

FOR LEASE

1445 West Georgia Street, Vancouver, BC



THE LOCATION

Located in the heart of the lower mainland, 1445 West Georgia is centrally located on prestigious Georgia Street. Just blocks from the financial centre of Georgia and Burrard. Lions Gate Bridge and the Seawalk. Robson Street, with all its restaurants and boutiques, is only two blocks away.

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 **CUSHMAN &
WAKEFIELD**[®]
Global Real Estate SolutionsSM

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BUILDING FEATURES

- Architecturally designed with an innovative flair
- Large reception areas
- All offices have large windows
- Fully air conditioned
- Security card access
- Common areas including the lobby, elevator and washrooms have been fully renovated

AVAILABLE SPACE

Second Floor - 4,189 sf Available April 1, 2011

Third Floor - 4,189 sf Available September 1, 2011 or 90 days notice

Fourth Floor - 4,189 sf Available September 1, 2011 or 90 days notice

Lower level - 1,688 sf Available April 1, 2011

Storage Area - 1,019 sf Available April 1, 2011

Up to 12,567 sf, available contiguous premises

BASE RENT

\$21.00 per square foot, per annum

OPERATING COSTS AND PROPERTY TAXES

\$15.79 per square foot, per annum (Estimated 2010)

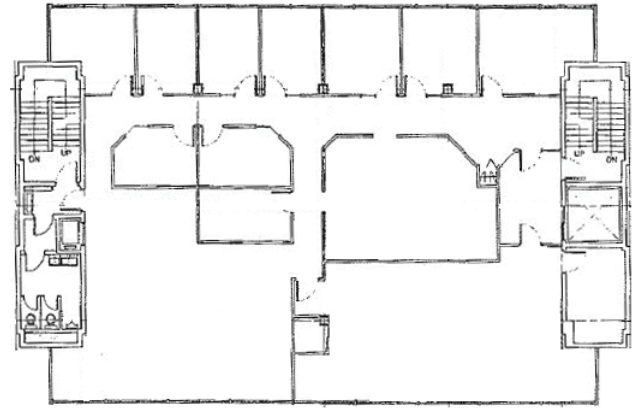
PARKING

1 stall per 1,300 square feet leased

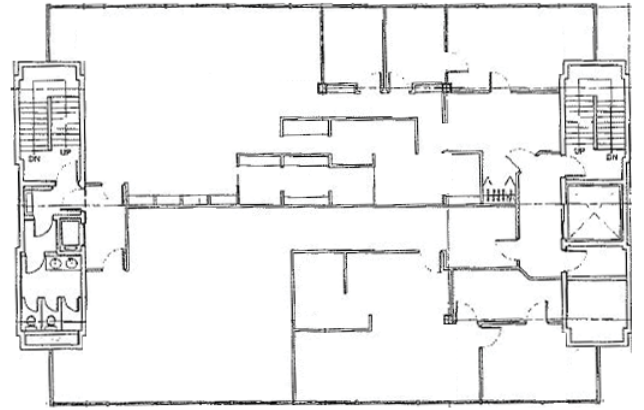
AMENITIES

There are numerous amenities surrounding the building including hotels, coffee shops, restaurants and shopping.

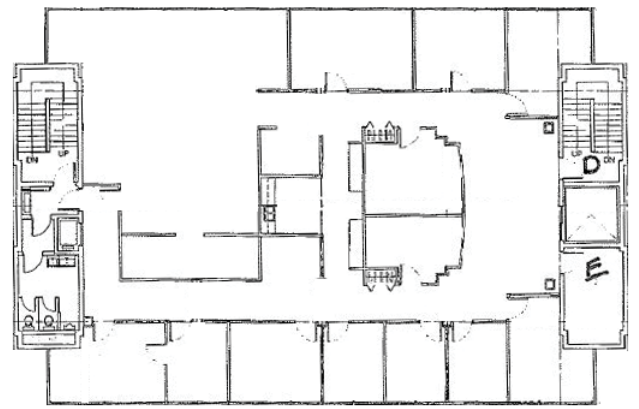
SECOND FLOOR - 4,189 SF



THIRD FLOOR - 4,189 SF



FOURTH FLOOR - 4,189 SF



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