

TELUS garden

510 WEST GEORGIA STREET



FOR LEASE



TD Asset
Management





FAZIOLI PIANO
WITH LIVE MUSIC,
ELEVATING THE TENANT
EXPERIENCE AND
PROVIDING A SENSE
OF ARRIVAL



CAFFÉ ARTIGIANO
FEATURING INDOOR AND
OUTDOOR SEATING



ON-SITE TELUS
STORE



A PUBLIC SPECTACLE, FEATURING
A DOUBLE-HEIGHT, 300-FOOT,
WOOD-AND-FRITTED GLASS
SCULPTED ROOF THAT ENCASES
THE LOBBY WITH FLOURISHING
GARDENS



LOUNGE SEATING
ADJACENT TO A LIVE
KOI POND



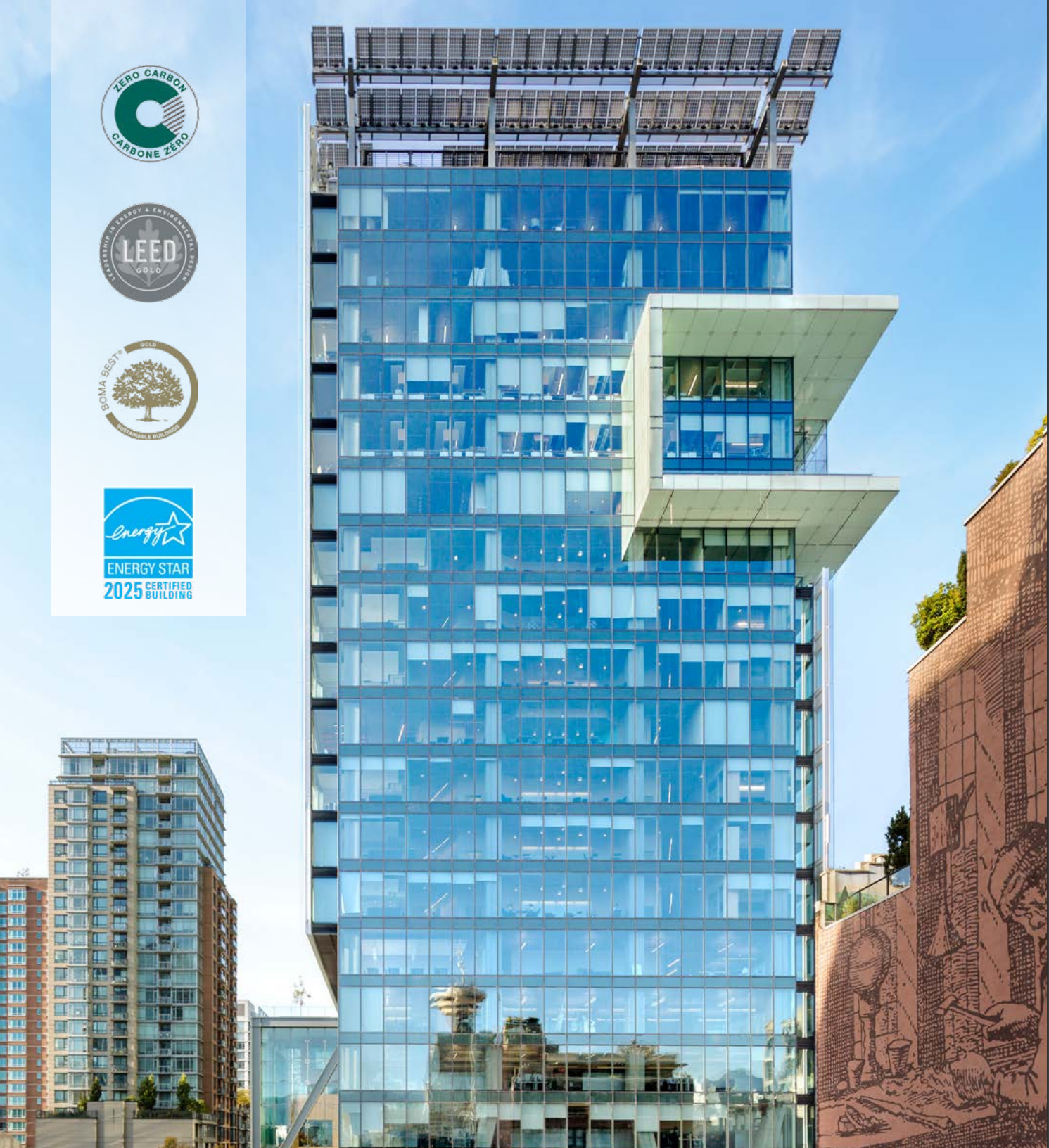
SECURITY CONCIERGE DESK
STAFFED AND MONITORED 24/7



TOP TIER BUILDING SYSTEMS & AMENITIES

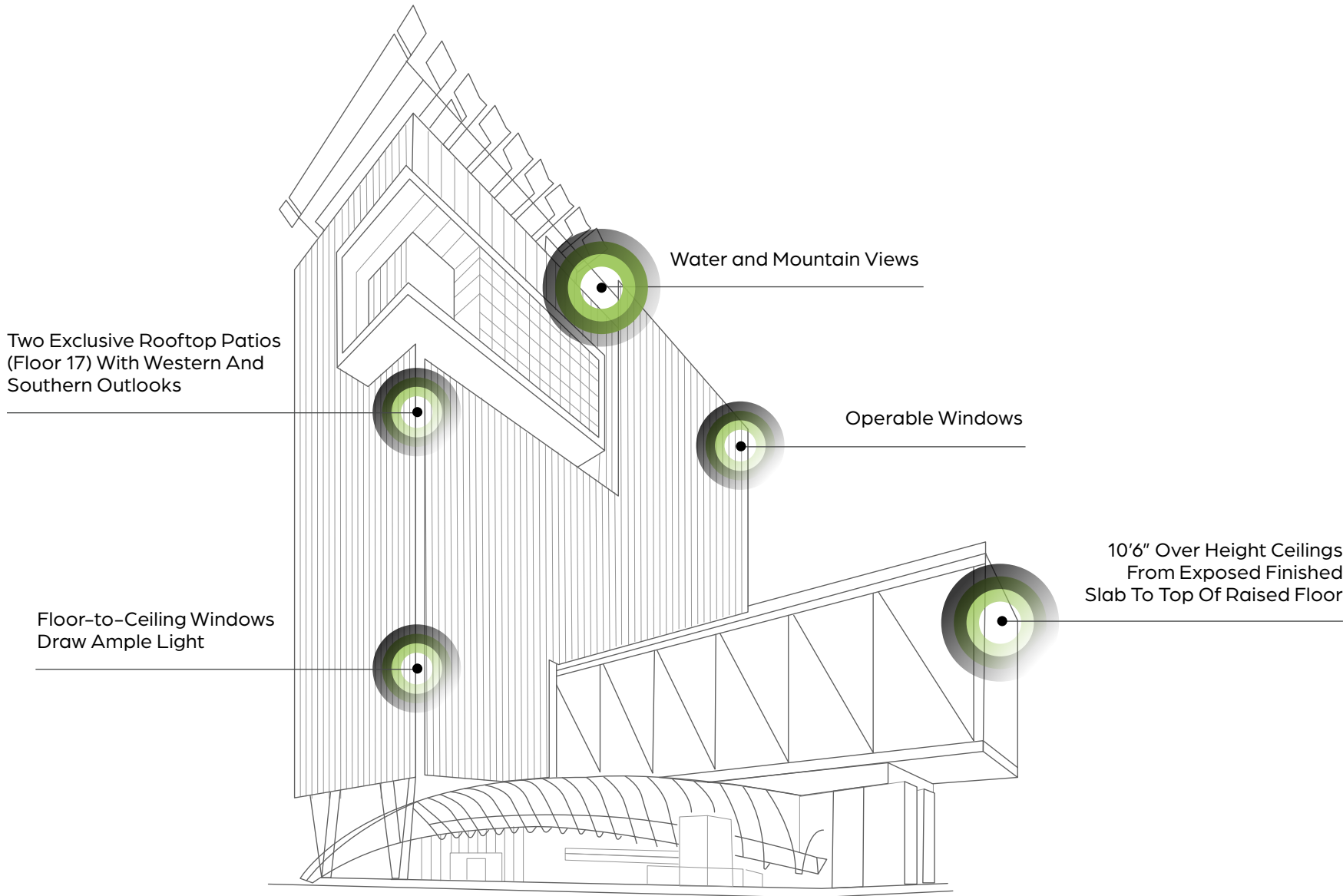
BUILDING FEATURES

- 22 OFFICE FLOORS
- 8 HIGH-SPEED PASSENGER ELEVATORS
- STREET LEVEL GLASS ELEVATOR ACCESSING UNDERGROUND PARKING
- TRIPLE-GLAZED WINDOWS PROVIDE CONSISTENT TEMPERATURE REGULATION
- A RAISED FLOOR FEATURING A DISPLACEMENT VENTILATION SYSTEM, IMPLEMENTING A 100% FRESH AIR SUPPLY
- STATE-OF-THE-ART RADIANT HEATING AND COOLING SYSTEM
- LED INTEGRATED FAÇADE WITH 3 STOREY MEDIA WALL
- SOLAR PANELS TO OFFSET BUILDING POWER CONSUMPTION
- RAINWATER RECYCLING SYSTEM FOR GREY WATER AND IRRIGATION



AMENITIES

- Club style end of trip facilities featuring showers, day lockers and towel service
- Secured bike storage and bike repair/maintenance area
- On-site café
- High-end restaurant at grade
- Key-card access and 24/7 on site security
- State-of-the-art fitness facility under construction



THE STACKING PLAN



OFFERING DETAILS



Total Contiguous Area:
147,684 s.f.



Availability:
Immediately



Asking Rate:
Contact listing brokers

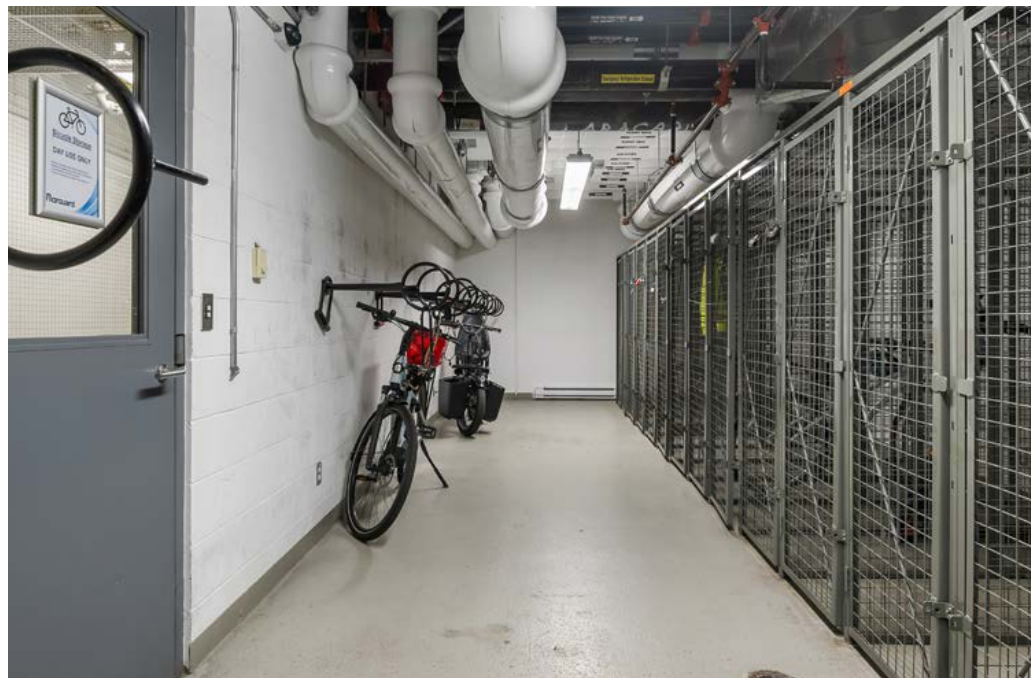


Additional Rent:
\$24.87 psf/pa
(2026 estimate)



Parking:
1 stall per 1,800 s.f. at
market rates





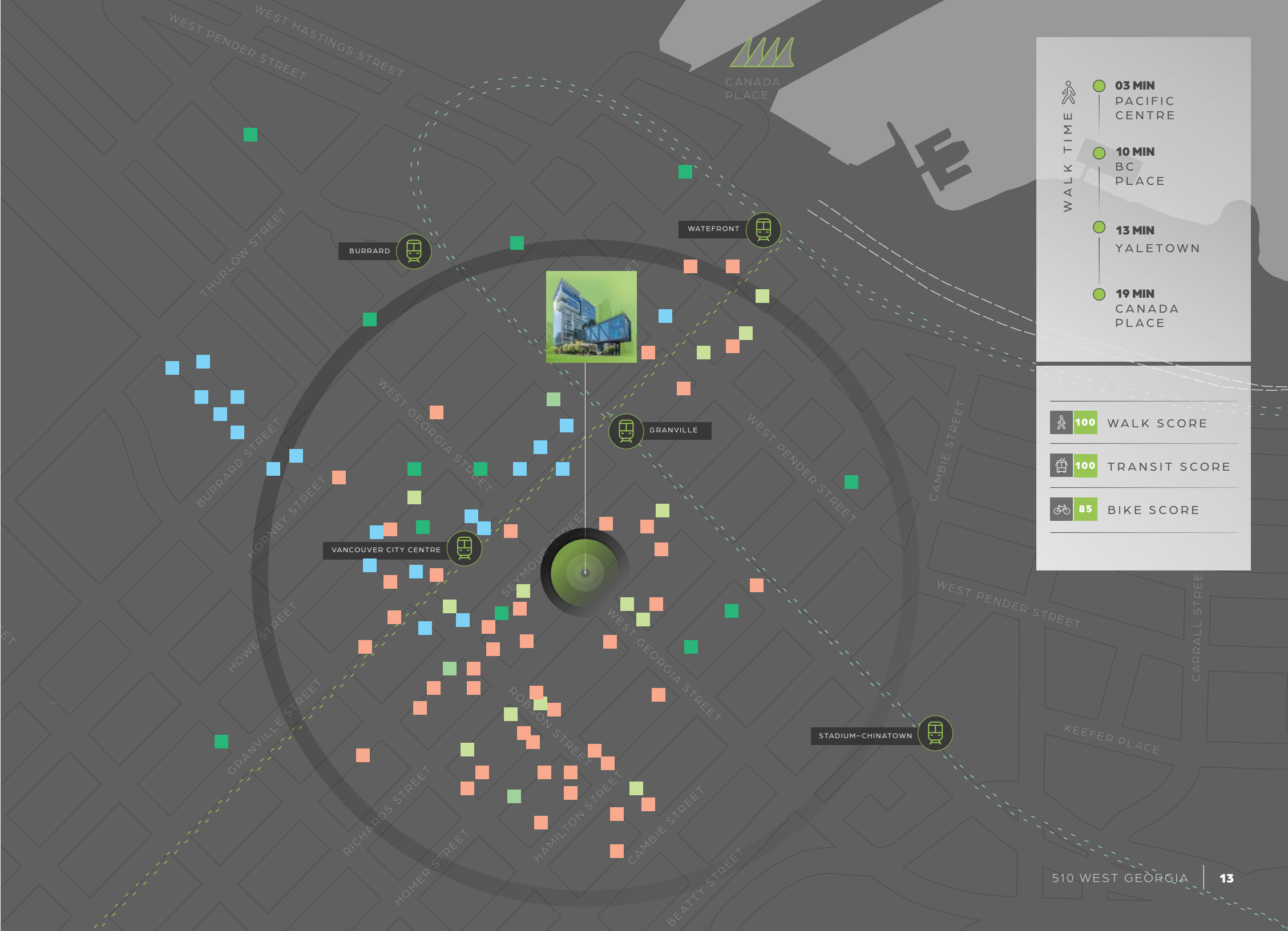


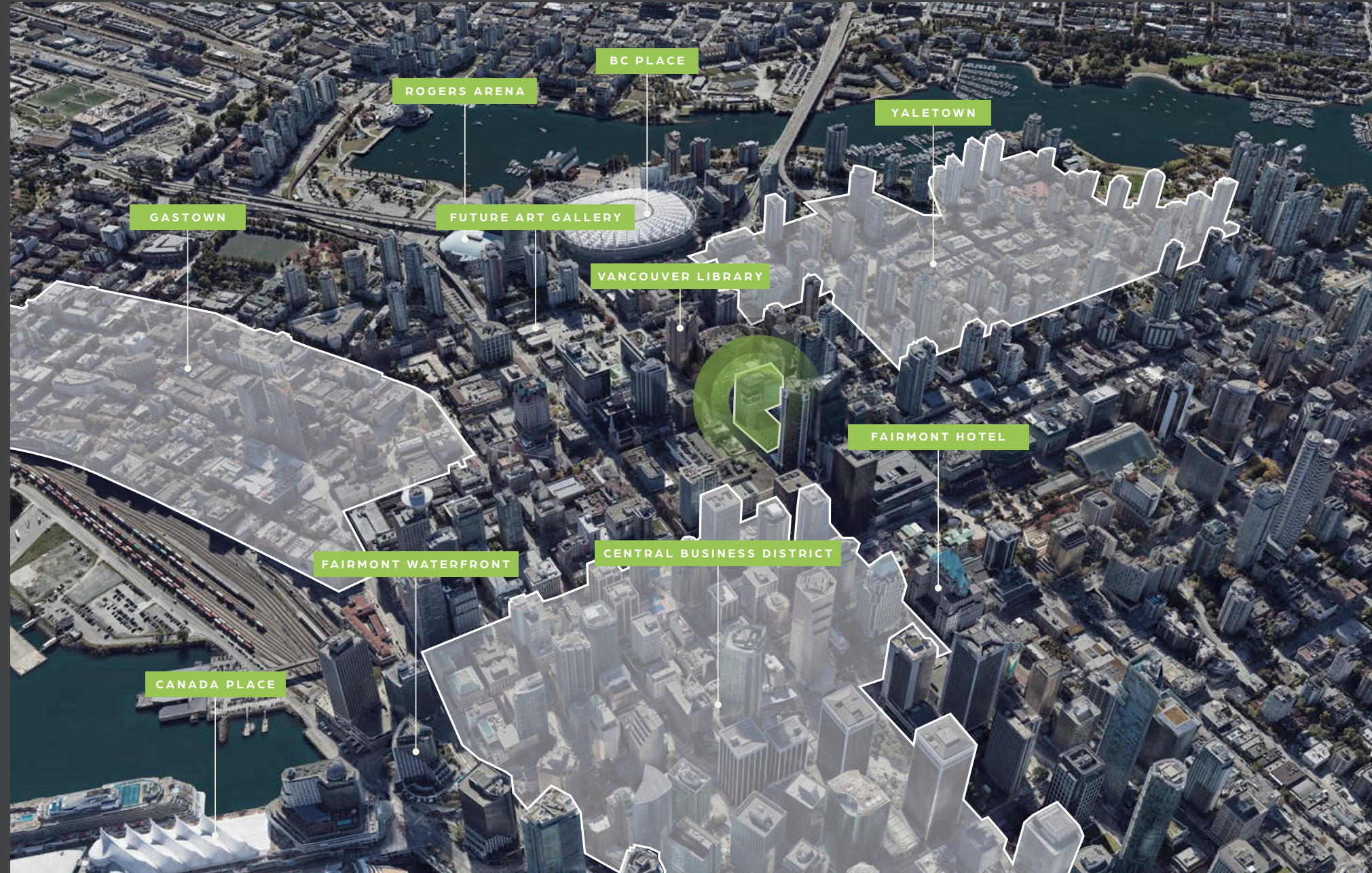
NESTLED IN THE VIBRANT HEART OF THE CITY, THIS DYNAMIC WORKSPACE PUTS YOU STEPS AWAY FROM WORLD-CLASS DINING, TRENDY BOUTIQUES, AND PREMIER FITNESS FACILITIES. WHETHER YOU'RE CRAVING A QUICK COFFEE RUN OR AN UPSCALE DINNER WITH THE TEAM, EVERYTHING YOU NEED IS AT YOUR DOORSTEP.

WITH SEAMLESS ACCESS TO MAJOR TRANSIT ROUTES AND HIGHWAYS, YOUR COMMUTE BECOMES EFFORTLESS. TELUS GARDEN ISN'T JUST AN OFFICE; IT'S YOUR GATEWAY TO VANCOUVER'S MOST EXCITING NEIGHBORHOOD WHERE WORK MEETS LIFESTYLE IN PERFECT HARMONY.

LOCAL AMENITIES (2KM RADIUS)

150+	RESTAURANTS	100+	RETAIL
80+	COFFEE SHOPS	25+	FITNESS





DOWNTOWN FOCAL POINT

510 West Georgia Street is at the intersection where the Central Business District meets historic Gastown and urban Yaletown. This prime location places your business at the epicenter of Vancouver's economic and cultural pulse.



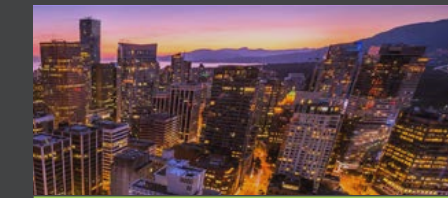
WORLD-CLASS AMENITIES

Vancouver's best landmarks surround your doorstep, including the iconic Central Library, BC Place Stadium, and Rogers Arena. The newly developed Post Building enhances this already prestigious neighborhood and the future Vancouver Art Gallery, ensures long-term value and desirability.



EXCEPTIONAL LIFESTYLE INTEGRATION

With diverse dining options spanning quick takeout to upscale establishments, unique boutique shopping, and current national retailers. Having these amenities at your fingertips will enhance employee satisfaction, making talent acquisition and retention significantly easier.



COVETED ADDRESS

Position your business where Vancouver's most prestigious companies thrive. At 510 West Georgia, you're investing in a location that elevates your brand, enhances productivity, and connects you to everything that matters in Vancouver's Downtown Core.



UNRIVALLED TRANSIT CONNECTIVITY

Transforms daily commutes into seamless experiences. The City Centre SkyTrain station sits just three minutes away, while multiple bus routes and dedicated bike lanes create a truly pedestrian and commuter-friendly environment that all employees will appreciate.

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