

# FOR LEASE 3RD FLOOR - 228E GEORGIA ST



**Paradigm Group**  
Commercial Real Estate Services

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# For Lease Top Floor - 228 East Georgia Street

- Exclusive opportunity to lease an entire top floor of office space in a high transit neighbour.
- Bright suite with multiple skylights throughout, high ceiling heights and large windows.
- Technical features include dedicated HVAC system, washroom with shower, and direct elevator access with public parking located across the street.

**Civic Address :**  
Top Floor - 228 East Georgia  
Street, Vancouver B.C.

**Size:**  
2,884 SF

**Zoning:**  
HA-1A

**Property Type:**  
Office

**Basic Rent:**  
Contact Us

**Additional Rent:**  
~\$11.08 (est 2022)\*

\*Subject to a 5% management fee

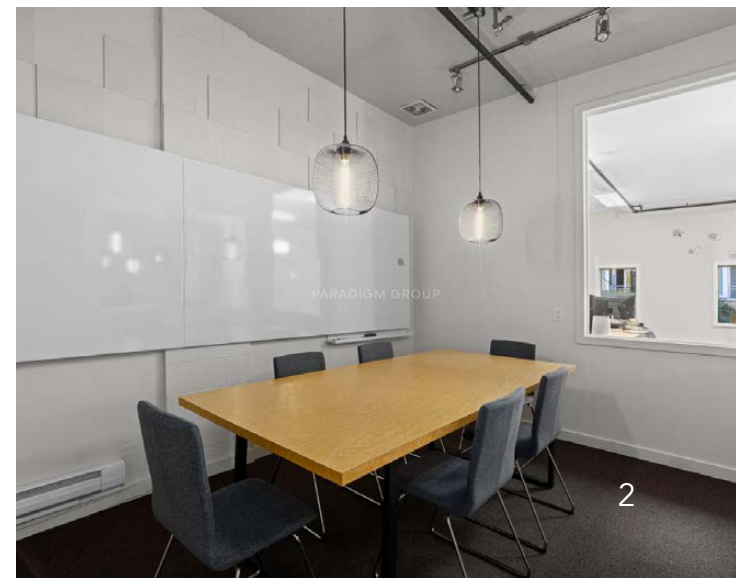
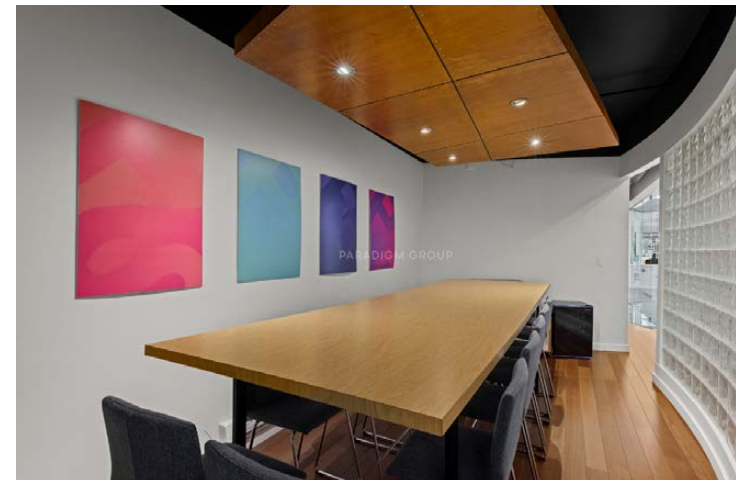
## Improvements

Fully updated whole floor suite with direct elevator access and excellent transit options, as well as close proximity to the Downtown Core, Gastown, East Vancouver, and Burnaby.

The layout features a mix of open and private work areas including 3 sizeable offices, 2 meeting rooms, 1 large central boardroom, kitchenette, and 2 washrooms (1 with shower).

### Highlights include:

- Entire top floor opportunity
- Direct elevator exposure
- Multiple skylights throughout
- High ceiling heights with large windows
- Dedicated HVAC
- Parking located nearby



# Location

Strategically located in Vancouver's South East Chinatown, the subject property is just blocks away from popular and trendy restaurants including BLND TGER, Kevin & Kevin Juice, Dalina, The Ramen Butcher, Phnom Penh, Fat Mao Noodle, Fiorino, Bao Bei and much more! As well, 228 East Georgia Street is just blocks away from Gastown and Mount Pleasant. The property's exceptional location provides ease of access to Vancouver's Downtown while East Hastings Street provides quick access to Vancouver's Eastside, Burnaby and the Fraser Valley, and Main Street access to Richmond.

This neighbourhood has undergone an incredible transformation over the past few years to create a vibrant block that is home to some of Vancouver's top businesses & restaurants. With upcoming developments such as the New St Paul's hospital this area is slated to become a new economic and cultural hub for the city.

## Transit

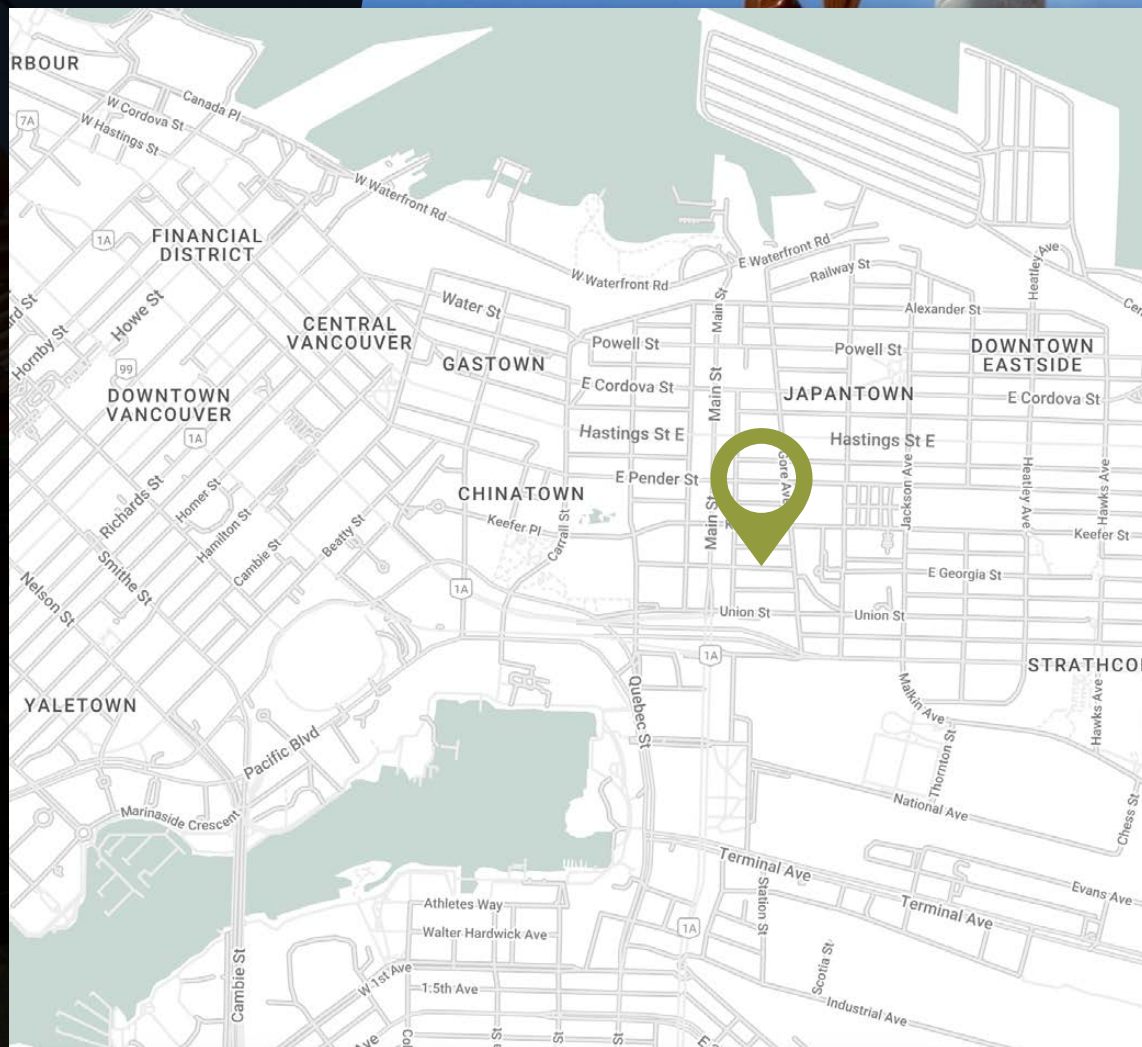
Walkscore: 96 - Walker's Paradise  
Transitscore: 97 - Rider's Paradise  
Bike Score: 95 - Biker's Paradise

Closest Train Stations:

- Chinatown
- Main Street

Closest Bus Lines:

- 003, 023, 209, 022, 008, 214, 211, 019, N19, N08



## Contact Us

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