



RELIANCE  
PROPERTIES



# FOR LEASE

# 555 RICHARDS STREET

Four storey assembly-use office building  
for Lease in the heart of Downtown  
Vancouver, two blocks from Granville Station

## LEASING INQUIRIES

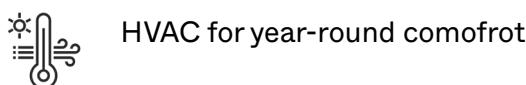
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**ALAN CUSACK**  
Manager, Leasing  
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## 555 RICHARDS STREET

### BUILDING FEATURES



HVAC for year-round comfort



24/7 secured access and monitored CCTV



Built out with a mix of classrooms, private offices and student lounges



Exposed brick and timber beam design



Dedicated lobby / reception area

### LOCATION



**Excellent Transit:** Nearby bike paths, multiple bus routes, and the Skytrain & Expo Line at Vancouver City Centre Station



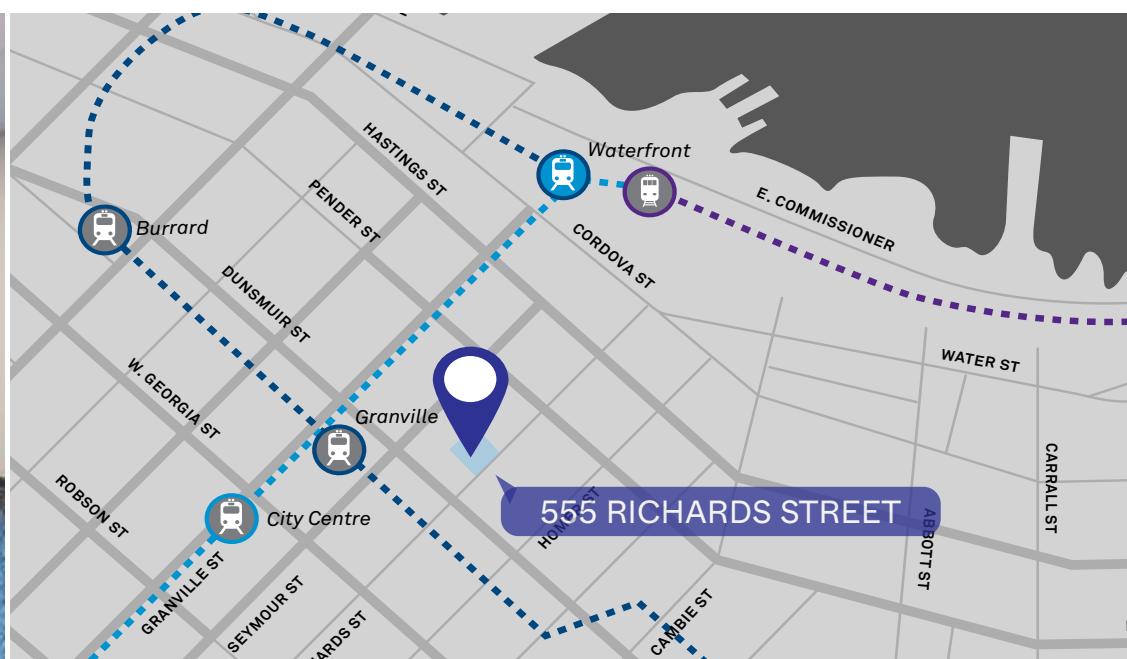
**Recreational Spaces:** Pacific Centre, Robson Square, Vancouver Public Library, Cathedral Square, Vancouver Art Gallery



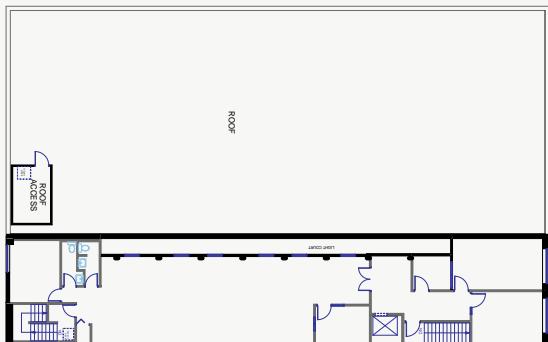
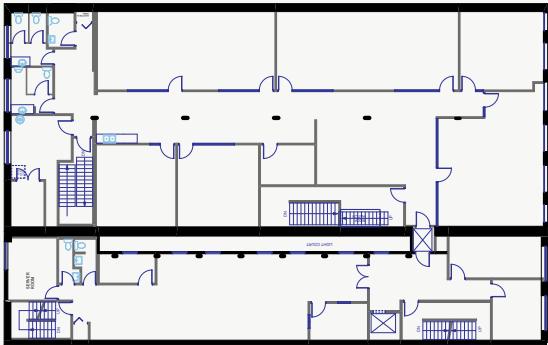
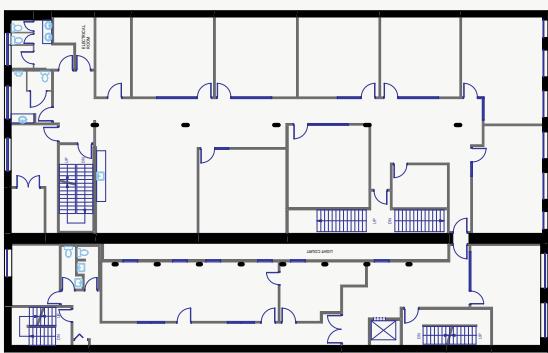
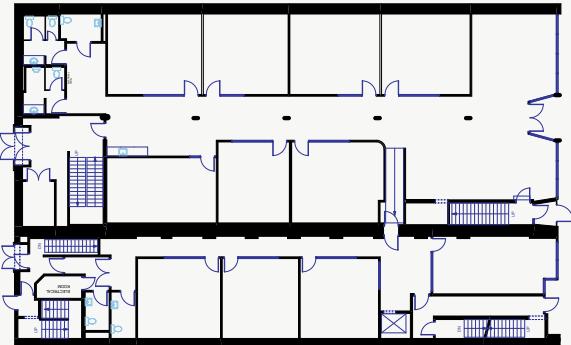
**Restaurants & Cafes:** Cafe Medina, Nemesis Coffee, Nuba Gastown, Revolver, Kokoro Tokyo Mazesoba, Field & Social, Glowbal



**Business Services:** BMO, Scotiabank, Royal Bank of Canada, TD Bank, Service Canada



# SALIENT DETAILS



## RENTABLE AREA

31,849 SQ. FT.

## BASIC RENT

\$27.00 PER SQ.FT.

## ADDITIONAL RENT

\$9.86 PER SQ.FT. (2026 est.)

+ 6% BASIC RENT MGMT FEE

## AVAILABLE

NOVEMBER 1, 2025

## ZONING

DD - COMPREHENSIVE  
DEVELOPMENT DISTRICT



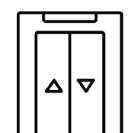
FULL  
BUILDING



DOWNTOWN  
VANCOUVER



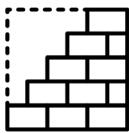
HVAC



ELEVATOR



ASSEMBLY  
USE



EXPOSED  
BRICK



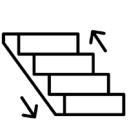
THIRTY (30)  
CLASSROOMS



TWELVE (12)  
OFFICES



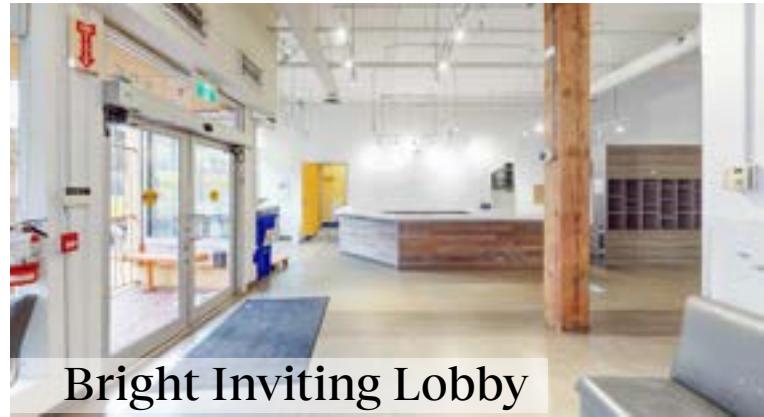
THREE (3)  
LUNCH ROOMS



FIVE (5)  
STOREYS



# PHOTOS



Bright Inviting Lobby



Exposed Brick & Beam



Classrooms



Full-Height Glass Features

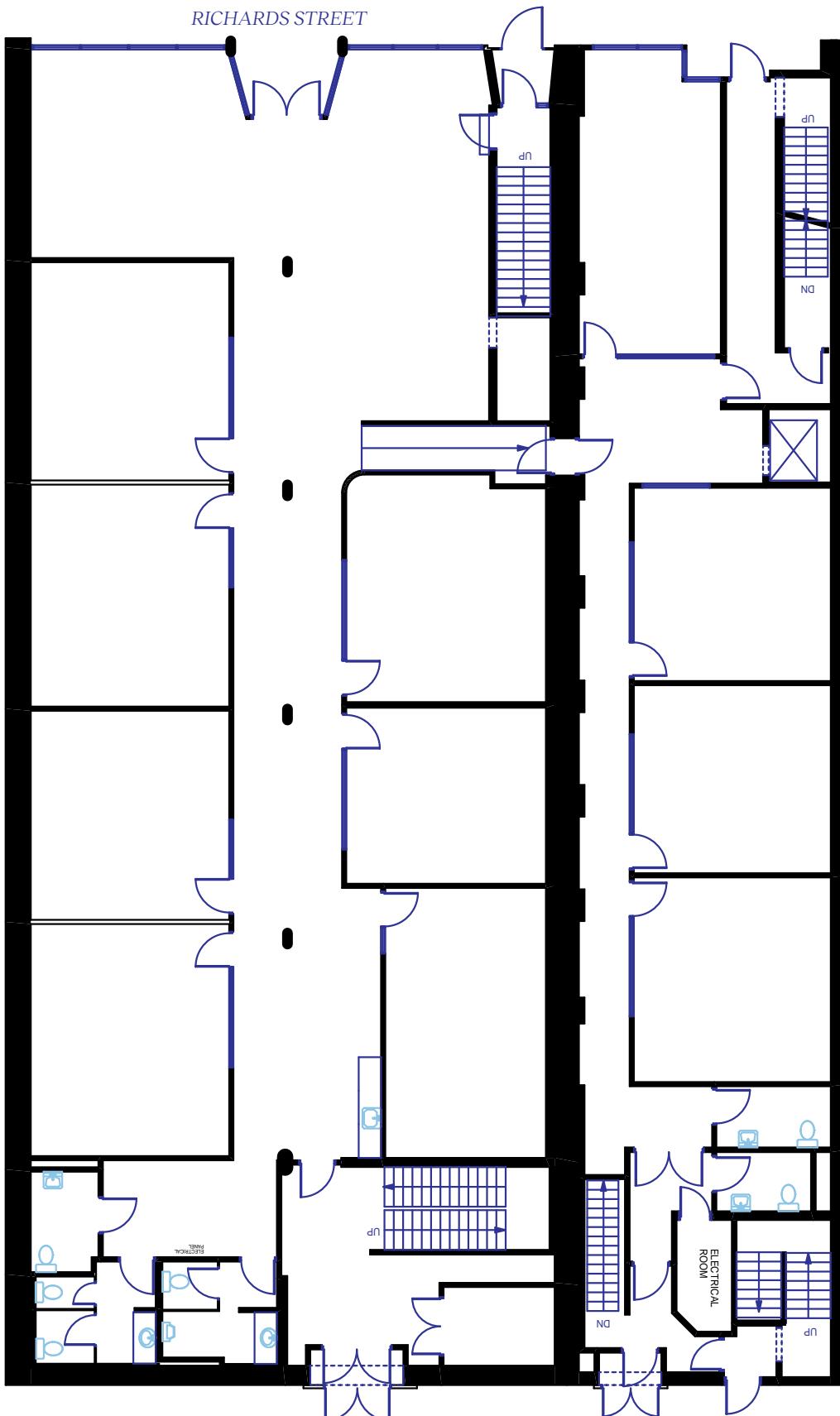


LED Lighting & HVAC



Student Lounge

# FLOORPLANS



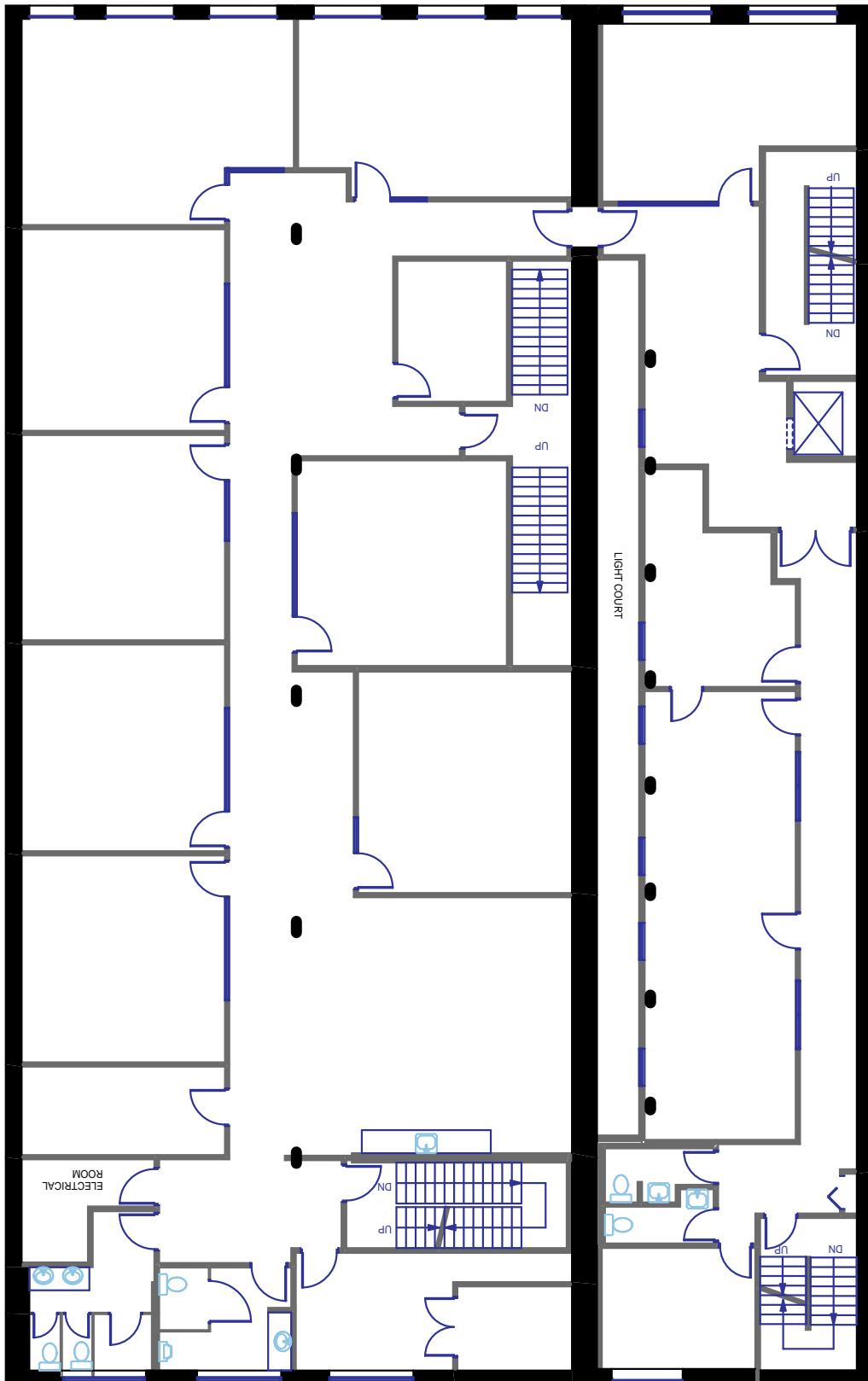
<b>FIRST FLOOR</b>	<b>9,005 SF</b>
SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
<b>BUILDING TOTAL</b>	<b>31,849 SF</b>



## FIRST FLOOR 9,005 SQ.FT.

- Eleven (11) classrooms
- Five (5) washrooms
- Dedicated lobby and reception area
- Direct access onto Richards Street
- Exposed beams and brick walls
- Student lounge with kitchenette

# FLOORPLANS



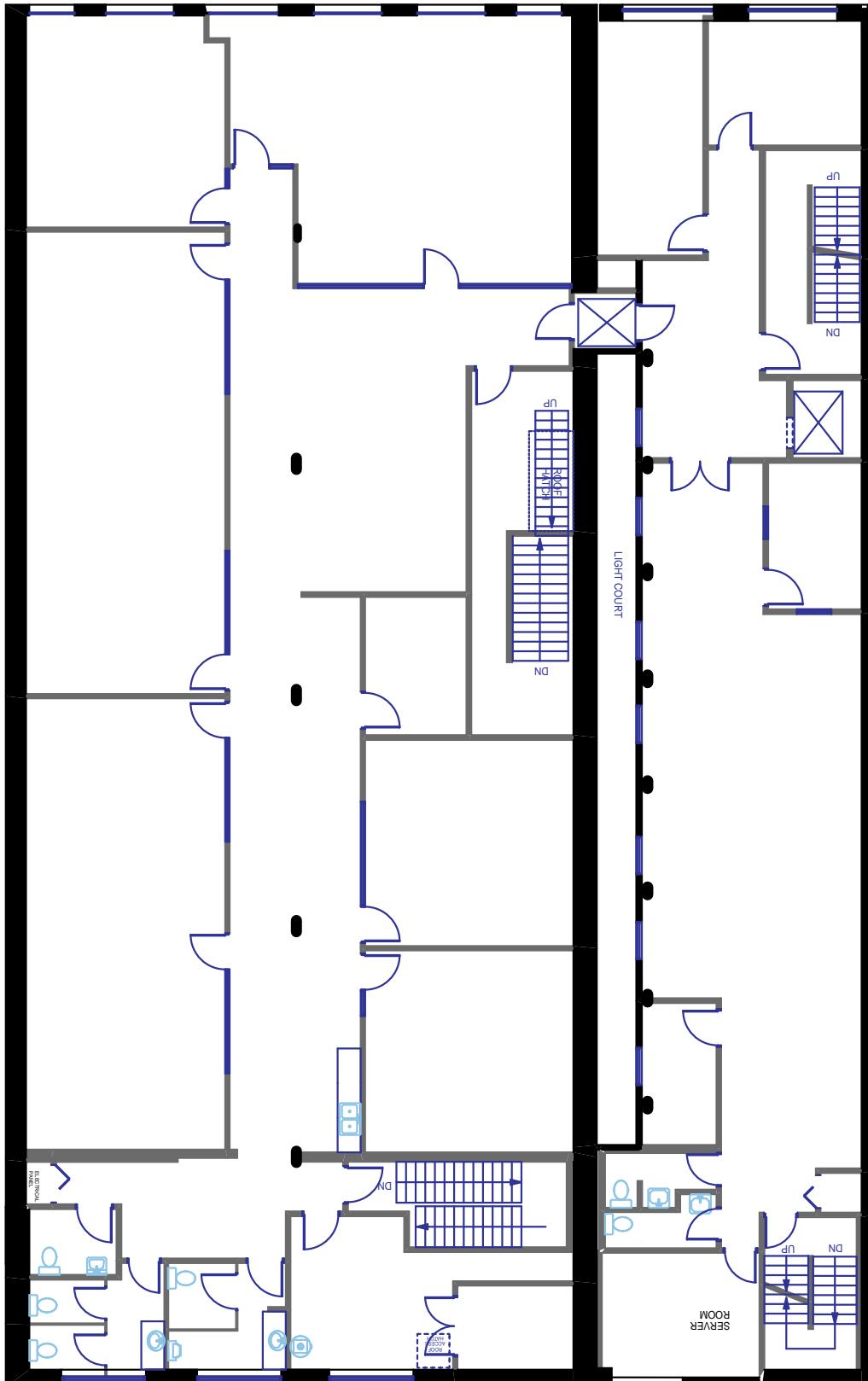
FIRST FLOOR	9,005 SF
<b>SECOND FLOOR</b>	<b>8,643 SF</b>
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
<b>BUILDING TOTAL</b>	<b>31,849 SF</b>



## SECOND FLOOR 8,643 SQ.FT.

- Eleven (11) classrooms
- Four (4) washrooms
- Two (2) private offices
- Natural lighting
- Exposed beams and brick walls
- Student lounge with kitchenette

# FLOORPLANS



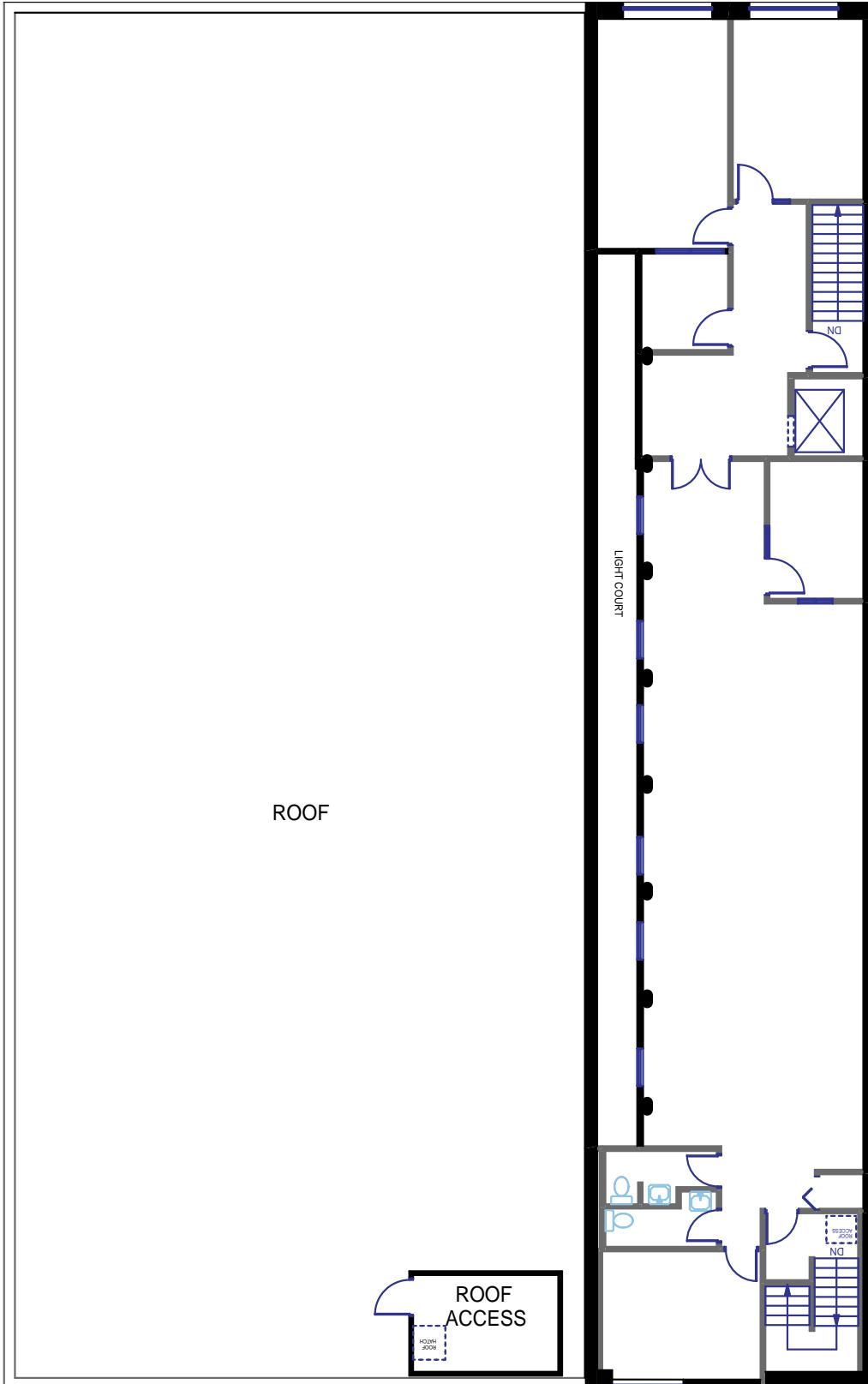
FIRST FLOOR	9,005 SF
SECOND FLOOR	8,643 SF
<b>THIRD FLOOR</b>	<b>8,694 SF</b>
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
<b>BUILDING TOTAL</b>	<b>31,849 SF</b>

## THIRD FLOOR

8,694 SQ.FT.

- Six (6) classrooms
- Five (5) washrooms
- Five (5) private offices
- Natural lighting
- Exposed beams and brick walls
- Student lounge with kitchenette

# FLOORPLANS



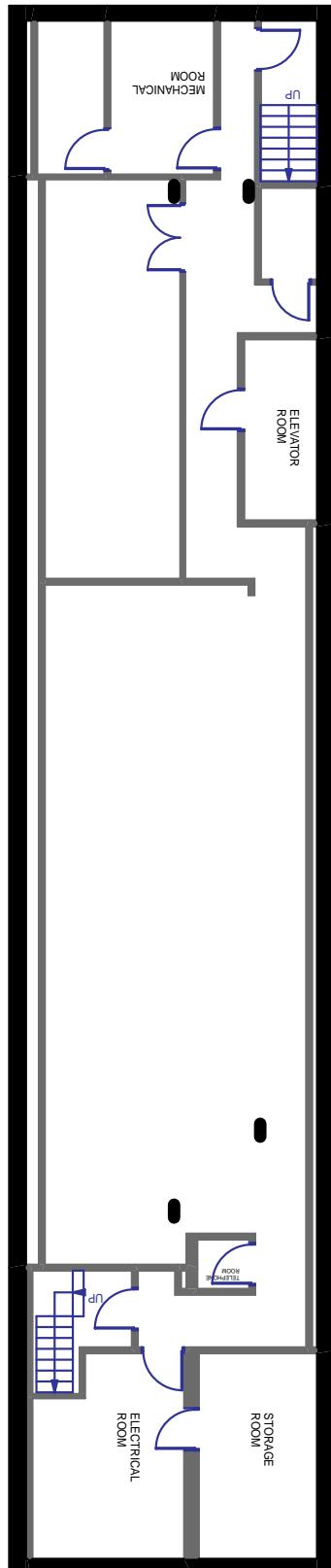
FIRST FLOOR	9,005 SF
SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
<b>FOURTH FLOOR</b>	<b>2,497 SF</b>
BASEMENT	3,011 SF
<b>BUILDING TOTAL</b>	<b>31,849 SF</b>

## FOURTH FLOOR

2,497 SQ.FT.

- Two (2) washrooms
- Five (5) private offices
- Natural lighting
- Exposed beams and brick walls
- Student communal study lounge

# FLOORPLANS



FIRST FLOOR	9,005 SF
SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
<b>BASEMENT</b>	<b>3,011 SF</b>
<b>BUILDING TOTAL</b>	<b>31,849 SF</b>



## BASEMENT

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3,011SQ.FT.

Two (2) Storage Rooms

Exposed beams and  
brick walls