitchen and seating for everyday tenant use
- On-site coffee shop for convenient grab-and-go or casual meetings
- Underground parking with visitor and monthly options
- Bike storage available
- 24-hour security guard and on-site property management
- Prime downtown location with transit and amenities nearby



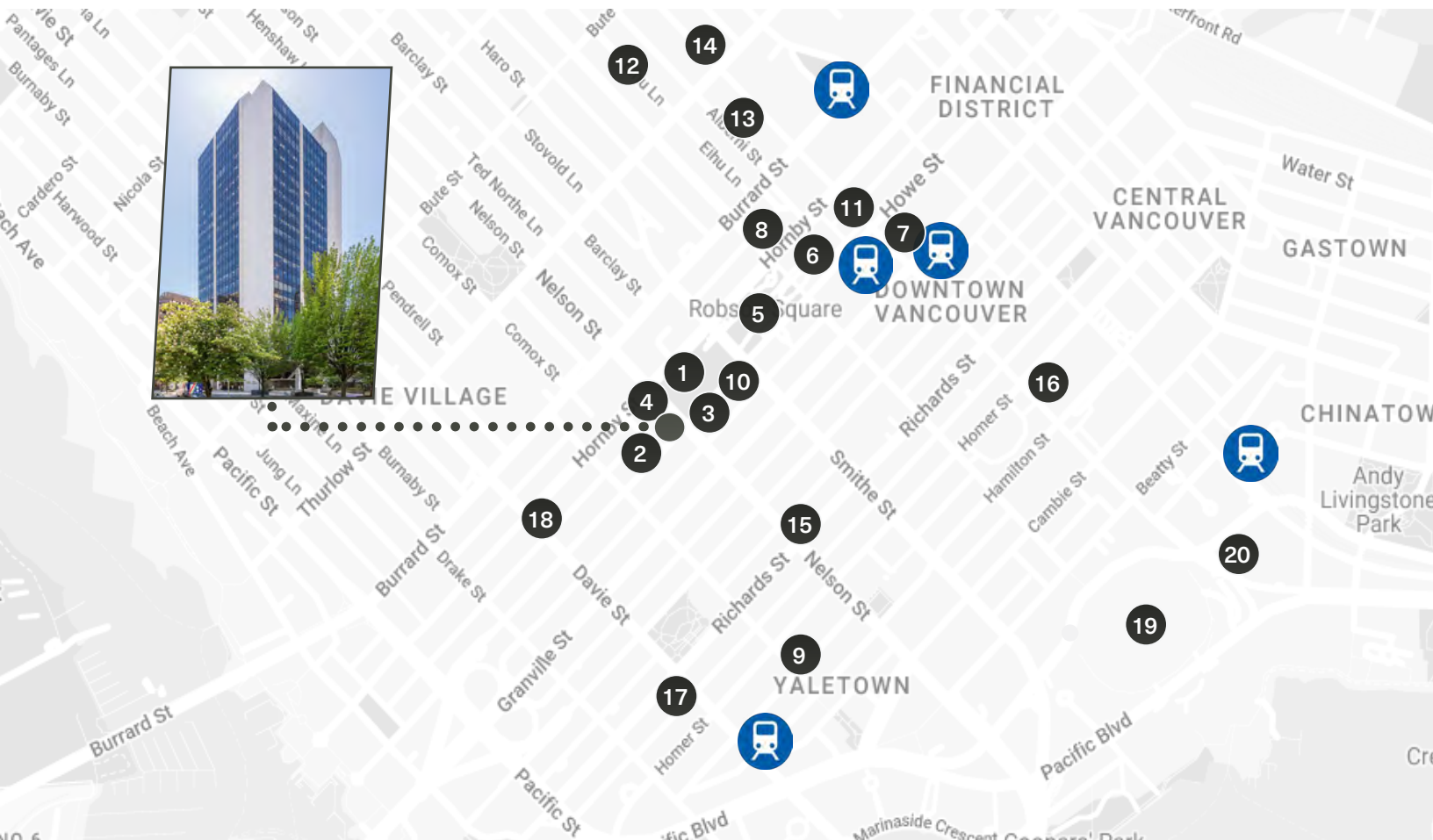
TOUR THE AMENITIES



NEIGHBOURHOOD

Located in the heart of downtown Vancouver and steps from the Provincial Law Courts, the building attracts a professional tenant mix across legal, financial, and business sectors. With premium amenities, sweeping views, and seamless access to top restaurants, shops, transit, and entertainment, it's an ideal location for both business and lifestyle.

- | | |
|---------------------------|---------------------------|
| 1. Vancouver Law Courts | 11. Hawksworth Restaurant |
| 2. Honolulu Coffee | 12. Din Tai Fung |
| 3. Pallet Coffee Roasters | 13. Black+Blue |
| 4. Relish the Pub | 14. Equinox West Georgia |
| 5. Robson Square | 15. Nesters Market |
| 6. Vancouver Art Gallery | 16. Loblaws City Market |
| 7. CF Pacific Centre | 17. Choices Market |
| 8. JOEY Burrard | 18. Breka Bakery & Café |
| 9. Blue Water Cafe | 19. BC Place |
| 10. Railtown Cafe | 20. Rogers Arena |





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