



FLOORSSPACE

For Sublease

565 Great Northern Way

// FULL FLOOR OF NEW OFFICE SPACE

THE LOCATION

Nestled in the False Creek Flats, this AAA property is steps from the future Great Northern Way SkyTrain Station, offering a blend of urban conveniences and natural beauty.

Adjacent to Emily Carr University and the Centre for Digital Media, the neighbourhood is also known as a hub for arts, technology and culture.



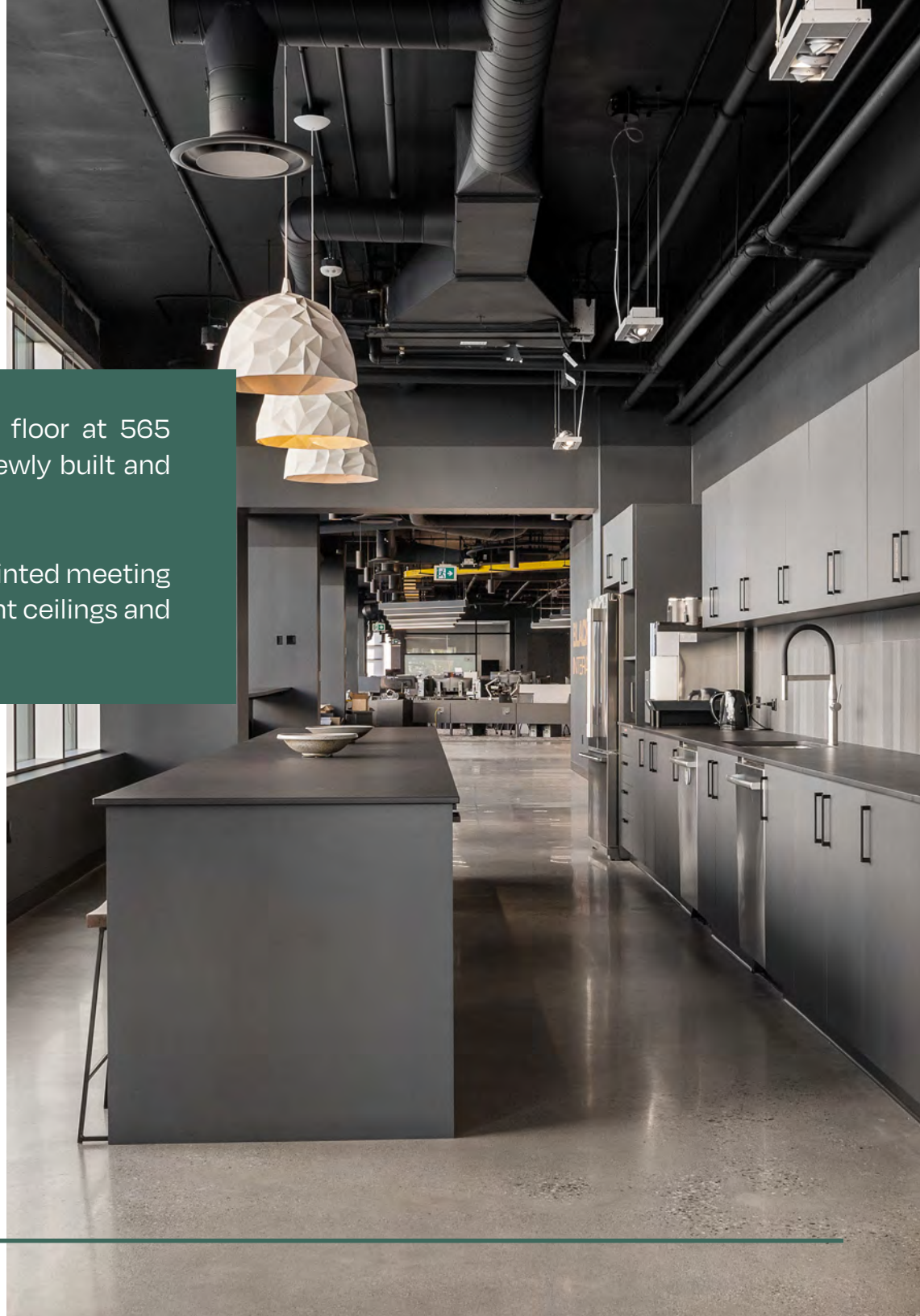
THE OPPORTUNITY

565 Great Northern Way

Introducing an opportunity to sublease the entire 3rd floor at 565 Great Northern Way. This exceptional workspace was newly built and delivered in mid-2023.

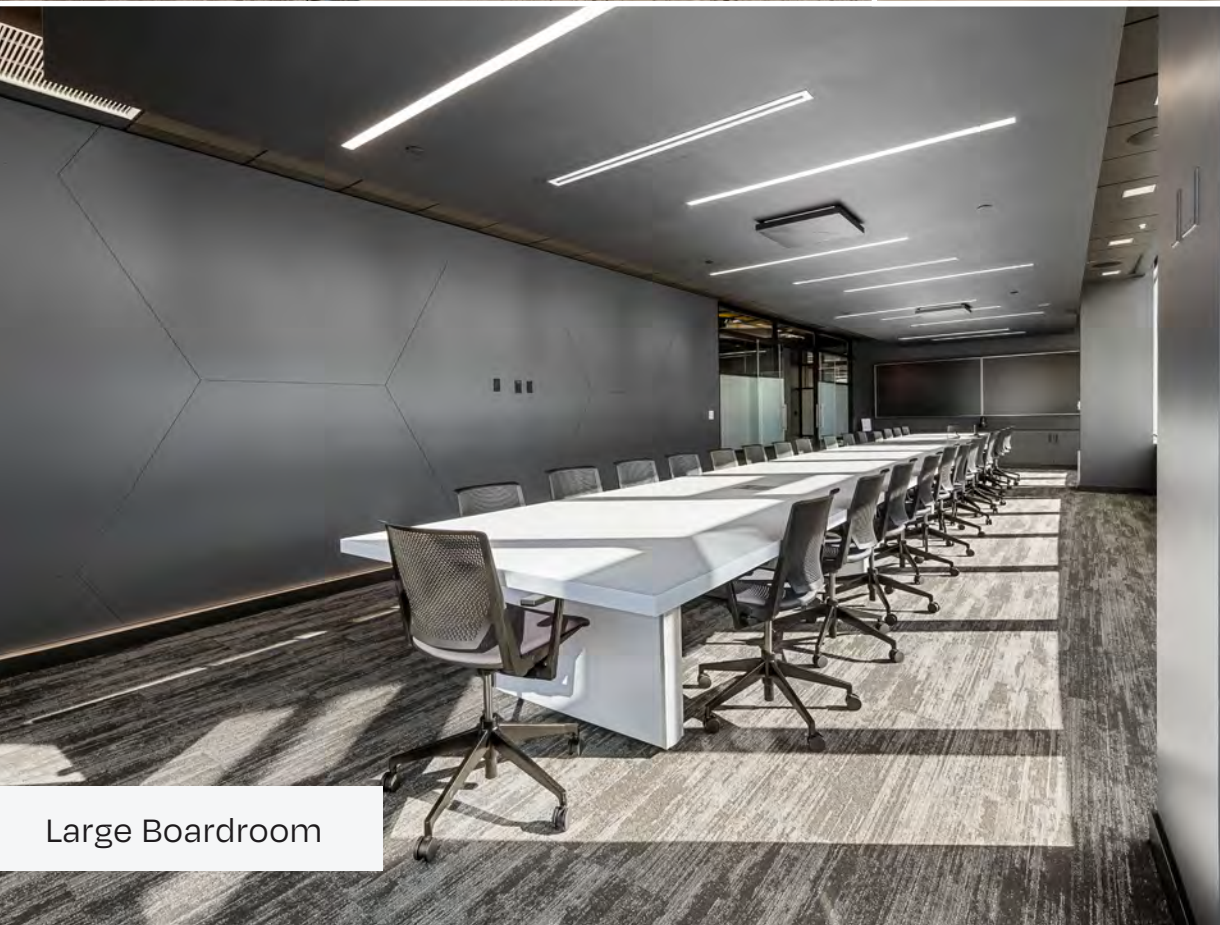
The flexible layout includes a spacious lounge, well-appointed meeting rooms, and open work areas. The unit features over-height ceilings and large perimeter windows with natural light throughout.

Unit	Third Floor
Area	29,816 SF (approx.)
Term Expiry	August 30, 2030
Availability	30 days' notice
Basic Rent	Please contact listing agent
Additional Rent	\$22.77 PSFPA (2024 est.)





Meeting Rooms



Large Boardroom

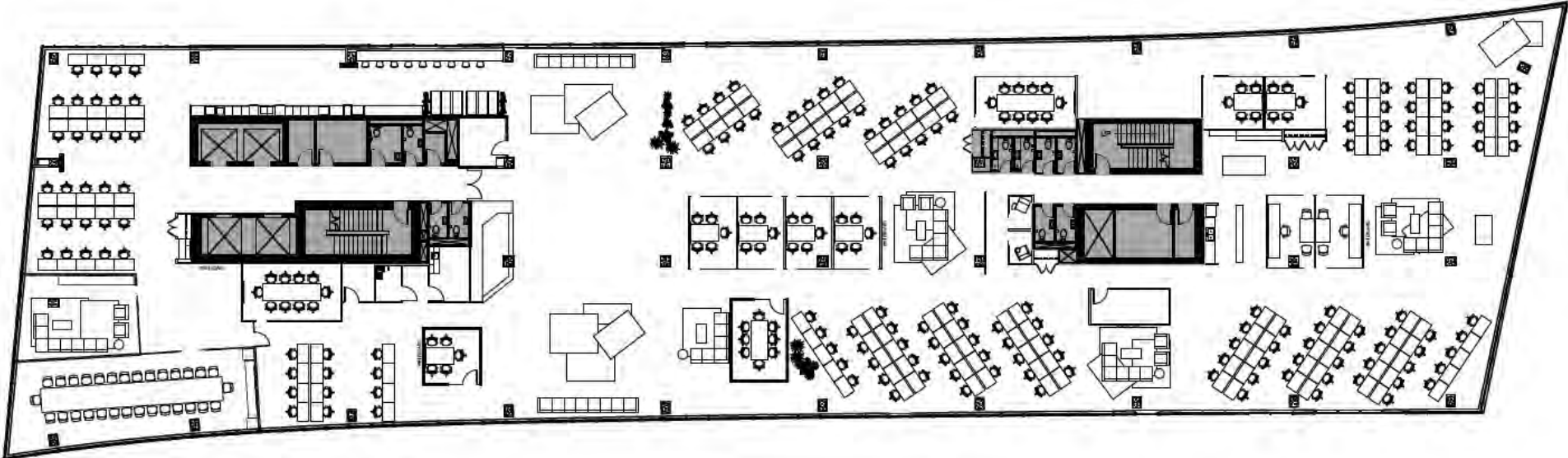


Over-height & exposed ceilings

FLOOR PLAN



Full Third Floor | 29,816 SF (approx.)



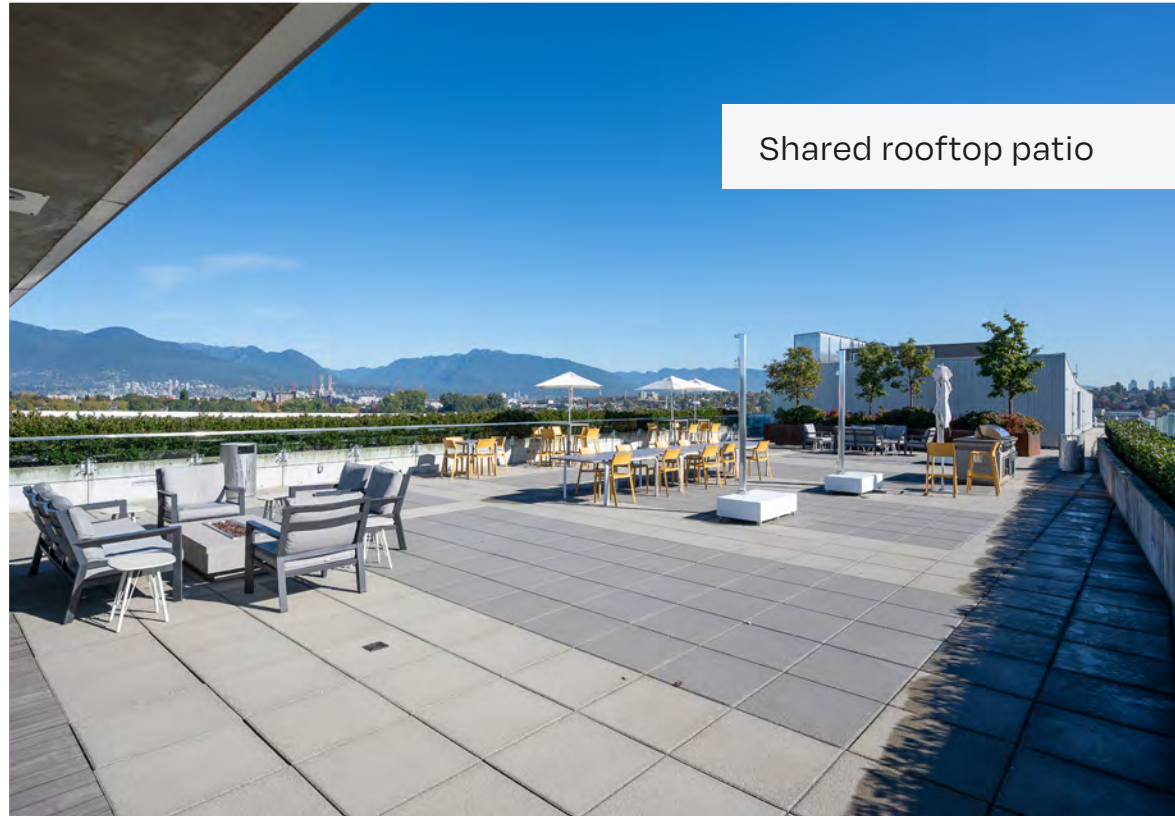
THE BUILDING

Cutting-edge office building with excellent amenities

- Large gym and change rooms
- Shared rooftop patio with panoramic views of the city and North Shore Mountains
- Rooftop meeting room with floor to ceiling windows
- Close proximity to the future Great Northern Way - Emily Carr Canada Line transit station
- Nemesis Coffeehouse located within a public art pavilion resembling a vibrant red flower
- On-site parking
- LEED Gold Certified office building



Nemesis Coffee GNW

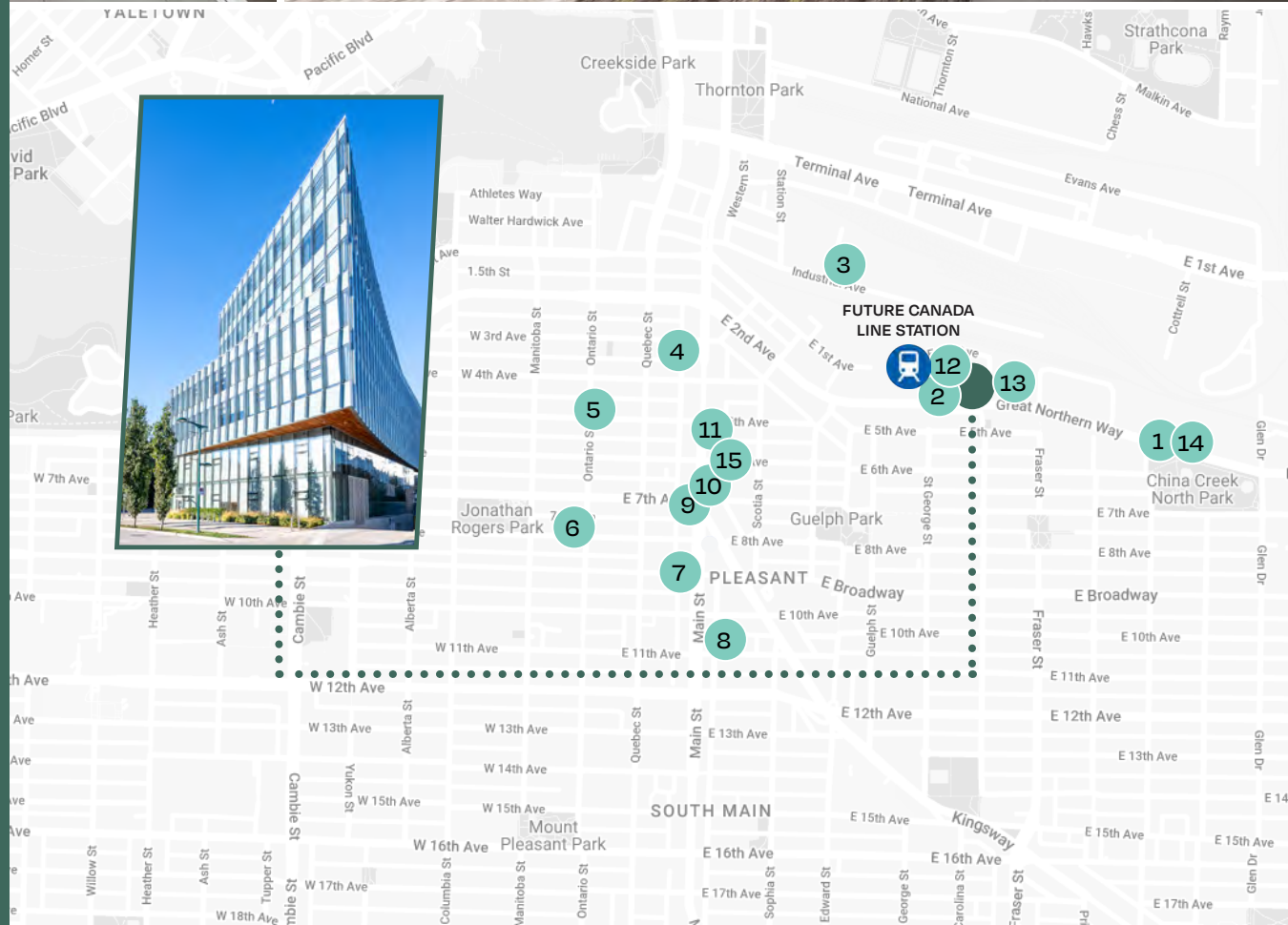


Shared rooftop patio



LOCAL AMENITIES

1. Steve's Poké Bar
2. Nemesis Coffee GNW
3. Beta 5 Chocolates
4. Nuba Cafe
5. Purebread
6. 33 Acres Brewing Company
7. Fable Diner
8. Bar Susu at Novella
9. Red Truck Beer
10. Como Taperia
11. Zarak by Afghan Kitchen
12. Emily Carr University
13. Kafka's Coffee Roasting and Bakery
14. Tim Hortons
15. Cartems Donuts





For more information, please contact:



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