

FOR SUBLEASE | OFFICE
333 TERMINAL AVENUE
VANCOUVER, BC

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



- Up to 19,788 SF Office Space Approved for School Use
- False Creek Flats

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CELEBRATING OVER
50
YEARS IN VANCOUVER

Location

333 Terminal Avenue is located in the False Creek Flats area on the north side of Terminal Avenue, close to the Main Street-Science World SkyTrain Station, VIA Rail Station, Telus World of Science, Rogers Arena, BC Place and the Olympic Village. False Creek Flats has several new developments planned or under construction.

Simon Fraser University, Emily Carr Institute of Design, British Columbia Institute of Technology and the University of British Columbia are located close by in the Finning Lands. The Vancouver Showmart and the Vancouver Giftmart are located adjacent to the Home Depot store on Terminal Avenue. St. Paul’s Hospital’s new site is located adjacent to the VIA Rail station with construction underway and opening in 2027.

Terminal & Main Transportation Hub

The building is close to the Main Street-Science World SkyTrain Station. Four major bus routes connect at Terminal and Main as well as the Airport Shuttle Bus at the VIA Rail Station.



Building Description

333 Terminal Avenue is an eight (8) storey building with floor plates of approximately 20,000 square feet. A full fitness centre with men’s and ladies’ locker and shower facilities is located next door which is accessible to all tenants and their employees. Telus’ fibre optic hub for the False Creek Flats area is located in the development. Uniserve Communications with co-location/data centre with fibre optic connectivity and cloud storage is located in 333 Terminal Avenue.

Major Building Upgrades

The building has a new lobby and has been upgraded extensively, including new elevators and rooftop common amenities.

Property Highlights

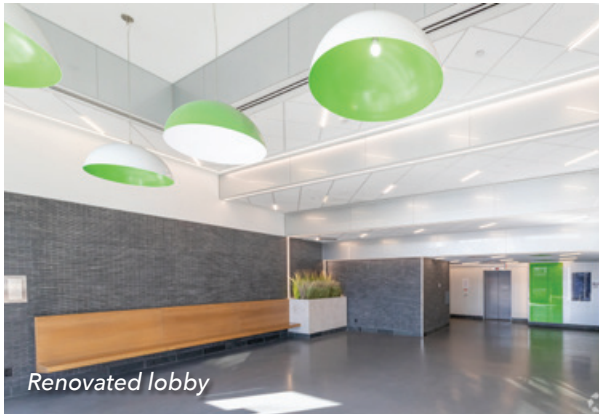
- ▶ 20,000 square foot floor plates
- ▶ Close to SkyTrain, Main bus lines, VIA Rail Station and Airport Shuttle
- ▶ Close to new St. Paul’s Hospital and full service restaurant
- ▶ Fitness centre with shower and locker facilities
- ▶ Bike storage available

Zoning

I-3

Parking

\$120.00 per month, 1 stall per 800 SF



Fourth Floor

Available Area

Full floor – 19,788 SF

Approved Use

The space has been approved for school use.
Currently unfurnished but furniture, as per the plan,
may be available.

Sublease Rate

\$44.50 PSF gross

Availability

January 1, 2026

Sublease Term

December 31, 2029

Floor Plan | Fourth Floor



LEGEND

- | | | |
|----------------------------------|----------------|----------|
| Offices (9) | Student lounge | Washroom |
| Classrooms (15) – 24/32/36 seats | Faculty office | Elevator |
| Student common areas (2) | Kitchen | Server |



Fifth Floor

Available Area

Unit 502 – 4,047 SF

Approved Use

The space has been approved for school use.
Currently unfurnished but furniture, as per the plan,
may be available.

Sublease Rate

\$44.50 PSF gross

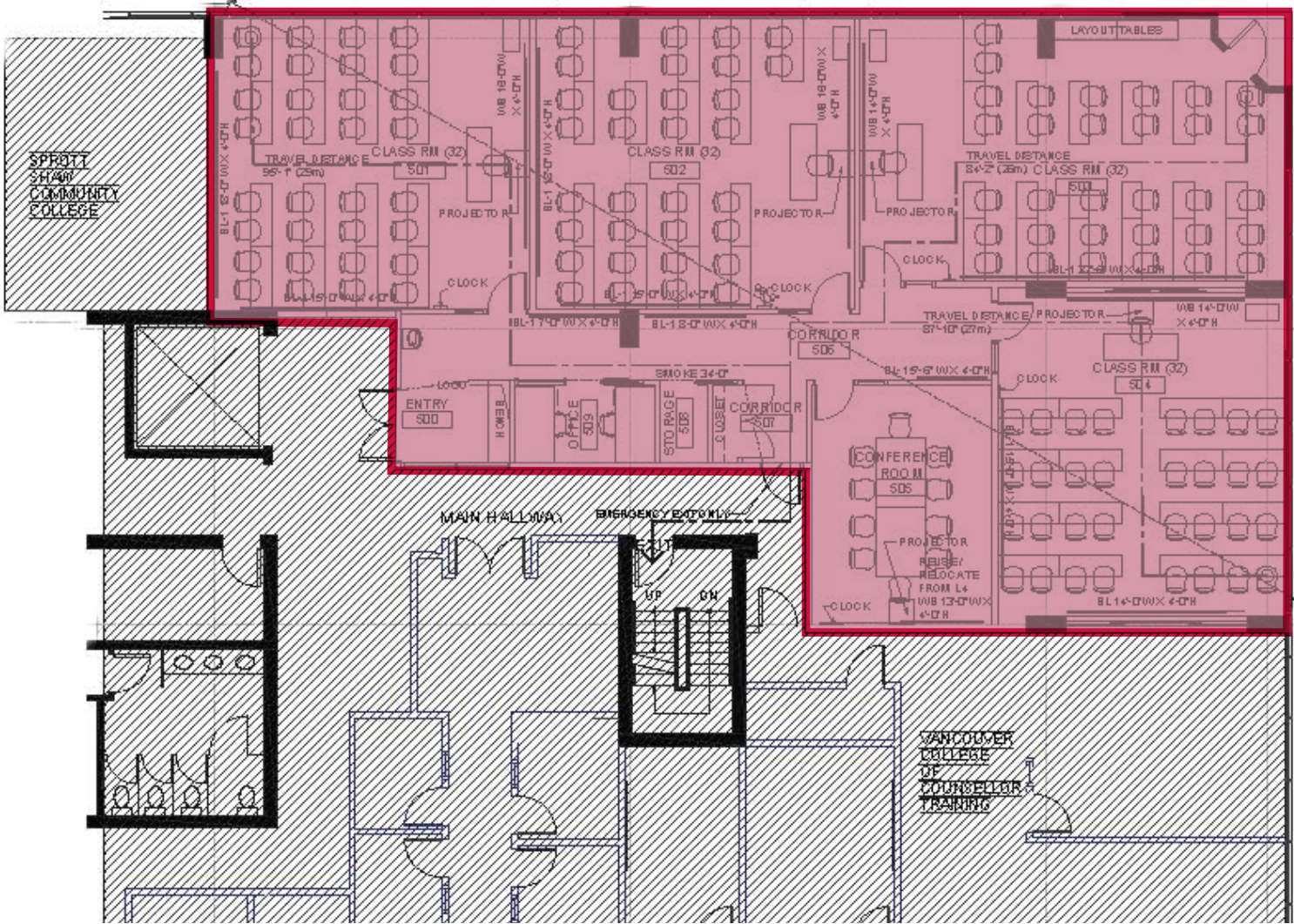
Availability

Immediate

Sublease Term

December 31, 2029

Floor Plan | Fifth Floor



Faculty lounge



Lockers



Computer lab



Classroom





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