

For Sublease // Up to 48,000 SF

733

Seymour Street

// 3 FULL FLOORS OF HIGH-QUALITY TURNKEY SPACE

 FLOORSPACE



THE OPPORTUNITY

733 Seymour Street

Area	12th Floor: 16,000 SF* 13th Floor: 16,000 SF* 14th Floor: 16,000 SF* <hr/> Total: 48,000 SF*
Term	Flexible sublease term
Availability	Mid 2023
Basic Rent	Please contact listing agent
Additional Rent	\$23.08 (2023 estimate)

* Size is approximate

This is a rare opportunity to lease up to three full floors of state-of-the-art office space. The space is ideally suited to a mix of industries, including technology companies and professional services firms.

The floors will all be delivered in an improved condition, with a mix of offices, meeting areas and open workspace. Subject to timing, incoming companies will have the opportunity to provide feedback on the layout.

// The new centre of downtown Vancouver

Located at the intersection of West Georgia and Seymour Street, VCII is situated 1 block from City Centre Station. The building offers direct underground access to rapid transit, and nearly 2 million square feet of retail, service and entertainment amenities.

33

STOREY AAA CLASS OFFICE TOWER

04TH

FLOOR FITNESS CENTRE & YOGA STUDIO

4,700

SF SKYVIEW ROOFTOP DECK

500

NEW PARKING SPACES

11

BUS ROUTES WITHIN 2 BLOCKS

24

MINUTES TO YVR AIRPORT

241

BIKE SPOTS

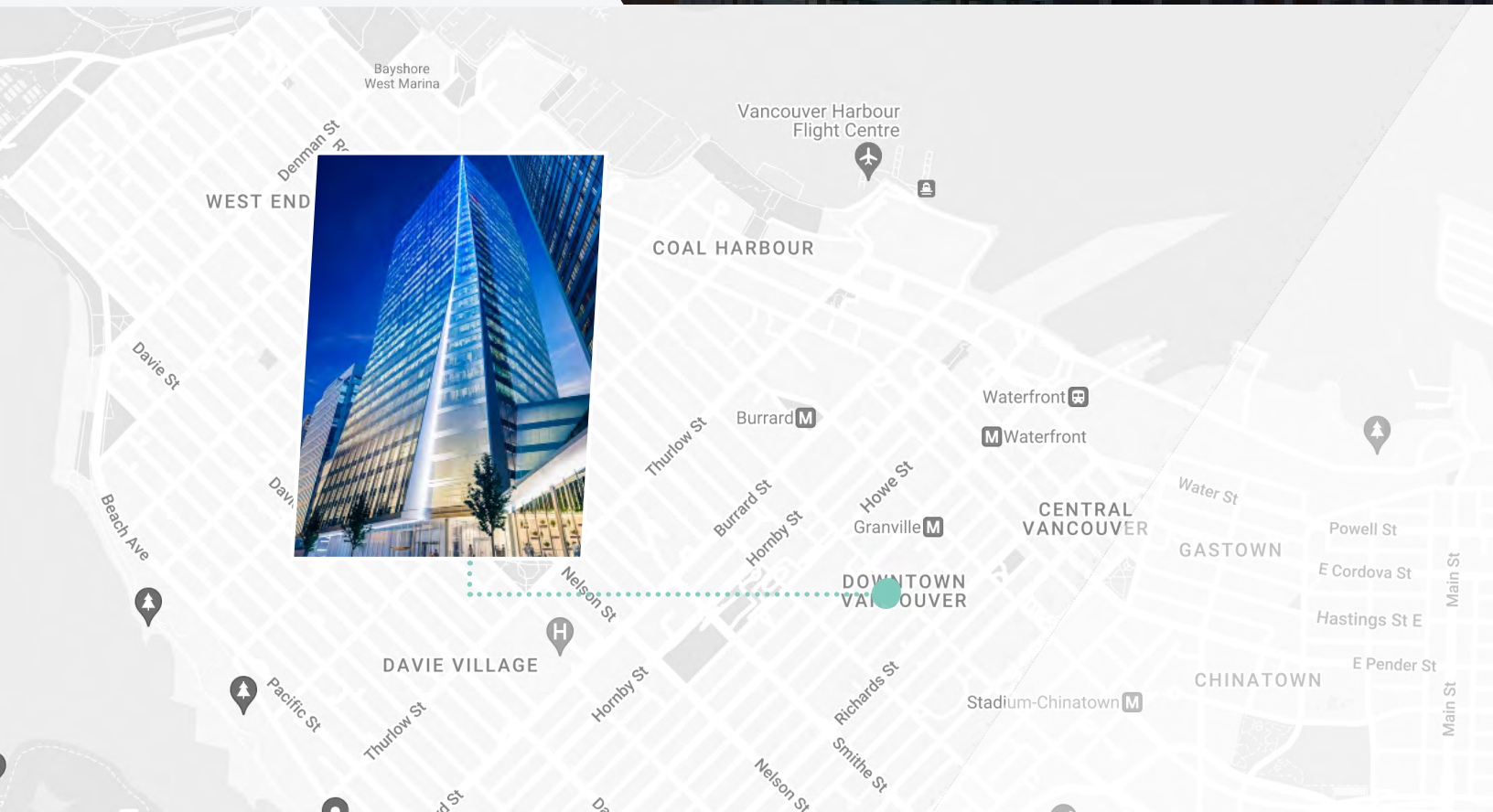
16

EV CHARGING SPOTS

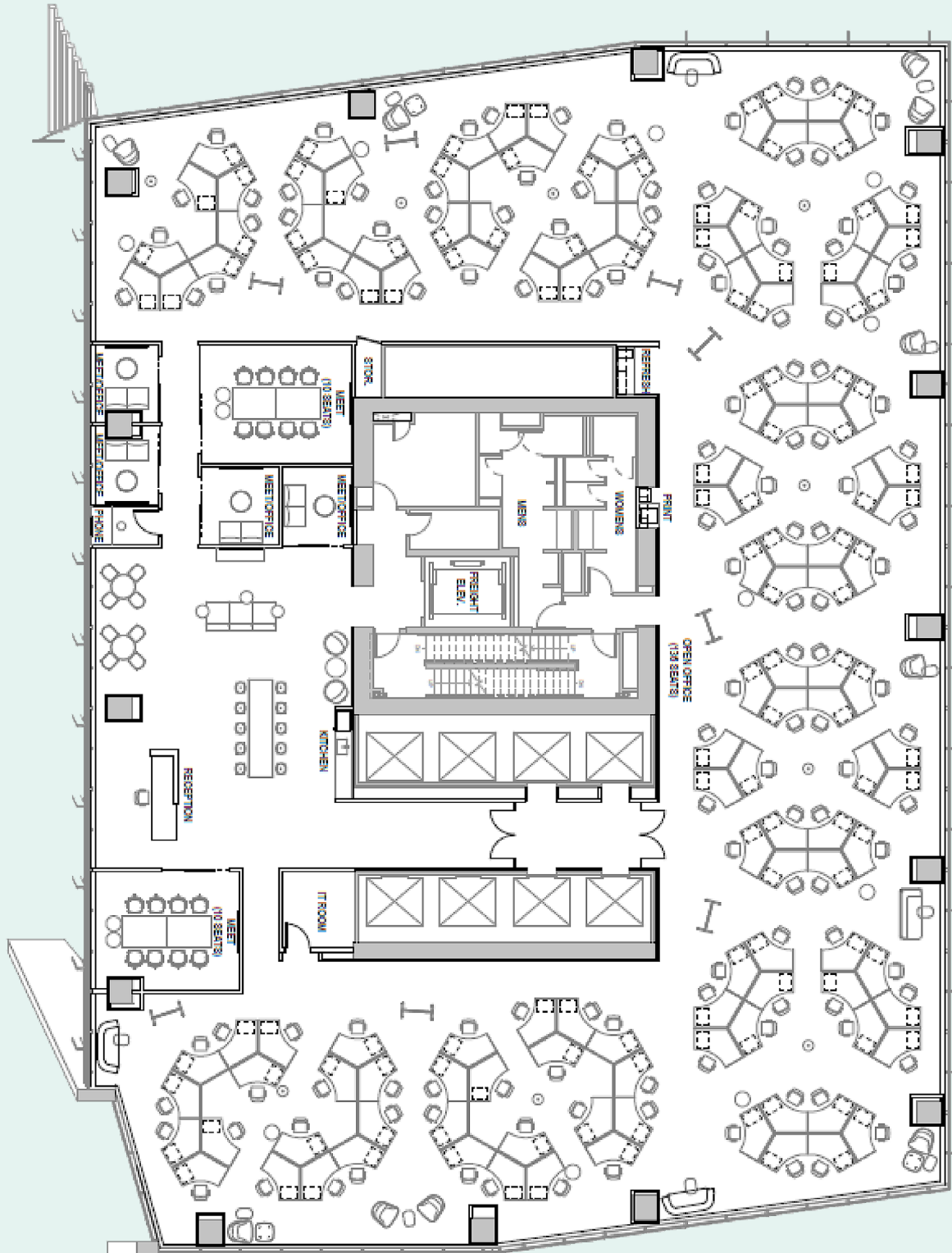
07TH

FLOOR DOG RUN

THE LOCATION

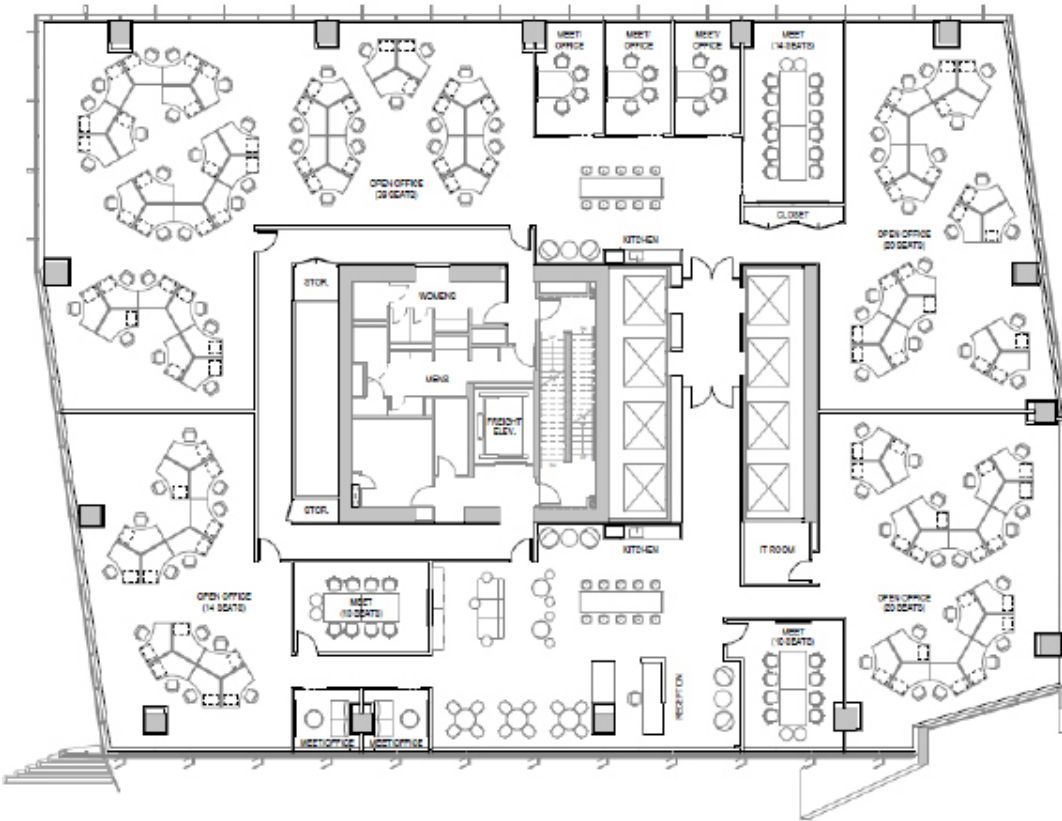


SAMPLE FLOOR PLAN

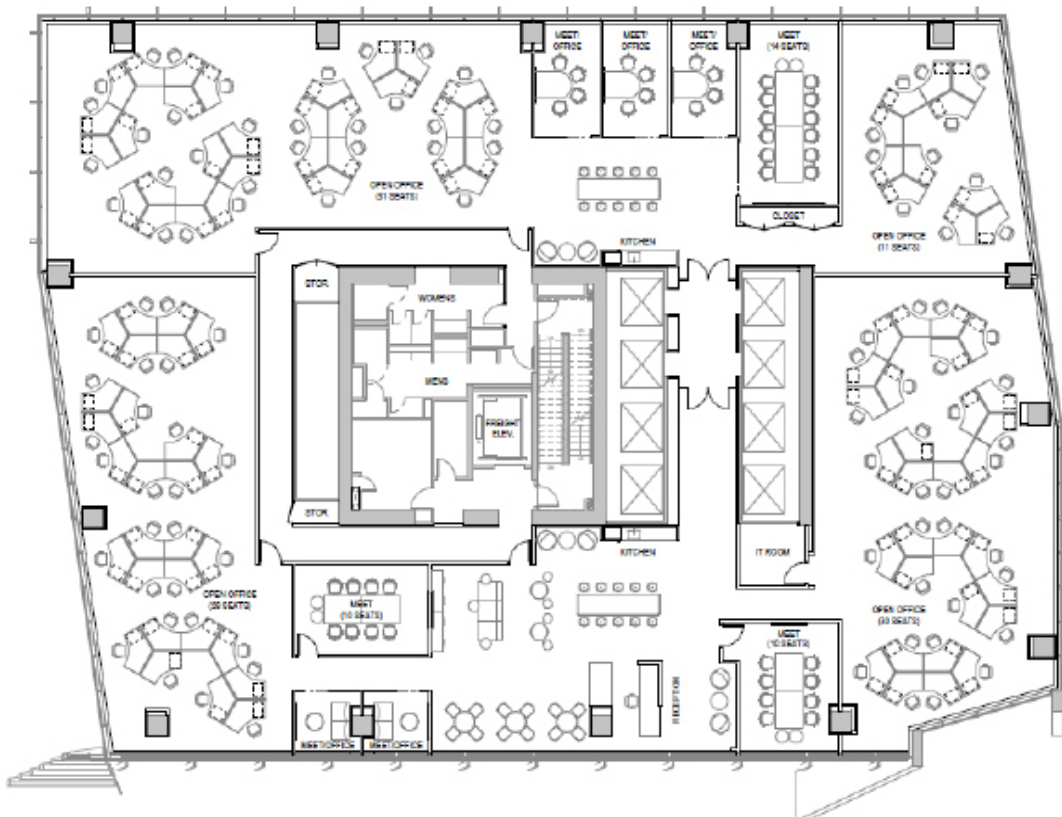


Potential Demising Options

→ Flexible demising options to accommodate various sized tenancies.



**TWO UNITS OF
APPROXIMATELY
8,000 SF EACH**



**TWO UNITS OF
APPROXIMATELY
5,000 SF AND
11,000 SF**



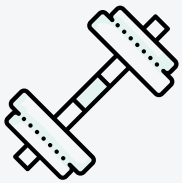
BUILDING LOBBY



ROOFTOP DECK



BUILDING AMENITIES



//
Fitness facilities



//
Underground
transit access



//
Showers & change
rooms



//
Underground
parking



//
Bike Storage



//
Deck with fully
equipped dog run



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