



89 WEST GEORGIA STREET

VANCOUVER, BRITISH COLUMBIA

READY FOR FIXTURING!



NEW "A" CLASS OFFICE OPPORTUNITY

READY FOR FIXTURING

UNDER CONSTRUCTION

- 26 storey mixed use building
- 106,581 square feet of office premises
- 20% PRE-LEASED
- LEED GOLD
- 88,484 SF for lease
- Floors 7 - 12 available
- Contact Agents for Lease Rates
- Op. Costs and Taxes: \$18.00 psf (2015 estimate)
- 1 parking stall per 1,500 SF leased at market rates
- Adjacent to SkyTrain
- Designed by B + H architects

ANOTHER QUALITY DEVELOPMENT BY:



AQUILINI
DEVELOPMENT AND
CONSTRUCTION INC.

FOR MORE INFORMATION PLEASE CONTACT:

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CBRE

89 WEST GEORGIA STREET

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THE OPPORTUNITY:

89 West Georgia Street is one of the city's newest towers and is now ready for fixturing.. This mixed use, **LEED GOLD** building will have a boutique feel to it. Located adjacent to Rogers Arena, the modern office lobby entrance will benefit from great exposure directly off the Georgia Street Viaduct. With panoramic views of False Creek, Downtown and the North Shore, the building has much to offer on its doorstep: direct access to Stadium-Chinatown SkyTrain Station, close proximity to Yaletown's Canada Line Station, steps from an array of amenities and services in Yaletown and Gastown and easy access to the False Creek Seawall.

THE LOCATION:

89 West Georgia Street is located in the South-East corner of the Downtown Core, with the backdrop of the False Creek Inlet on one side of the building and the North Shore Mountains on the other. Outside of the modern Georgia Street entrance, the surrounding area offers an array of services and amenities within a short walking distance. Only one block to Stadium-Chinatown SkyTrain Station, six blocks to Yaletown-Roundhouse Canada Line Station and within close proximity to all major bus routes, 89 West Georgia Street is at the gateway to the Downtown Core and the rest of the Lower Mainland.

OCCUPANCY:

89 West Georgia Street is available for Fixturing immediately.



- Area Available:
 - 12th Floor: 15,255 SF
 - 11th Floor: 15,255 SF
 - 10th Floor: 15,256 SF
 - 9th Floor: 15,263 SF
 - 8th Floor: 15,259 SF
 - 7th Floor: 12,196 SF
 - TOTAL: 88,484 SF
- Floors 7 - 12 available
- Contact Agents for Lease Rates
- Op. Costs and Taxes: \$18.00 psf (2015 estimate)
- 1 parking stall per 1,500 SF leased at market rates
- 26 storey mixed use building
- 106,581 square feet of office premises



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BUILDING FEATURES:

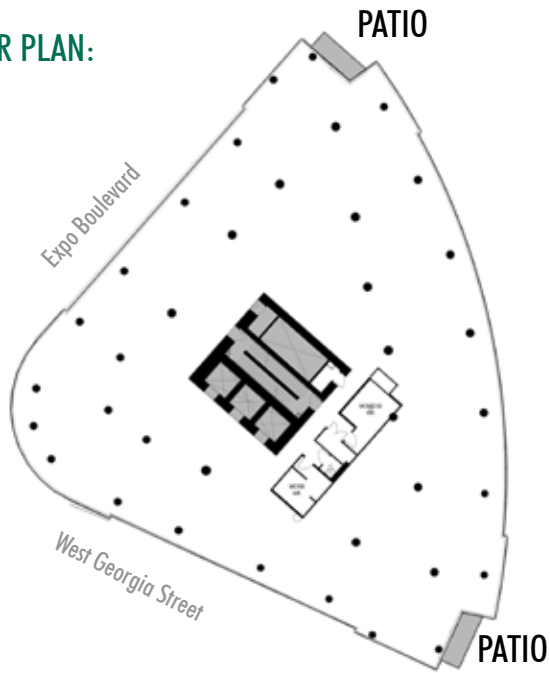
- :: Four pipe fan coil HVAC System
- :: **LEED Gold features:**
 - High level energy and water efficiency
 - High efficiency double glazing
 - Operable windows
 - Solar shading
 - Abundance of natural light
- :: Exclusive West Georgia Street office entrance
- :: Modern "AAA" class lobby
- :: Two patios per floor
- :: State-of-the-art gym, showers and change room
- :: Food services on the ground floor and the immediate area
- :: Direct access to Rogers Arena events
- :: Destination Dispatch Elevator service to the office floors
- :: Secure bike storage in parkade
- :: Views across False Creek and the City of Vancouver
- :: Hourly guest parking available in Rogers Arena

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FOR
LEASE

TYPICAL FLOOR PLAN:



- :: Flexible floor plans
- :: Average floor plate: 15,250 SF
- :: Two patios per floor
- :: Panoramic views across False Creek, Downtown and the North Shore



★ 89 WEST GEORGIA STREET

- 1 Pita King
- 2 Blenz Coffee
- 3 Pizzeria Ludica
- 4 Starbucks
- 5 Cinemark at International Village
- 6 T&T Supermarket
- 7 Sushi Den
- 8 Tim Horton's
- 9 Chambar Restaurant
- 10 Medina Café
- 11 Ricky's Grill
- 12 Costco
- 13 Moxie's Classic Grill
- 14 Shark Club Bar & Grill
- 15 Frankies Italian Kitchen & Bar
- 16 Waves Coffee
- 17 Zachary's On Robson
- 18 Starbucks
- 19 Boston Pizza

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