



FOR LEASE

555 RICHARDS STREET

LEASE AN ENTIRE FOUR-STOREY ASSEMBLY-USE BUILDING IN THE HEART OF DOWNTOWN VANCOUVER.

LEASING INQUIRIES

DAN SMITH
Director of Leasing
T 604.689.1119
dans@relianceproperties.ca

ALAN CUSACK
Manager, Leasing
T 236.982.1678
alanc@relianceproperties.ca



**RELIANCE
PROPERTIES**



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



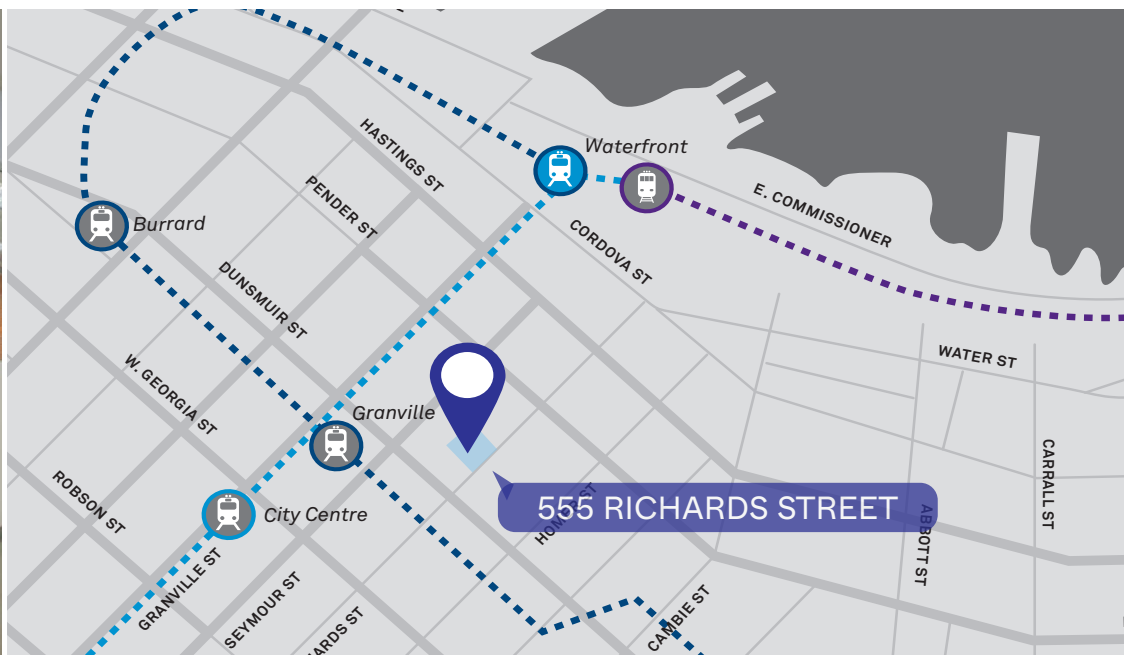
Recreational Spaces: Pacific Centre, Robson Square, Vancouver Public Library, Cathedral Square, Vancouver Art Gallery



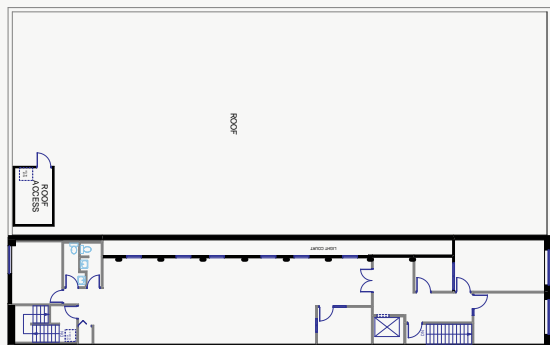
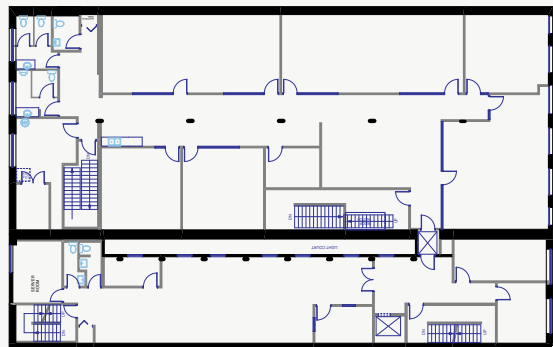
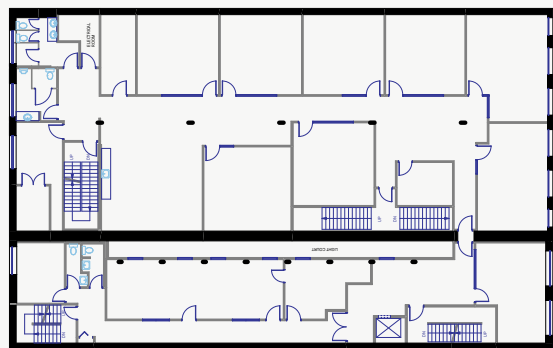
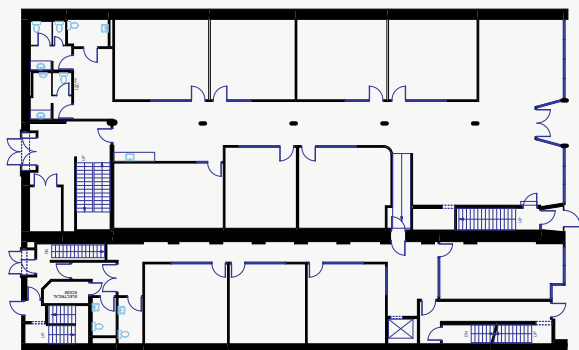
Restaurants & Cafes: Cafe Medina, Nemesis Coffee, Nuba Gastown, Revolver, Kokoro Tokyo Mazesoba, Field & Social, Glowbal



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

\$9.44 PER SQ.FT.

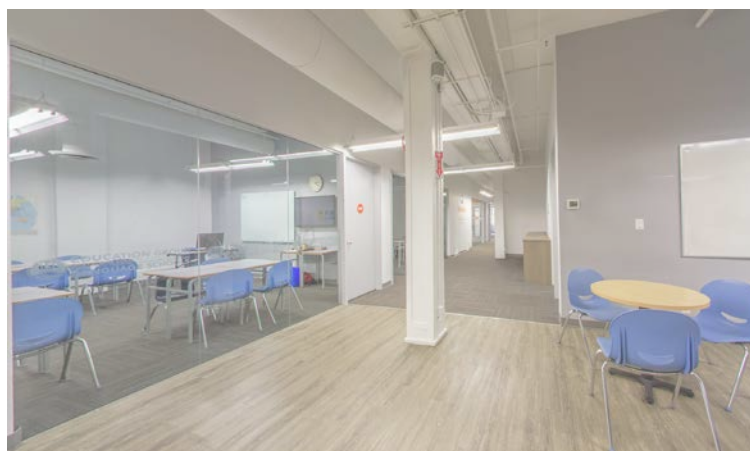
+ 6% BASIC RENT MGMT FEE

AVAILABLE

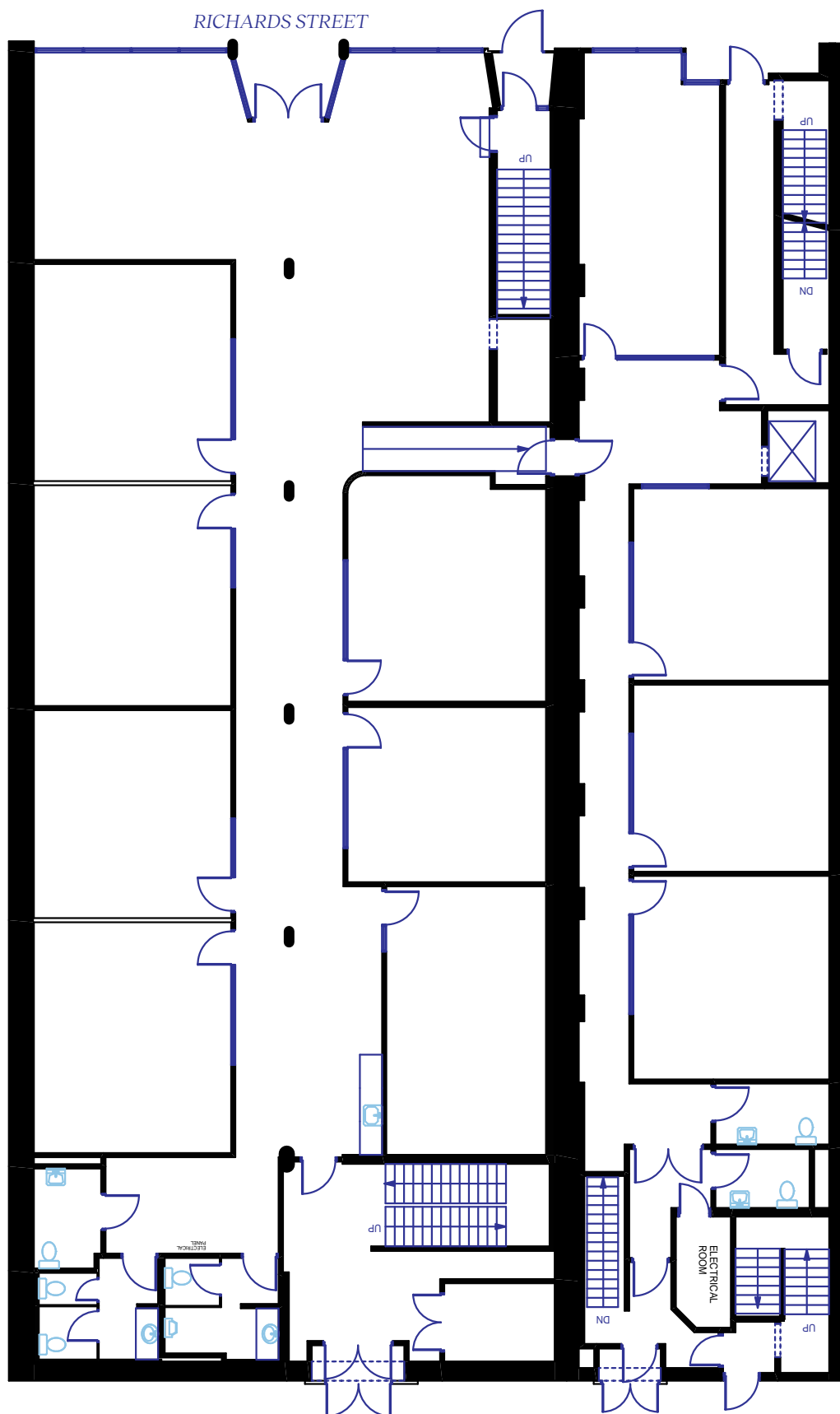
SEPTEMBER 1, 2025

ZONING

DD - COMPREHENSIVE
DEVELOPMENT DISTRICT



FLOORPLANS

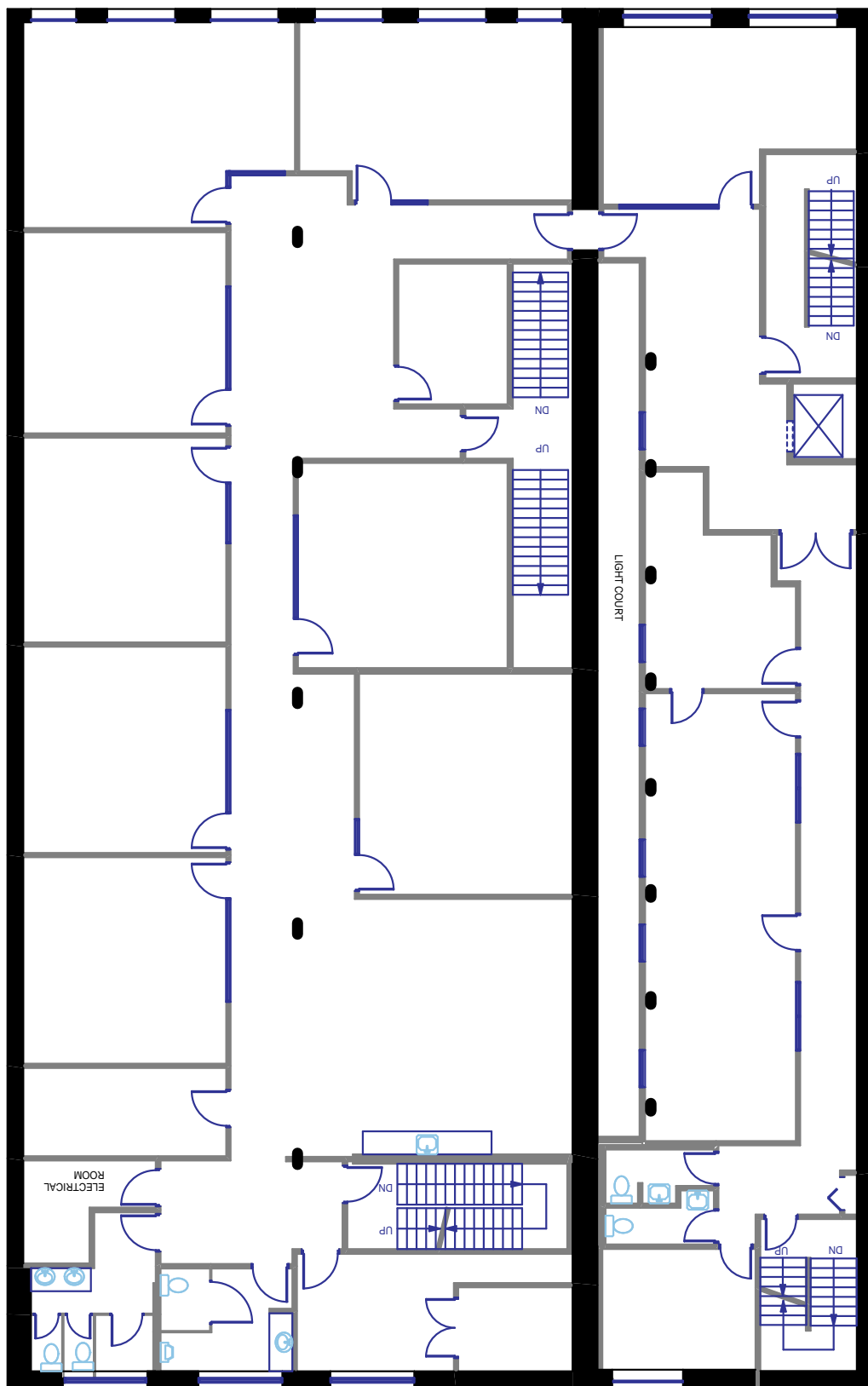


FIRST FLOOR	9,005 SF
SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
BUILDING TOTAL	31,849 SF

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



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

SECOND FLOOR 8,643 SQ.FT.

Eleven (11) classrooms

Four (4) washrooms

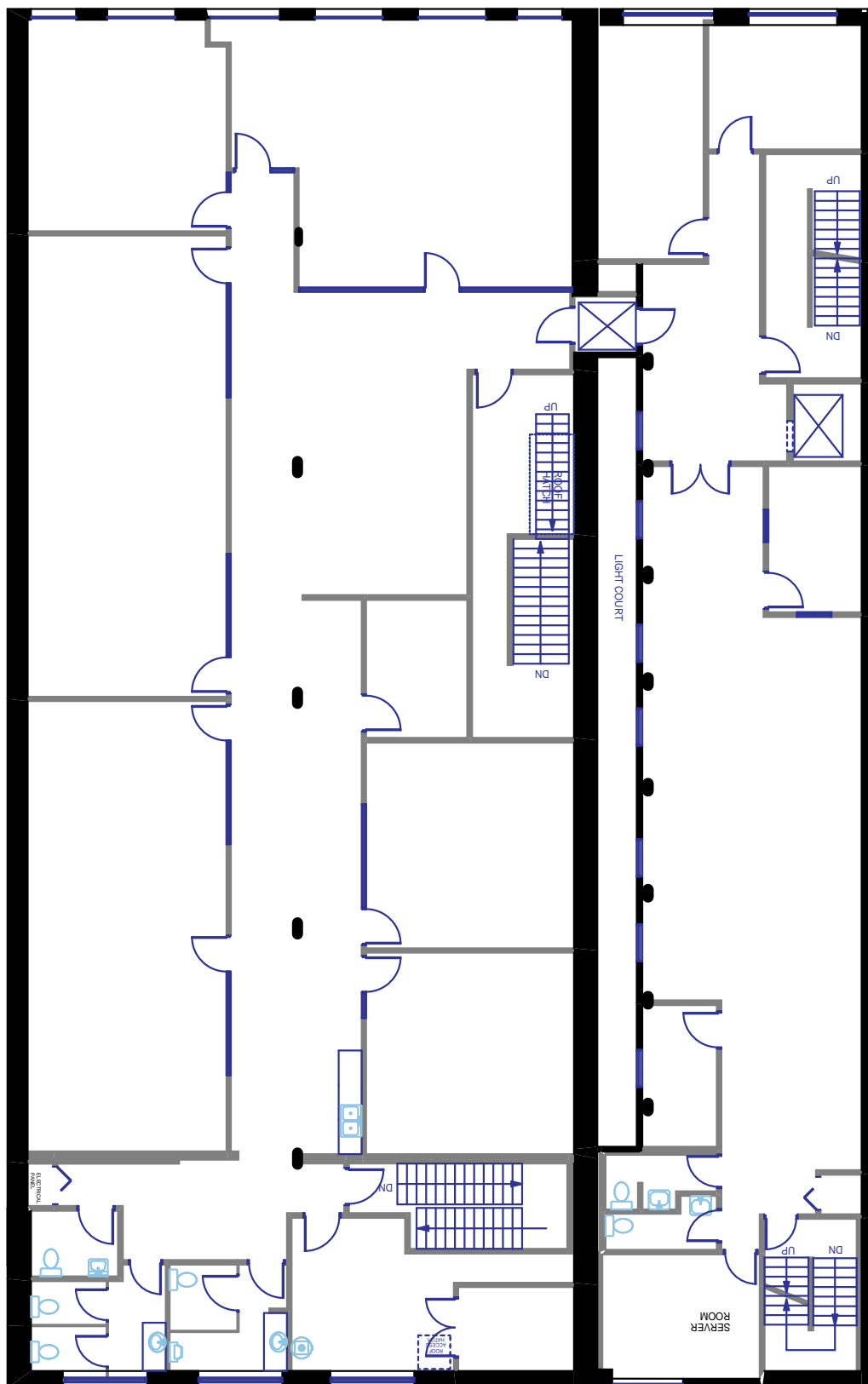
Two (2) private offices

Natural lighting

Exposed beams and
brick walls

Student lounge with
kitchenette

FLOORPLANS

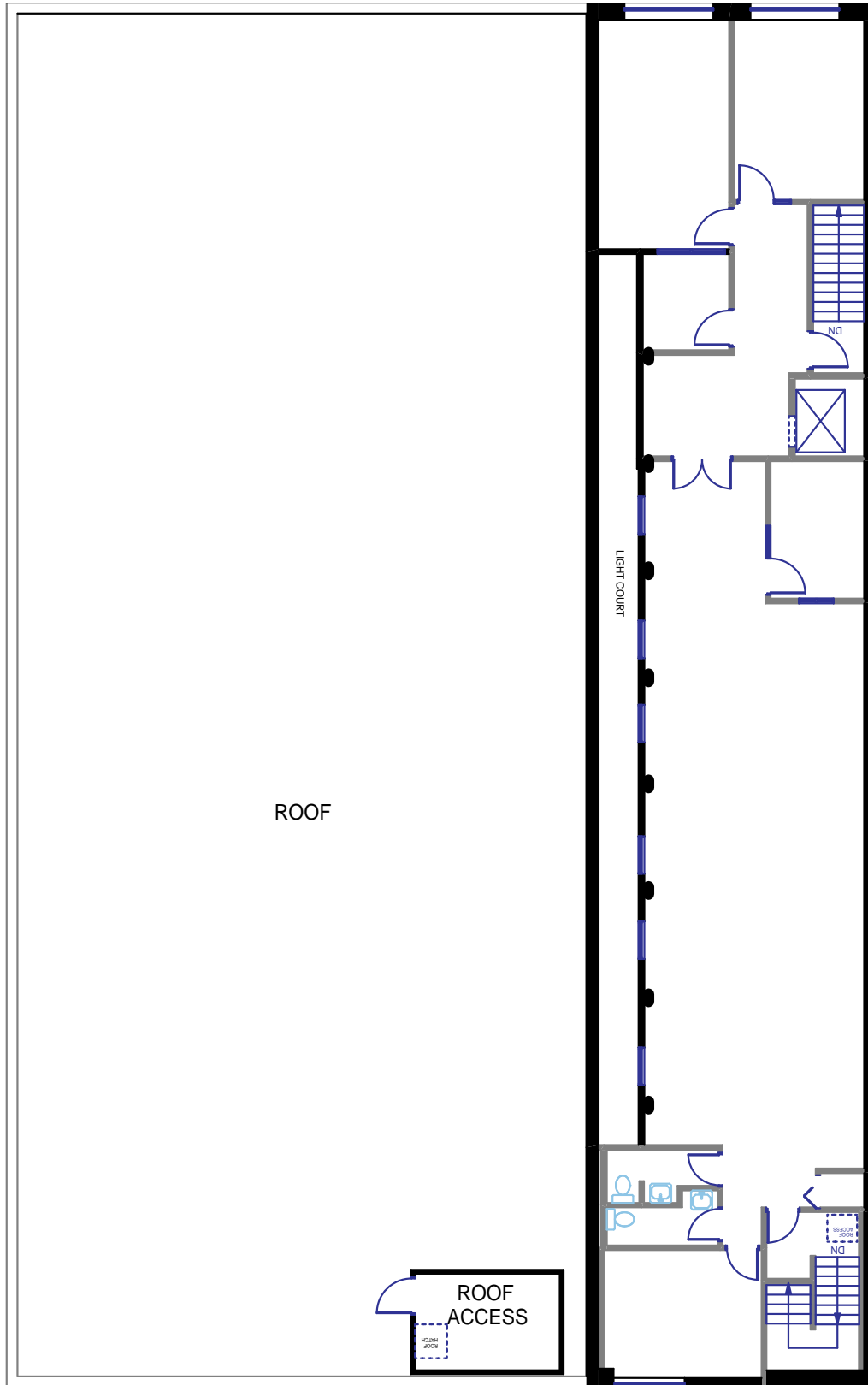


FIRST FLOOR	9,005 SF
SECOND FLOOR	8,643 SF
THIRD FLOOR	8,694 SF
FOURTH FLOOR	2,497 SF
BASEMENT	3,011 SF
BUILDING TOTAL	31,849 SF

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

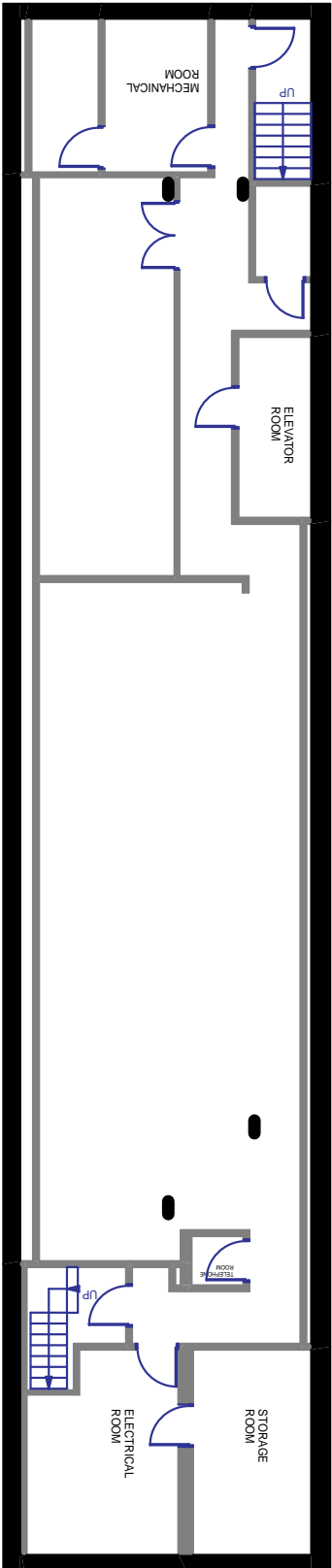
FLOORPLANS



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

FOURTH FLOOR 2,497 SQ.FT.

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



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

BASEMENT
3,011SQ.FT.

Two (2) Storage Rooms
Exposed beams and
brick walls