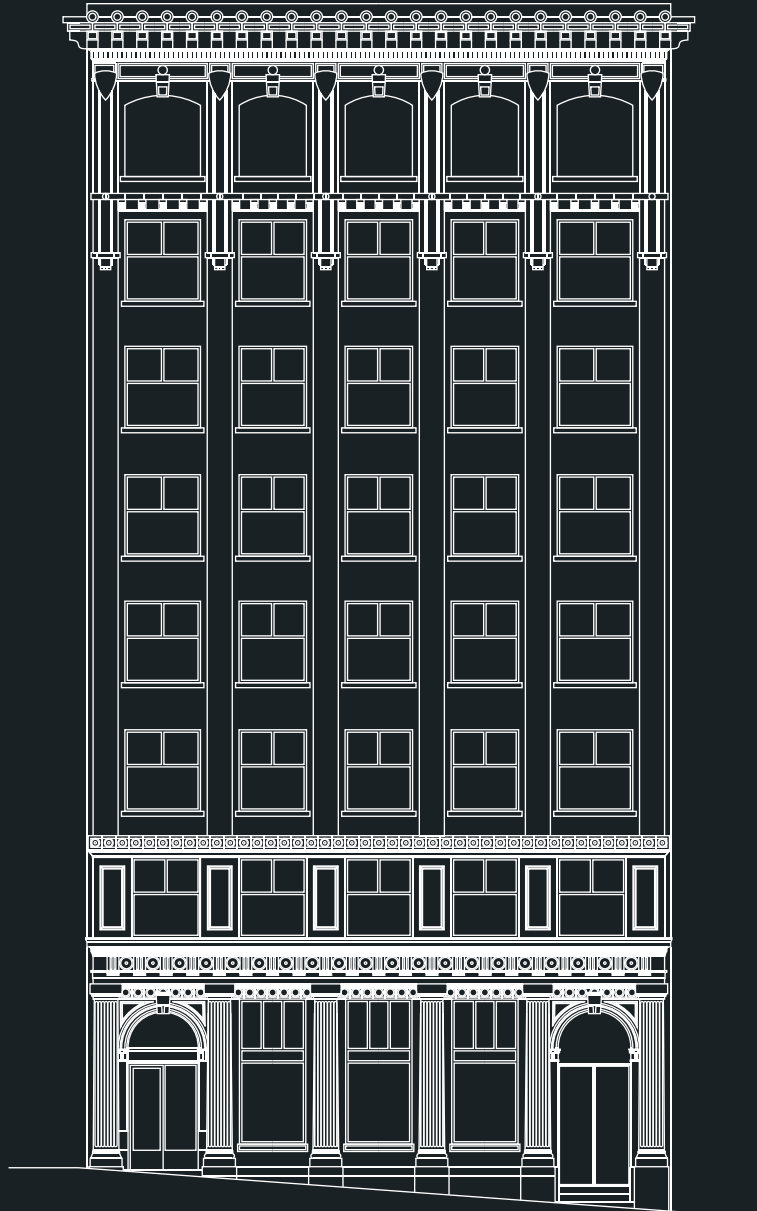


THE  
LUMBERMENS  
BUILDING

509 RICHARDS STREET



MARCON

# 509 Richards Street

Colliers is pleased to present the opportunity to lease up to 14,624 sf across 4 floors in Downtown Vancouver's historic Lumbermen's Building.

## THE LUMBERMENS BUILDING

509 RICHARDS STREET

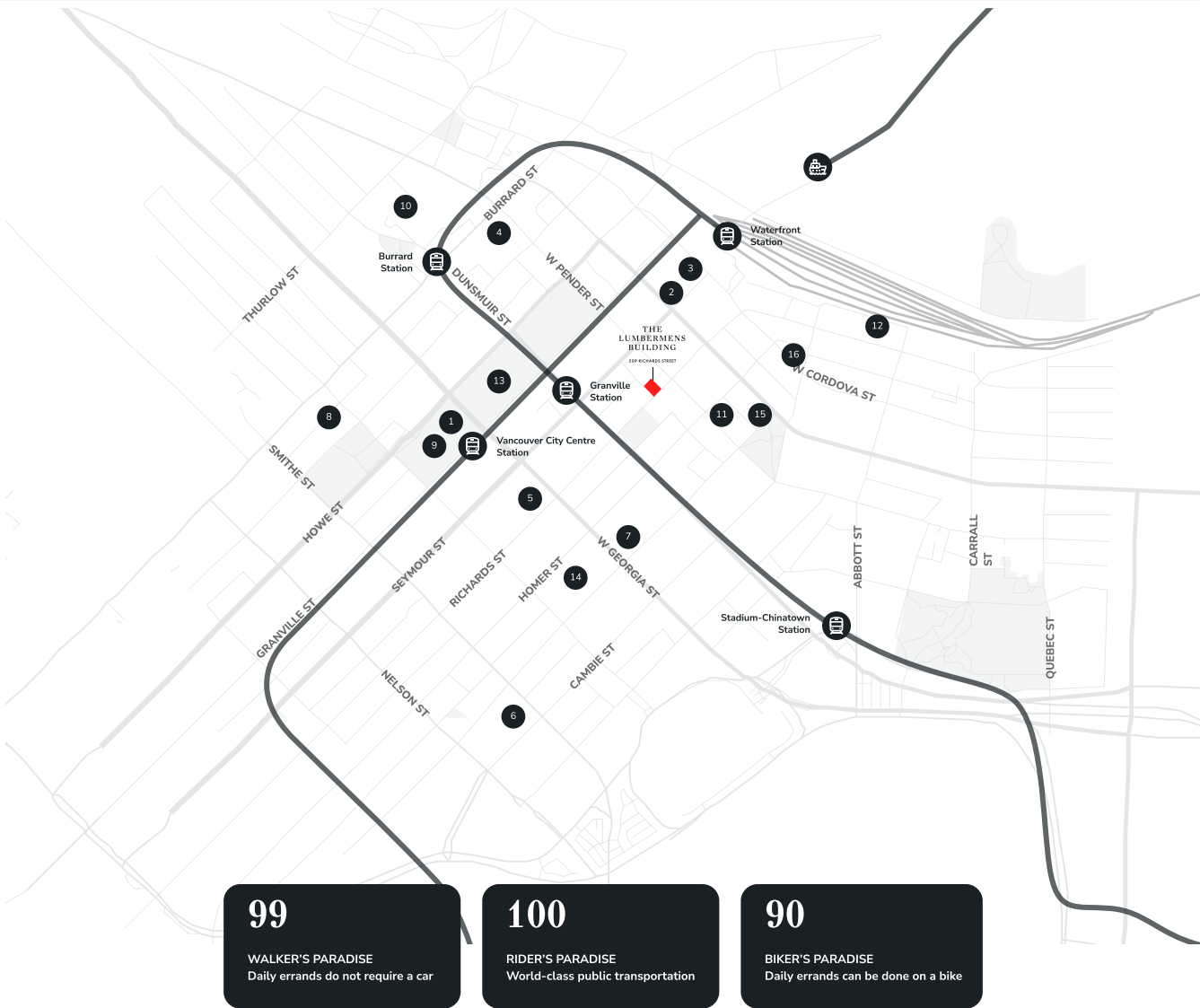




# Downtown's Technology District

The Lumbermen's Building is conveniently located at the intersection of Downtown Vancouver's creative and business districts, on the west side of Richards Street just south of West Pender Street. This location is rich with retail amenities, surrounded by large tech, and is easily accessible by all forms of transportation including SkyTrain.

- |   |                    |  |    |                             |  |
|---|--------------------|--|----|-----------------------------|--|
| 1 | Microsoft          | 725 Granville St Vancouver, BC V7Y 1G5     | 9  | Sony Pictures               | 725 Granville St, Vancouver, BC V7Y 1K4  |
| 2 | Workday            | 601 W Hastings St, Vancouver, BC V6B 1M8   | 10 | Cisco System                | 595 Burrard St, Vancouver, BC V7X 1J1    |
| 3 | Salesforce         | 333 Seymour St #700, Vancouver, BC V6B 5A7 | 11 | Finch's                     | 353 W Pender St, Vancouver, BC V6B 1T1   |
| 4 | Apple              | 400 Burrard St Vancouver, BC V6C 3B7       | 12 | Disney                      | 21 Water St, Vancouver, BC V6B 1A1       |
| 5 | Amazon             | 510 W Georgia St, Vancouver, BC V6B 0M3    | 13 | Pacific Centre              | 701 W Georgia St, Vancouver, BC V7Y 1G5  |
| 6 | SAP Canada         | 910 Mainland St, Vancouver, BC V6B 1A9     | 14 | Vancouver Public Library    | 350 W Georgia St, Vancouver, BC V6B 6B1  |
| 7 | The Post Vancouver | 349 W Georgia St, Vancouver, BC V6B 3W8    | 15 | Nemesis Coffee              | 302 W Hastings St, Vancouver, BC V6B 2N4 |
| 8 | Lululemon          | 1280 Burrard St Vancouver, BC V6Z 1Z1      | 16 | Timbertrain Coffee Roasters | 311 W Cordova St, Vancouver, BC V6B 4K2  |



# Heritage Office



The eight-storey Lumbermen's Building is a classic example of the Edwardian Commercial Style. Constructed in 1911-1912 for the North West Canada Trust Co Ltd. The building has since been modernized through major renovations in 1987, 2007 & 2022. The decorated terra cotta on the front façade contrasts with the plain, brick treatment of the other three elevations. Inside, the high ground-floor banking hall is generously decorated in a classical vocabulary.

## Salient Details

Suite/Floor	Leasable Area	Available
4th Floor	3,676 sf	Immediately
5th Floor	3,675 sf	Immediately
6th Floor	3,675 sf	Immediately
8th Floor (Penthouse)	3,616 sf	Immediately

### Additional Rent

\$14.91 (2022 est.)\*

\*Inclusive of utilities and in-suite janitorial

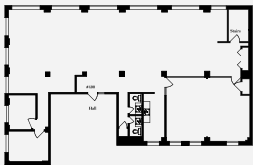
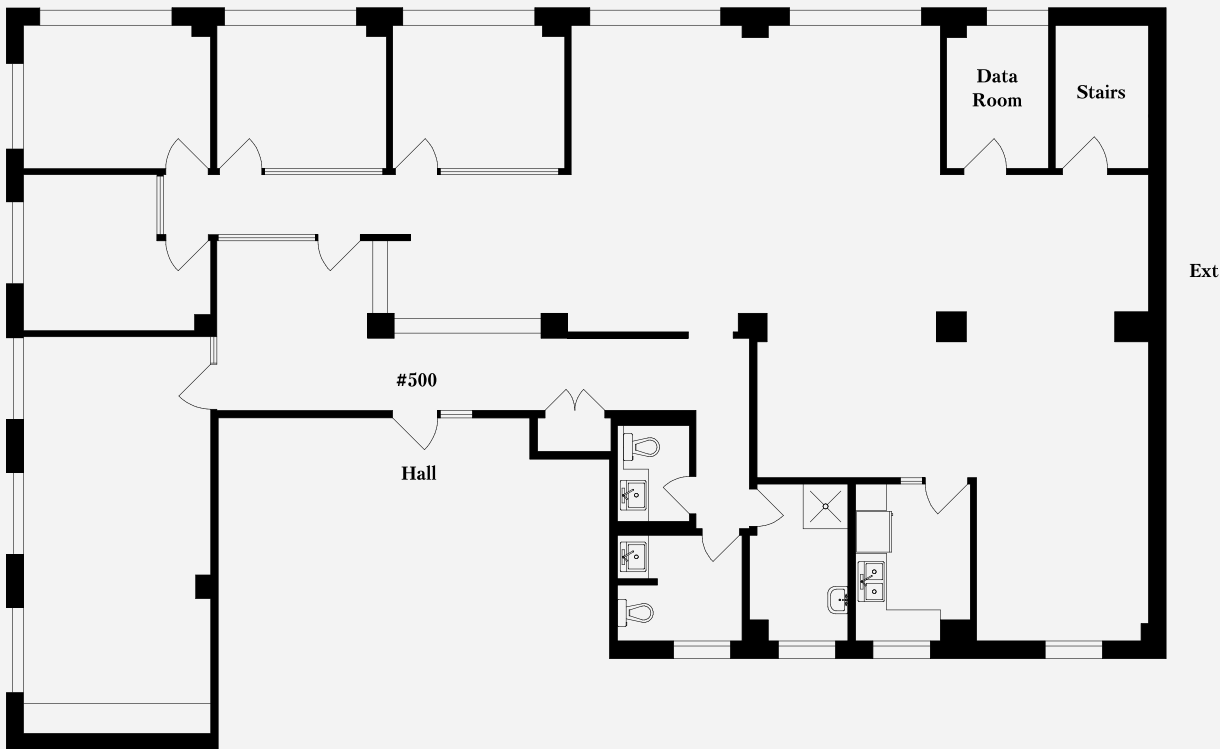
### Asking Rent

Please contact listing agents

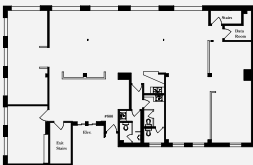
# Floorplans

Exclusive full floor offices now available in Downtown Vancouver.  
Tenants will enjoy the abundance of natural light and views.  
The building is equipped with fiber-optic, end-of-trip bicycle facilities,  
storage available for rent, and ample parking stalls available in the  
neighbouring parkade.

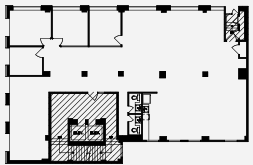
## 5th Floor



4th Floor



8th Floor



6th Floor



North

## Contact for more information

Graham Davidson  
Vice President  
604.694.7206  
[graham.davidson@colliers.com](mailto:graham.davidson@colliers.com)

THE DEVELOPER RESERVES THE RIGHT IN ITS SOLE DISCRETION TO MAKE MODIFICATIONS OR CHANGES TO BUILDING DESIGN, FLOOR PLANS, PROJECT DESIGNS, SPECIFICATIONS, FINISHES, FEATURES, AND DIMENSIONS, WITHOUT PRIOR NOTICE OR COMPENSATION TO ANY PERSON. SQUARE FOOTAGES ARE APPROXIMATE AND HAVE BEEN CALCULATED FROM ARCHITECTURAL DRAWINGS. ACTUAL FINAL DIMENSIONS FOLLOWING COMPLETION OF CONSTRUCTION MAY VARY FROM THOSE SET OUT HEREIN. E.&O.E.

**Colliers**