



555

RICHARDS STREET

LEASING INQUIRIES

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555

RICHARDS STREET

Exceptional opportunity to lease an entire four-storey assembly-use building in the heart of Downtown Vancouver.

Positioned in the heart of the downtown core, 555 Richards offers a rare opportunity to lease an entire building, perfectly designed to serve as a flagship location for a wide range of organizations, including educational, fitness, and recreational groups

The building features a dedicated tenant lobby, exposed brick and beams for a modern industrial aesthetic, and a passenger elevator for accessibility. The interior boasts sleek glass-walled classrooms, multiple employee / student lounges with kitchenettes, and a fully equipped HVAC system to ensure comfort year-round.

Centrally located on Richards Street between West Pender & West Hastings, this well positioned offering benefits from excellent transit connectivity and proximity to numerous restaurants, cafes, parks, fitness studios and retailers.



SALIENT DETAILS

SIZE

FLOOR 1: 8,500 SQ.FT.
FLOOR 2: 8,500 SQ.FT.
FLOOR 3: 8,500 SQ.FT.
FLOOR 4: 2,700 SQ.FT.

TOTAL: 28,600 SQ.FT.

BASIC RENT

\$31.00 PSF

ADDITIONAL RENT

\$9.44 PSF (2025 est.)
+ 6% Basic Rent MGMT Fee

ZONING

DD - Comprehensive Development District

AVAILABILITY

September 1, 2025

BUILDING SPECS

- » HVAC for year round comfort
- » 24/7 controlled access
- » Exposed brick and timber beams
- » Oversized windows
- » Pre-wired with Fibre Optic

98 • WALK SCORE

100 • TRANSIT SCORE

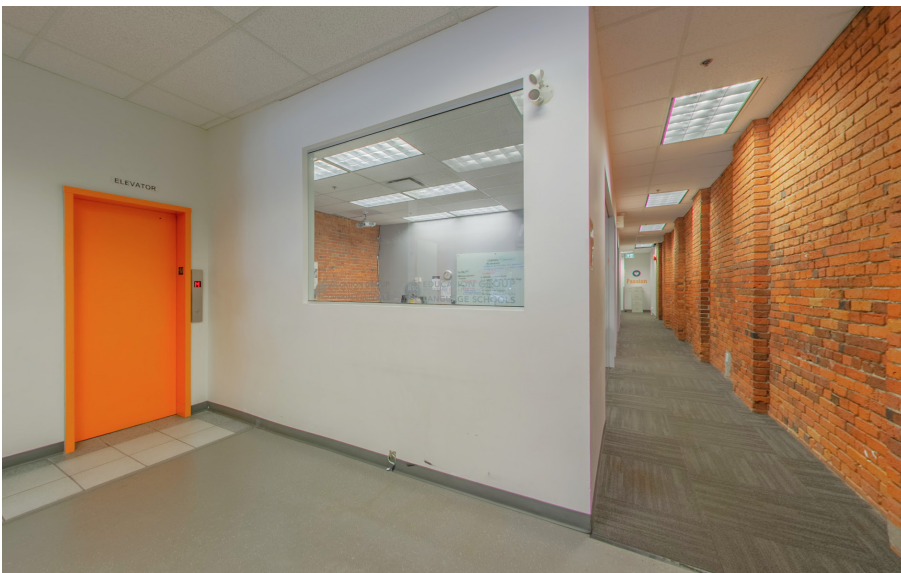
80 • BIKE SCORE

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E. & O.E. All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantees or responsibility is assumed thereof, and shall not form any part of future contracts. All information should be carefully verified

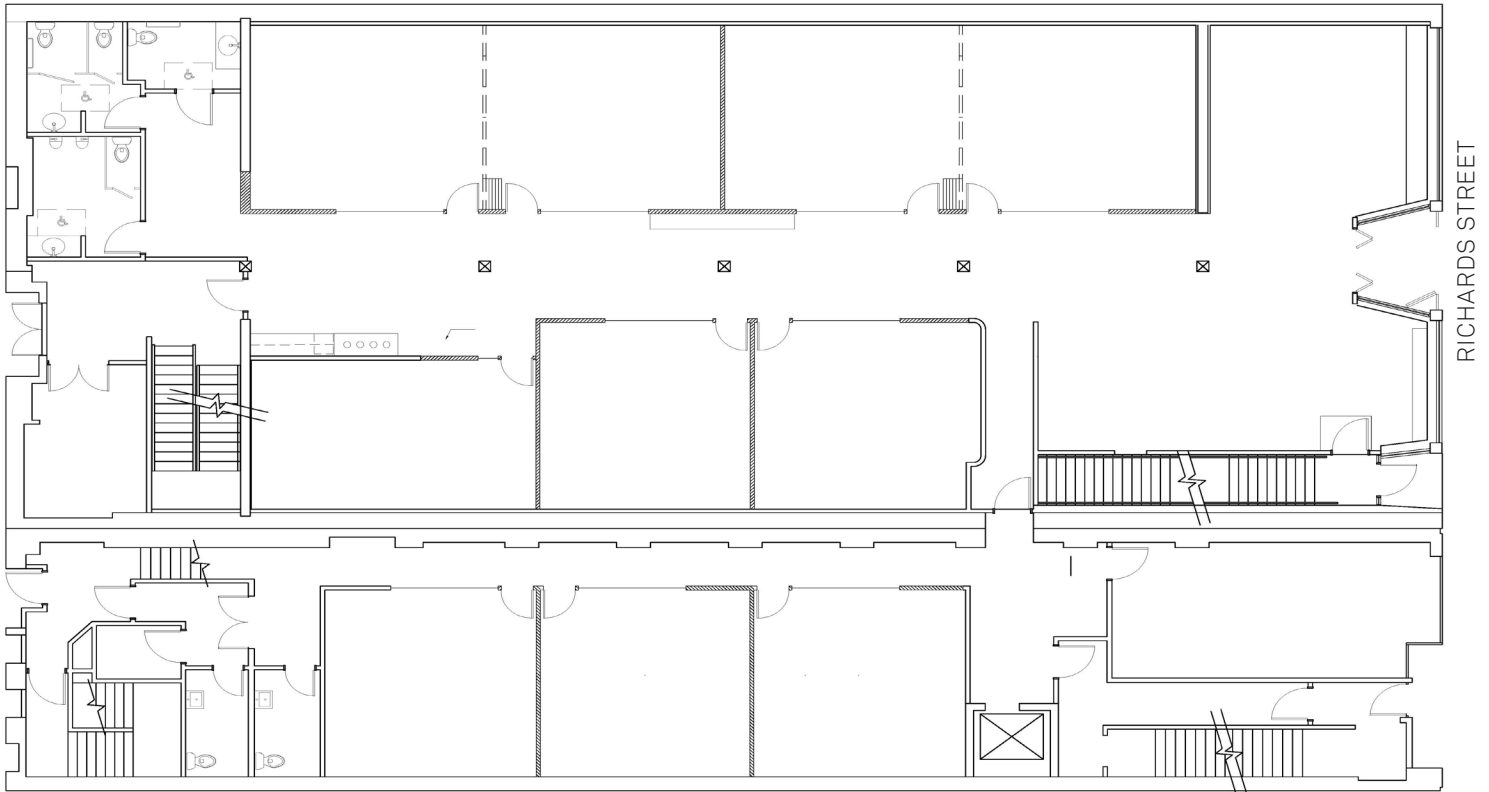


RELIANCE
PROPERTIES

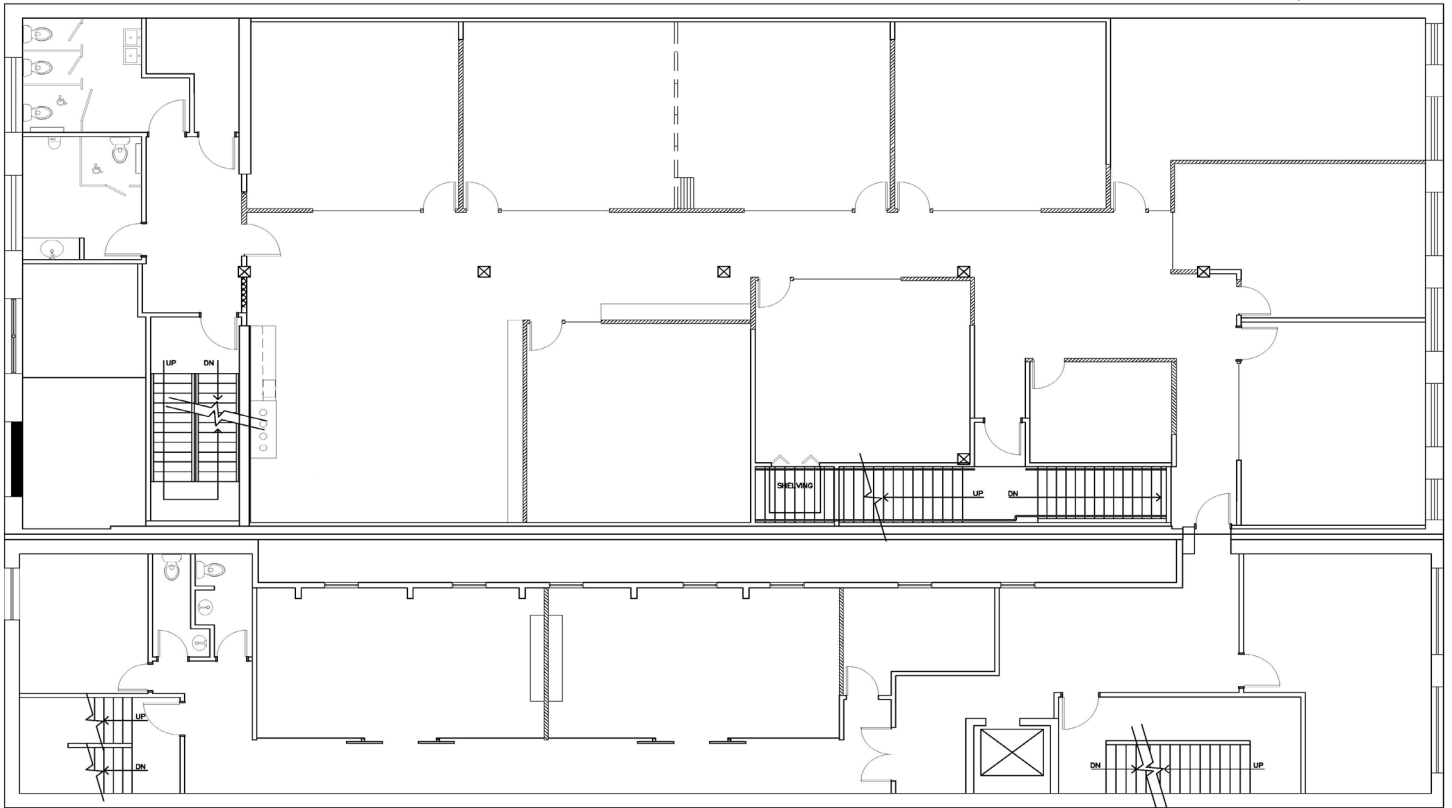


FLOORPLANS - 555 RICHARDS

FLOOR 1 - 8,500 Square Feet

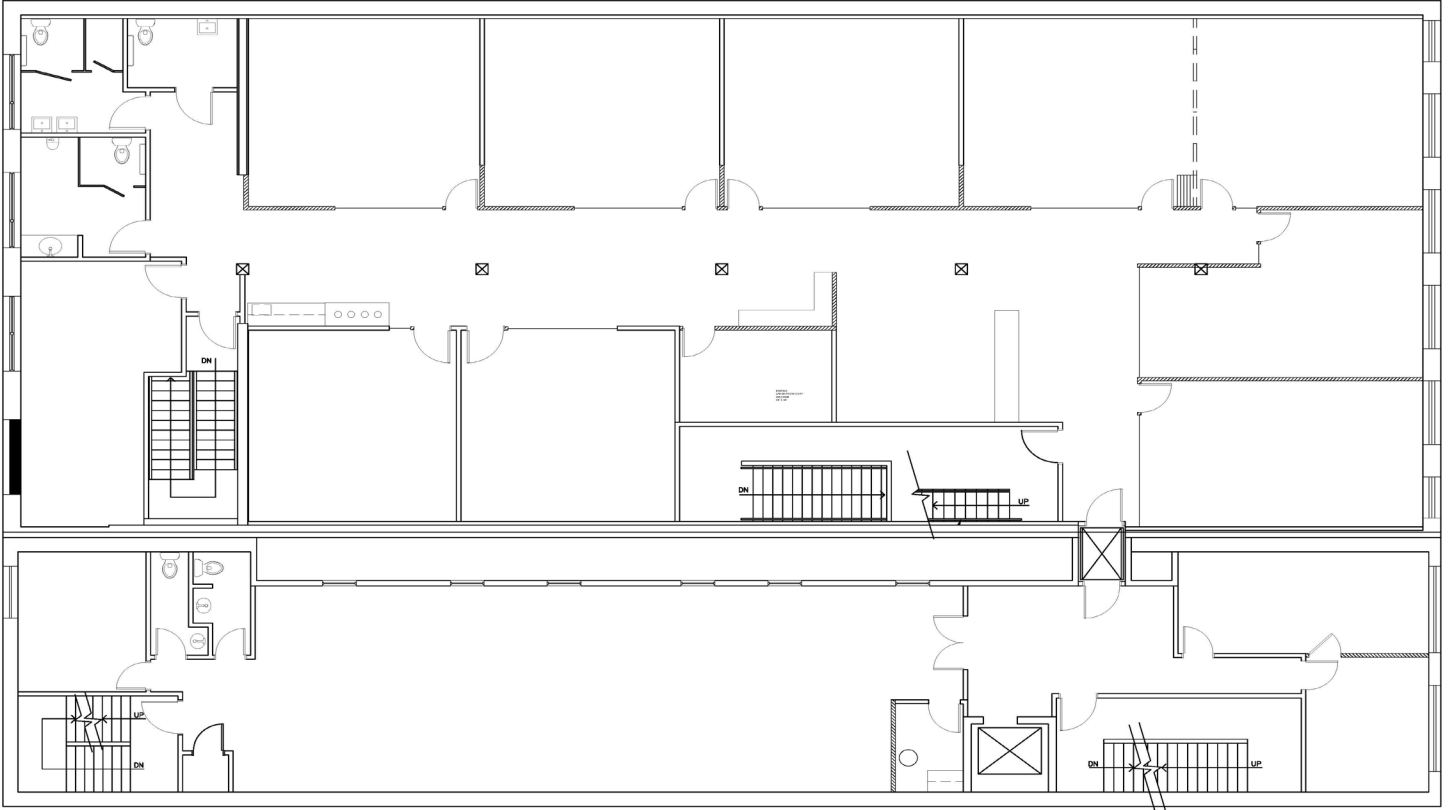


FLOOR 2 - 8,500 Square Feet



FLOORPLANS - 555 RICHARDS

FLOOR 3 - 8,500 Square Feet



FLOOR 4 - 2,700 Square Feet

