



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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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



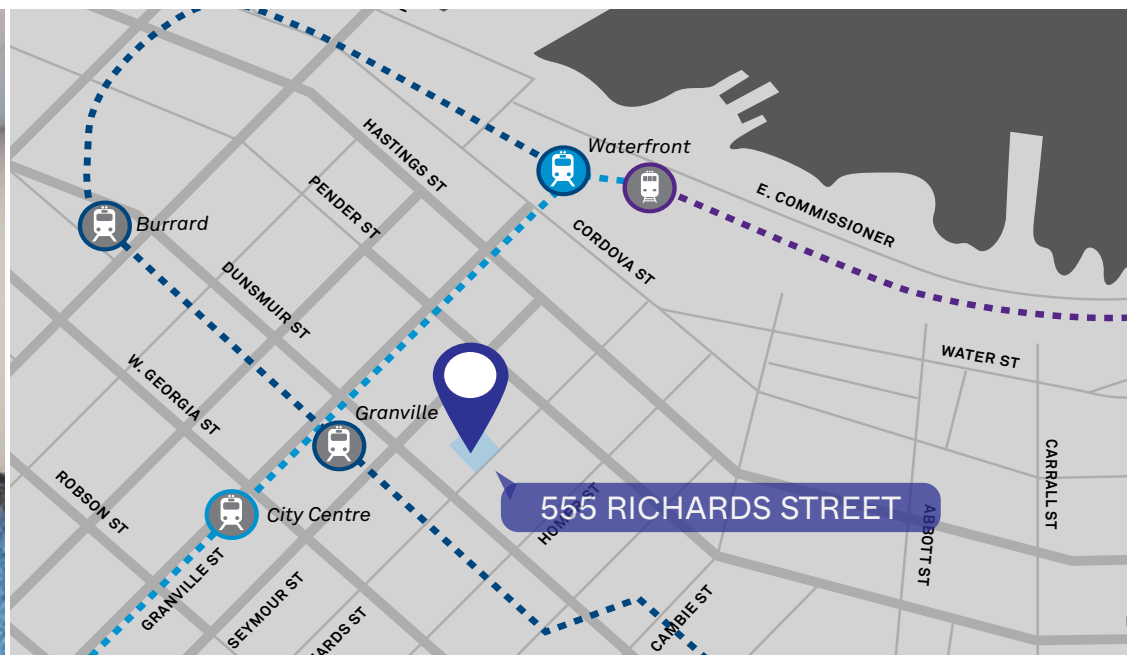
Recreational Spaces: Pacific Centre, Robson Square, Vancouver Public Library, Cathedral Square, Vancouver Art Gallery



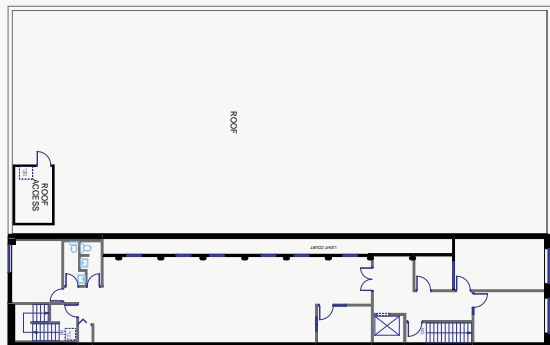
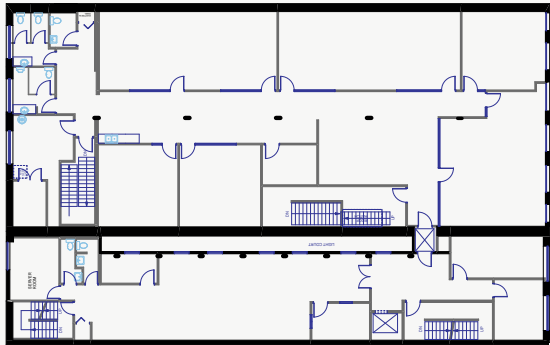
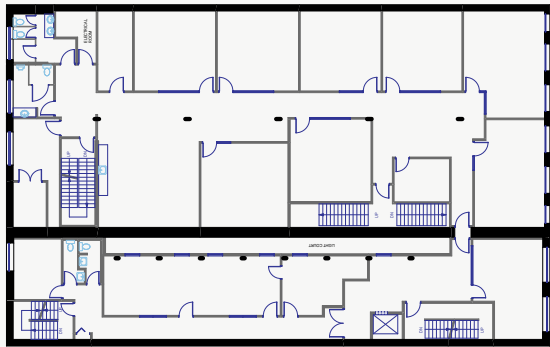
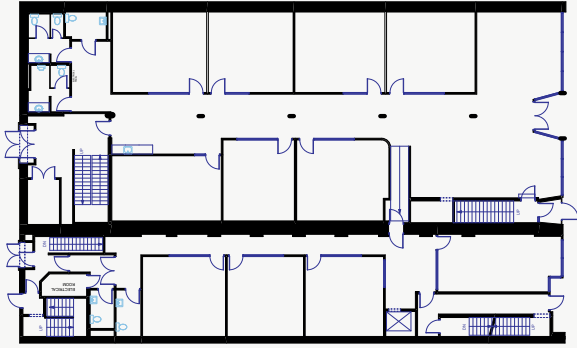
Restaurants & Cafes: Cafe Medina, Nemesis Coffee, Nuba Gastown, Revolver, Kokoro Tokyo Mazesoba, Field & Social, Glowbal



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



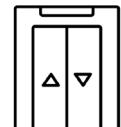
FULL
BUILDING



DOWNTOWN
VANCOUVER



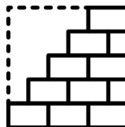
HVAC



ELEVATOR



ASSEMBLY
USE



EXPOSED
BRICK



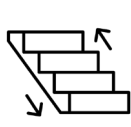
THIRTY (30)
CLASSROOMS



TWELVE (12)
OFFICES



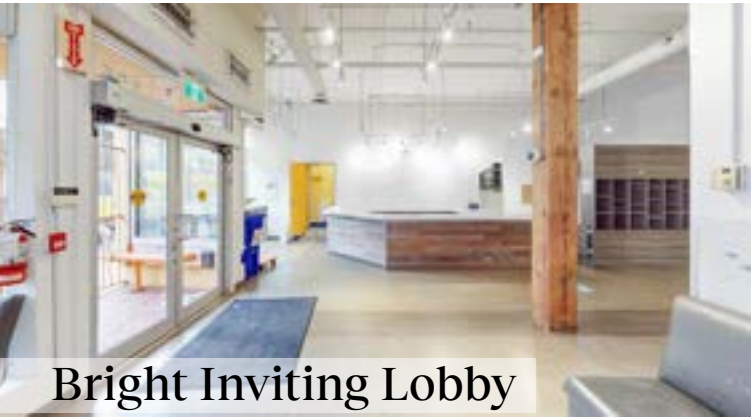
THREE (3)
LUNCH ROOMS



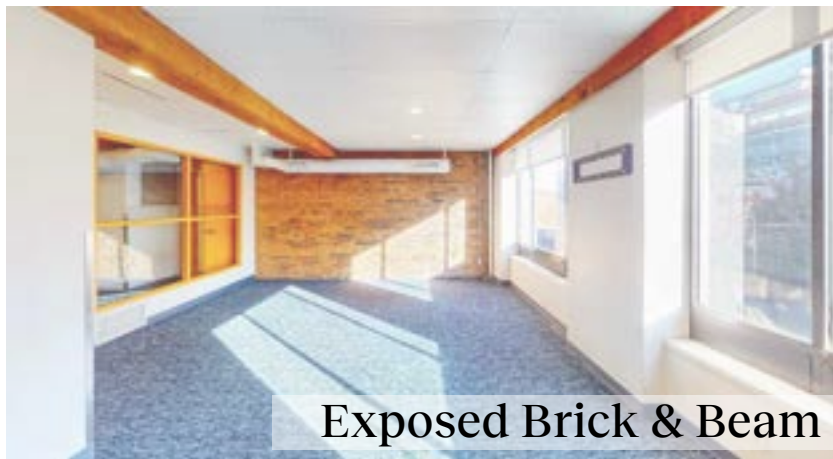
FIVE (5)
STOREYS



PHOTOS



Bright Inviting Lobby



Exposed Brick & Beam



Classrooms



Full-Height Glass Features



Classrooms

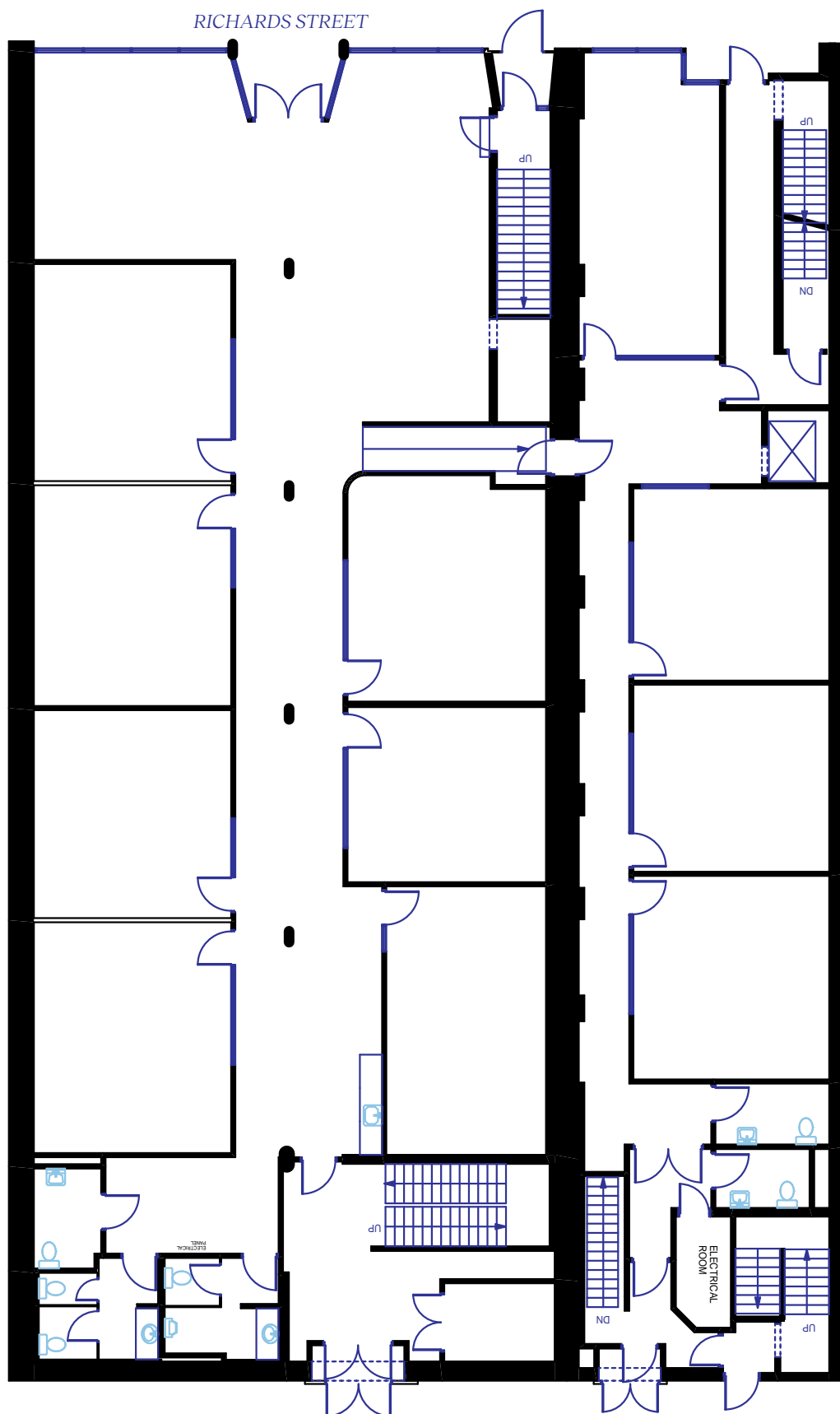


LED Lighting & HVAC

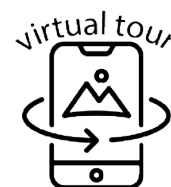


Student Lounge

FLOORPLANS



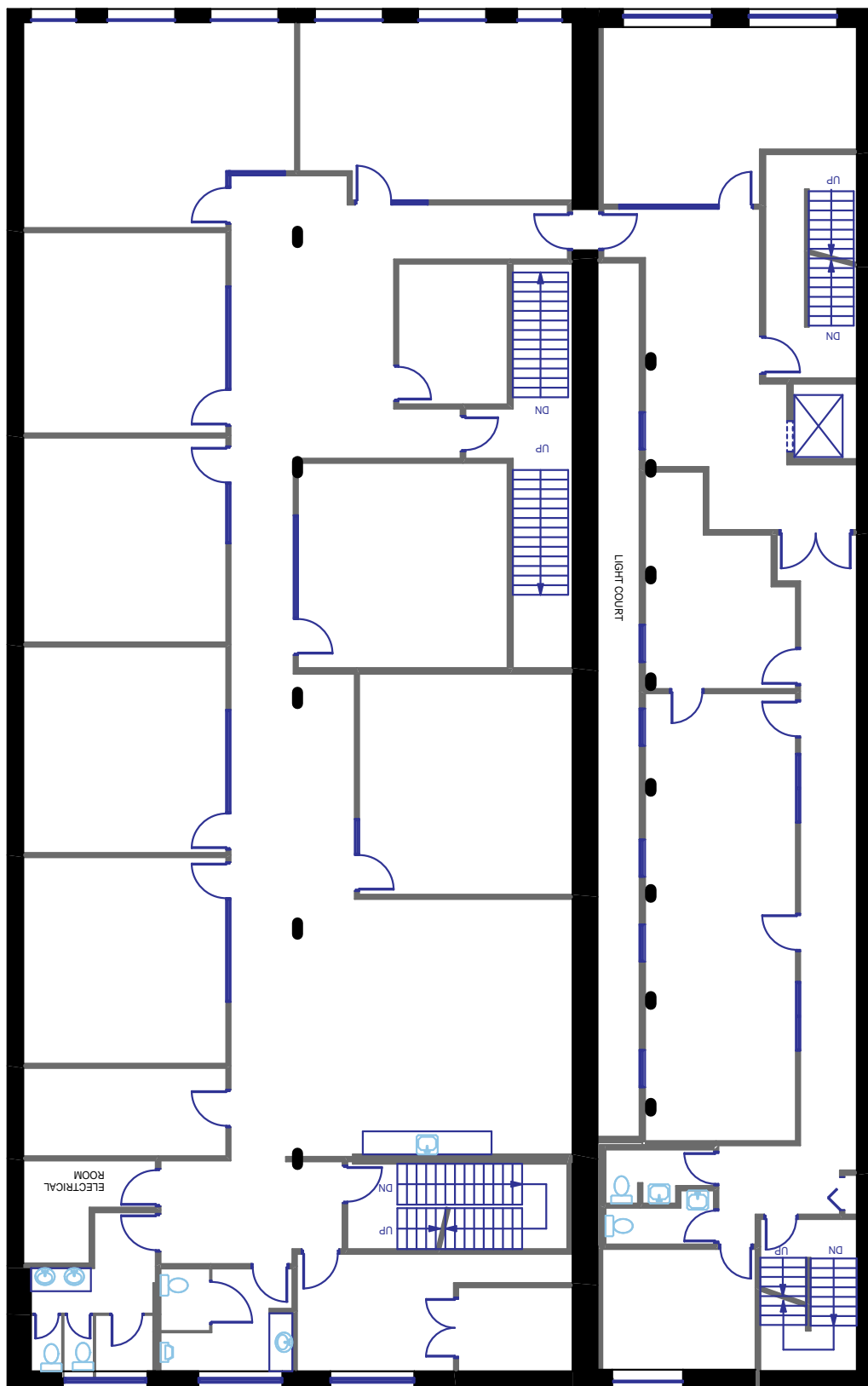
FIRST FLOOR	9,005 SF
SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
BUILDING TOTAL	31,849 SF



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



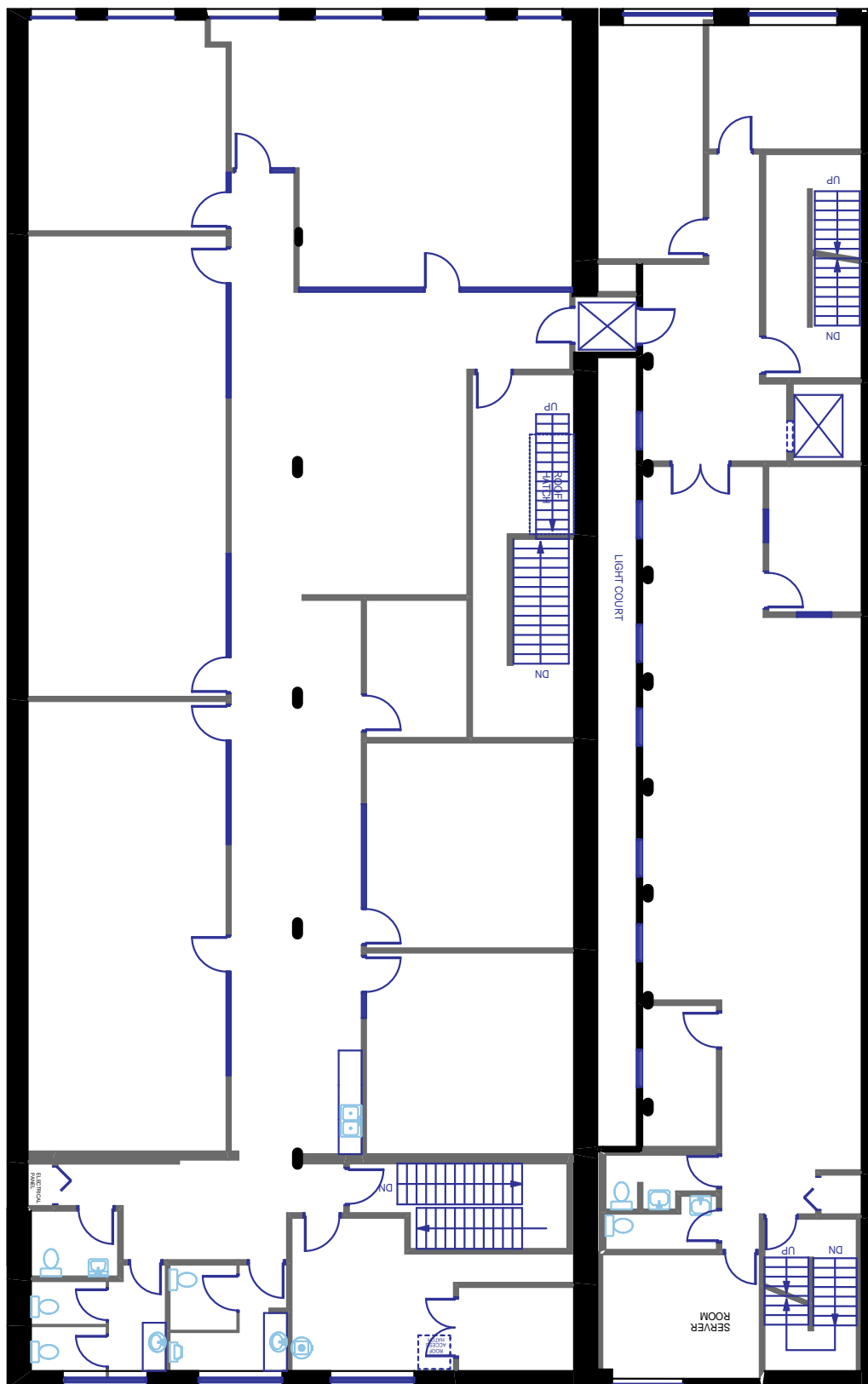
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SECOND FLOOR 8,643 SQ.FT.

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

FLOORPLANS

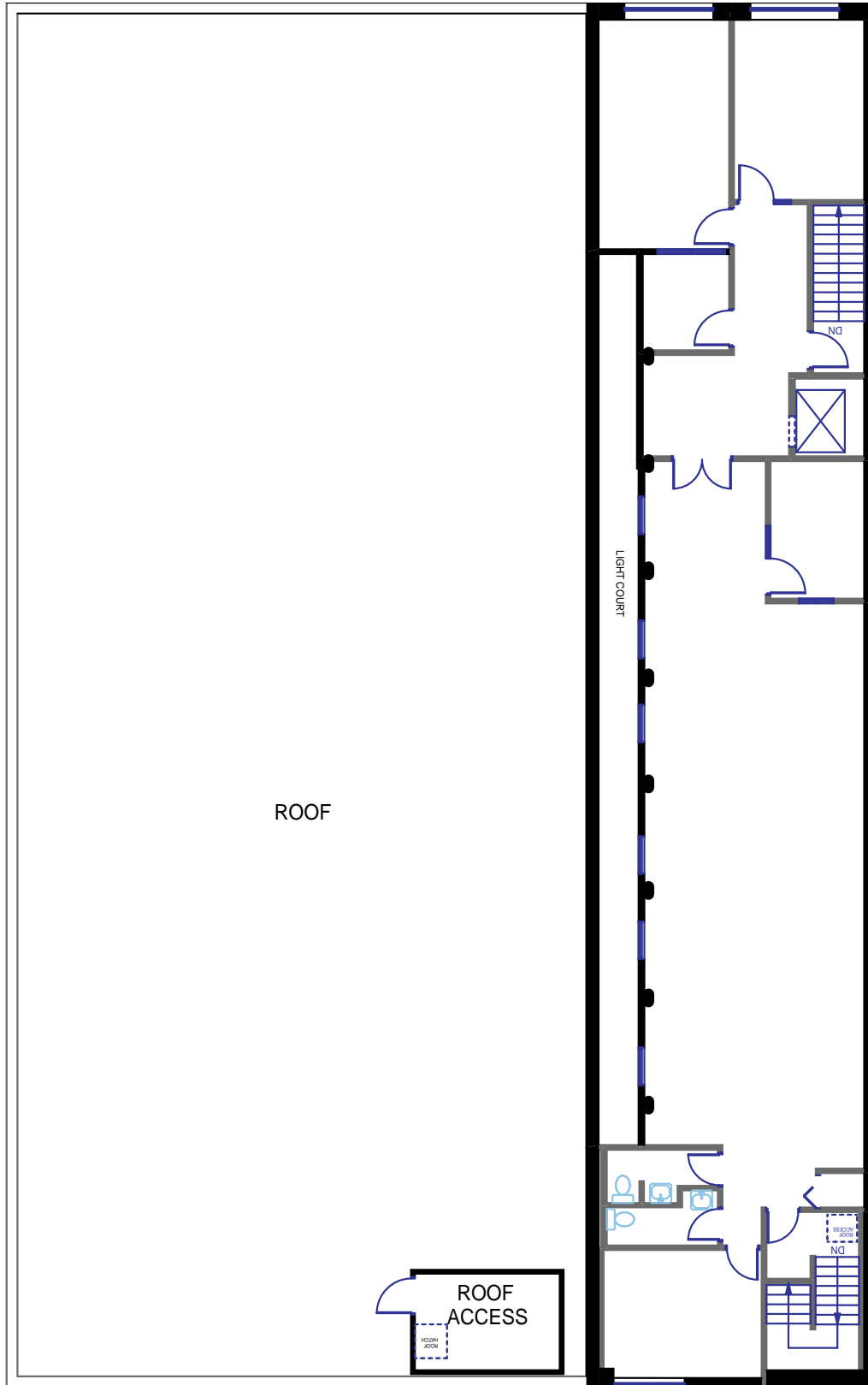


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THIRD FLOOR 8,694 SQ.FT.

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

FLOORPLANS

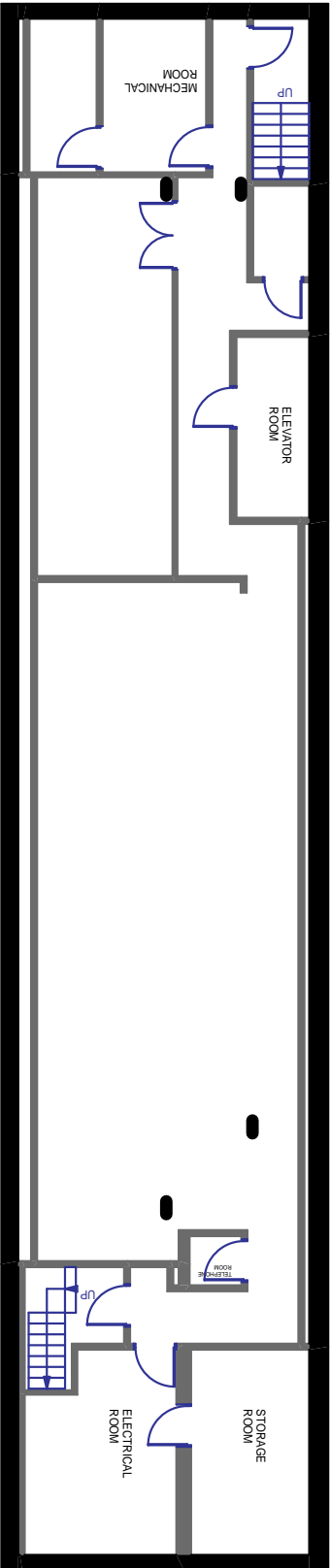


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FOURTH FLOOR 2,497 SQ.FT.

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

FLOORPLANS



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SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
BUILDING TOTAL	31,849 SF



BASEMENT

3,011SQ.FT.

Two (2) Storage Rooms
Exposed beams and
brick walls