



*Full 4th floor
and partial 5th floor
Up to 23,447 s.f. total*

*Affordable, improved
view space near new
St. Paul's hospital*

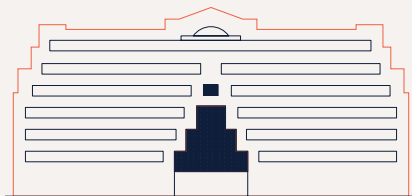


*For
Sublease*

333

Terminal Ave

VANCOUVER, BC



Opportunity

Offered at below market rates, on a gross basis. Full floor and partial floor premises across from the new St. Paul's Hospital, and located steps from the Main Street Skytrain station, fully improved as classrooms, and easily reconfigurable.

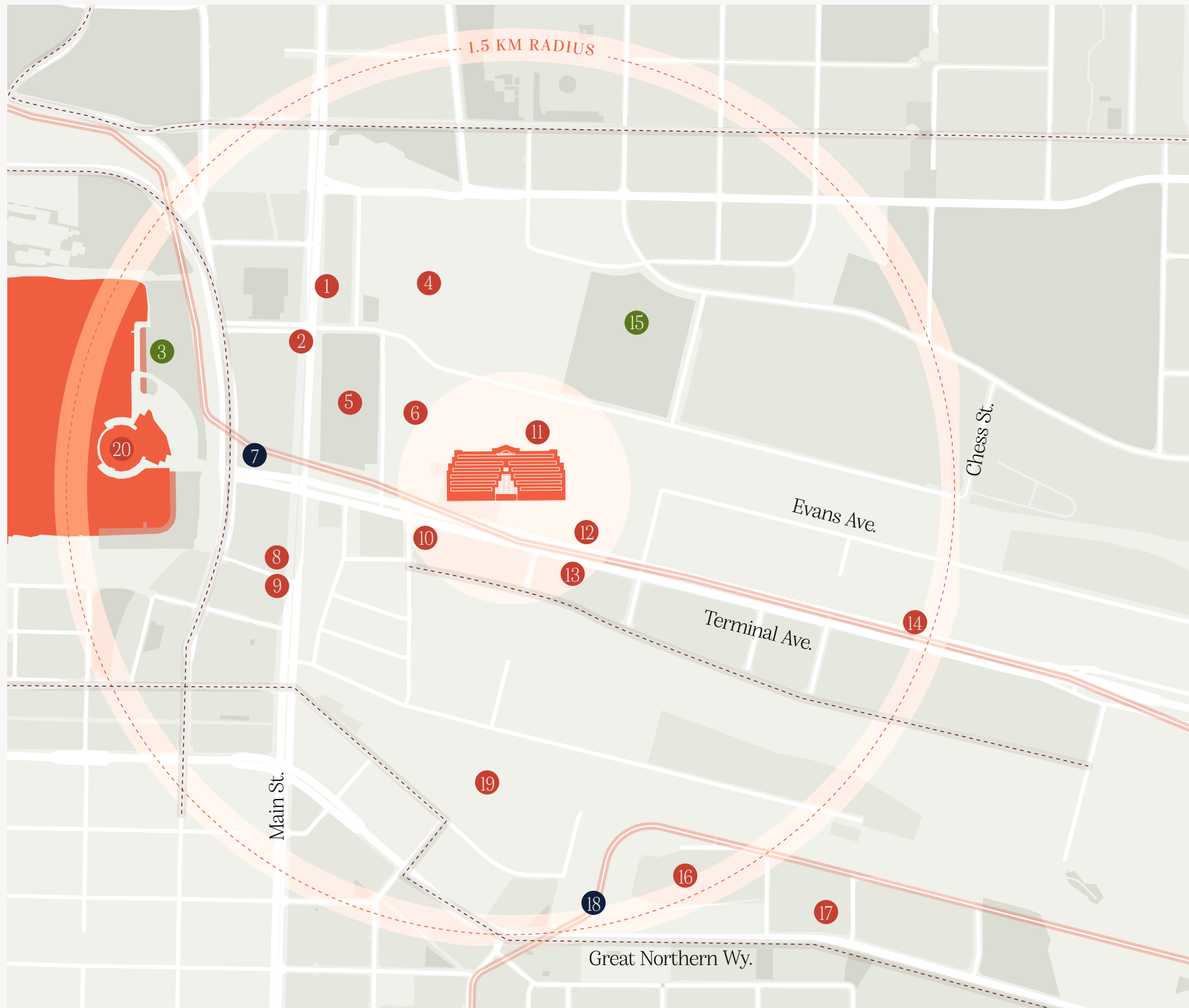
The full 4th floor offers 19,400 s.f. of improved space (furniture negotiable), with another 4,047 s.f. in the northeast corner of the 5th floor (can be sublet separately).



Building Features

-  In-building food amenity
-  Steps to Expo Line and Main Street Station
-  Fitness Centre and End of Trip Facilities, with bicycle storage
-  Upgraded Elevator cabs
-  Upgraded Office Lobby

-  *Availability:*
Immediately
-  *Asking Rate:*
Contact listing team
-  *Sublease Expiry:*
August 31, 2029



● Parks ● Skytrain stations — Bike Lanes

Location

Located on Terminal Avenue at Station Street, steps to the Expo Line Skytrain, and a short walk to St. Paul's Hospital, the building is well positioned within the St Paul's Health District and Innovation District. With Emily Carr University, Columbia College (Quest University), Sprott Shaw College and the Centre for Digital Media nearby, and major area tenants including Canada Revenue Agency, Canadian Border Services, Vancity's head office and VIA Rail's terminal station, the premises offer a strong opportunity for occupiers in this central, major Vancouver node.

Area dining options include Tim Horton's, McDonald's, Red Truck Brewing and Truck Stop Diner, A&W, Indian Burger Joint, Subway, Bodega on Main, Beaucoup Bakery and Fionn MacCool's Irish Pub.

1-Bodega on Main

2-Subway

3-Creekside Park

4-St Paul's Hospital

5-Thornton Park

6-Pacific Central Stantion

7-Main Street Station

8-McDonald's

9-Fionn MacCool's Irish Pub

10-Tim Hortons

11-Sprott Shaw College

12-Indian Burger Joint

13-Columbia College

14-Starbucks

15-Trillium Park

16-Emily Carr University

17-Centre for Digital Media

18-Great Northern Way Station

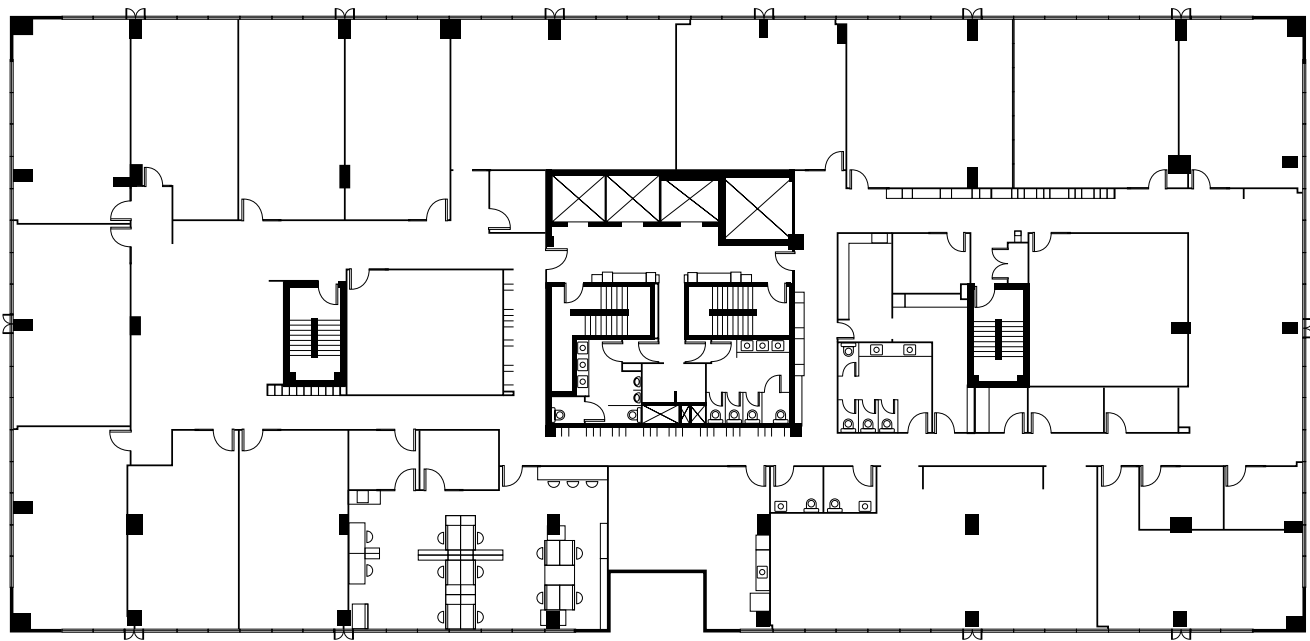
19-Red Truck Brewing

20-Science World

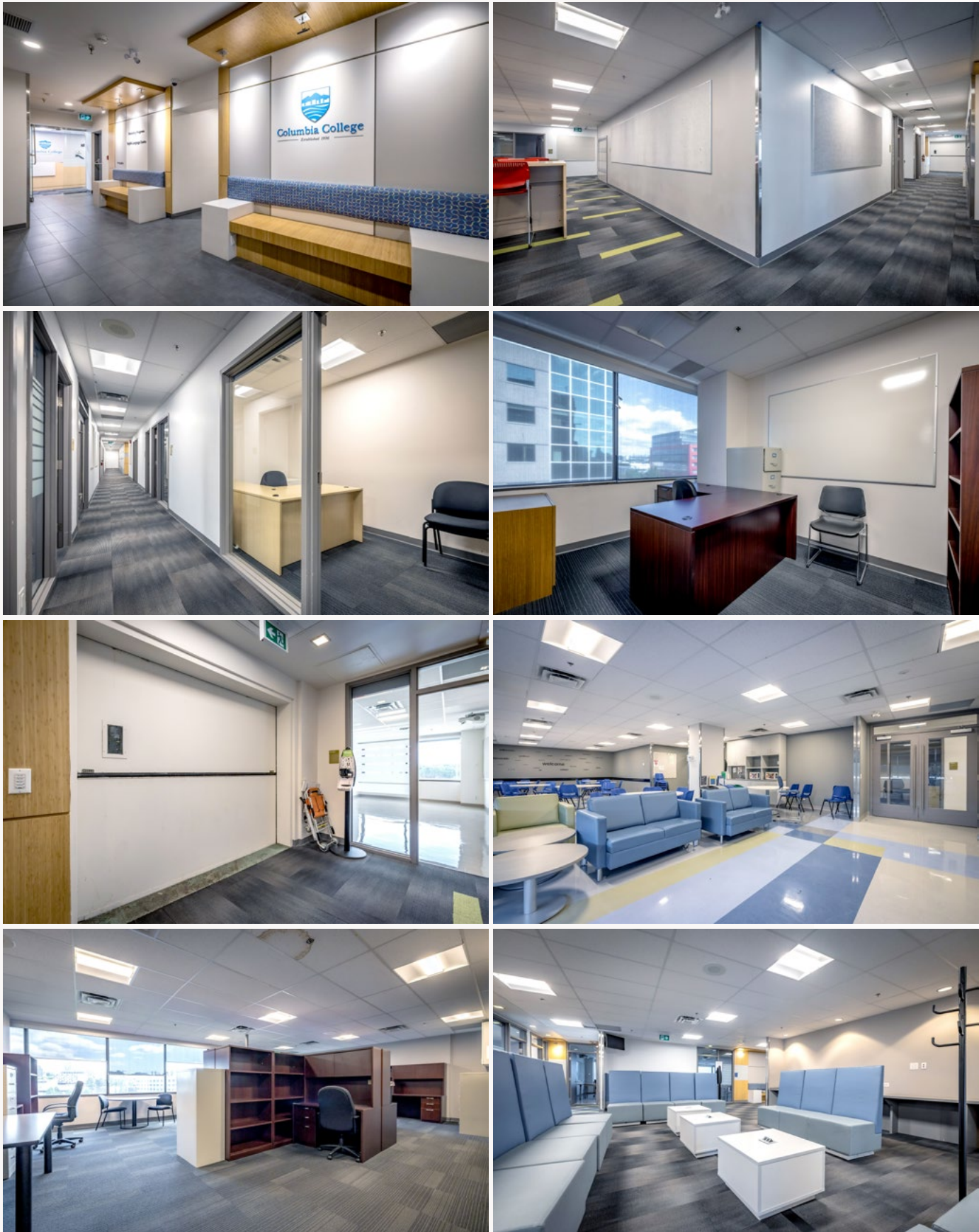


4th Floor

19,788 s.f.

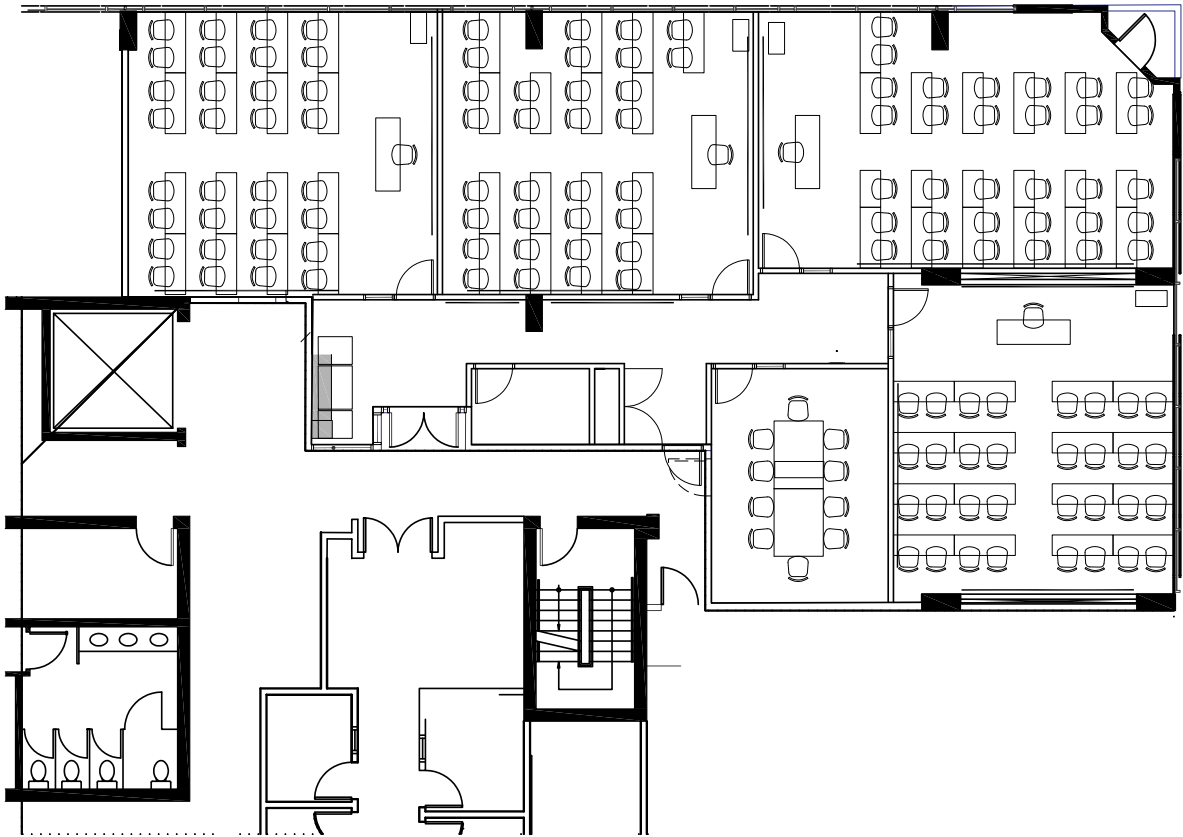


- Approved for School/Assembly use
- Existing improvements as classroom and related administrative offices, washrooms, kitchen and server room and student common rooms



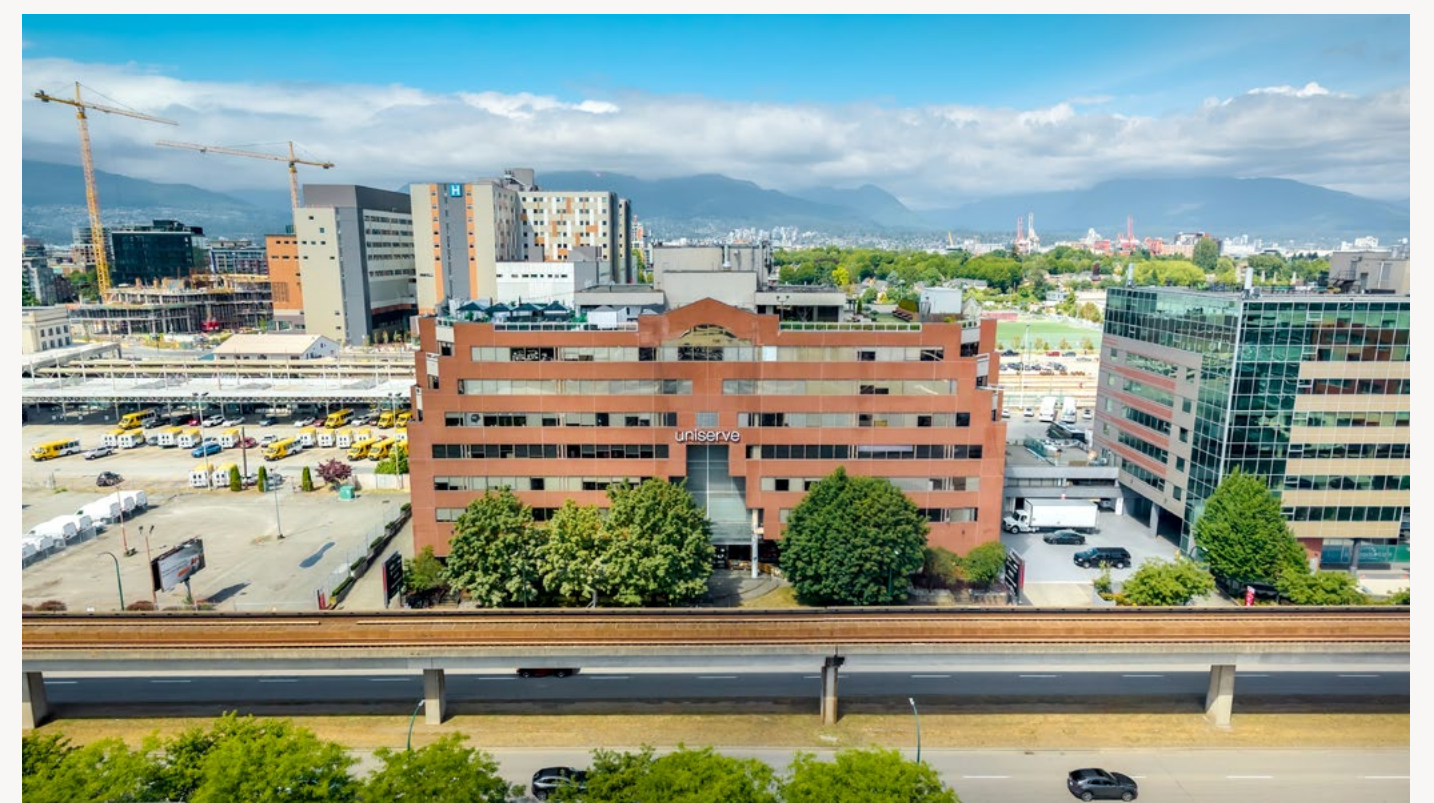
5th Floor (Unit 502)

4,407 s.f.



- Approved for School/Assembly use
- Improved as classroom space and conference/admin areas







333 Terminal Ave

Mark Trepp*

Executive Vice President

+1 604 998 6035

mark.trepp@jll.com

Chris J. Newton*

Vice President

+1 604 998 6003

chris.newton@jll.com

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.