



FLOORSPACE

Nelson Square

For Sublease

808 Nelson Street

// Unit 1001

THE OPPORTUNITY AT 808 Nelson Street

Unit 1001 // Bright, Move-in Ready Office

At a Glance

Total Approx. ~4,042 SF

14 Offices

Kitchenette

Potential Reception Area

Open Work Area

A bright, move-in ready office offering a high ratio of glass-front private offices and strong natural light throughout. The layout is efficient and well-balanced, supporting focused work while maintaining space for collaboration and day-to-day flow.

With 14 offices, an open work area, and a kitchenette, the suite is well suited for professional services or consulting teams looking for a functional, established workspace without the time or cost of a buildout.



Property Highlights

Nelson Square

Nelson Square at 808 Nelson Street is ideally located in Vancouver’s Central Business District, directly across from the Provincial Law Courts. This modern office tower offers a 24-hour security guard, premium amenities, and underground parking with both visitor and monthly options.



City Views & Natural Light



Underground Parking



On-Site Coffee & Dining



Secured Bike Storage



Bright & Fully Equipped Fitness Centre



Tenant Lunch Room & Kitchen



End of Trip Facilities



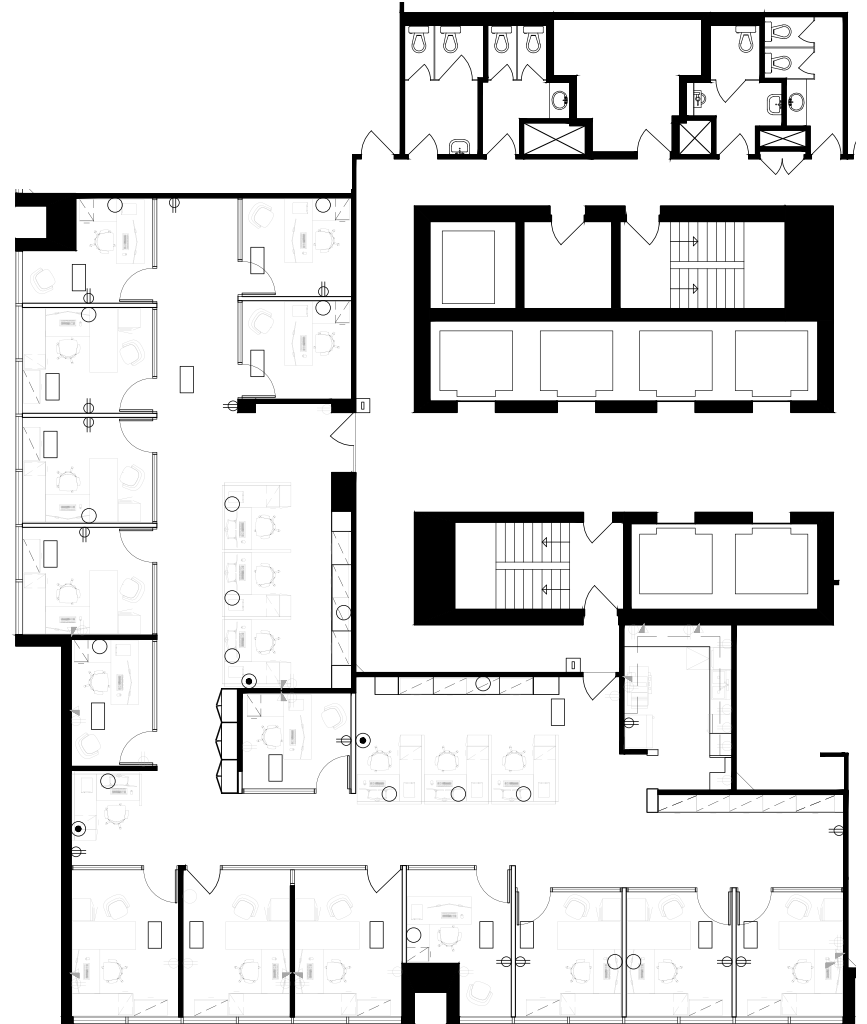
24-Hour Security Guard



Walkable Downtown Location



Size	~4,042 SF
Basic Rent	Contact Agents
Additional Rent	\$25.77 (2026 est.)
Availability	Immediate
Term Expiry	Sep 30, 2030
Furniture	Available



The Neighbourhood

Located in the heart of downtown Vancouver and steps from the Provincial Law Courts, the building attracts a professional tenant mix across legal, financial, and business sectors. With premium amenities, sweeping views, and seamless access to top restaurants, shops, transit, and entertainment, it's an ideal location for both business and lifestyle.



TRANSIT SCORE

100



WALK SCORE

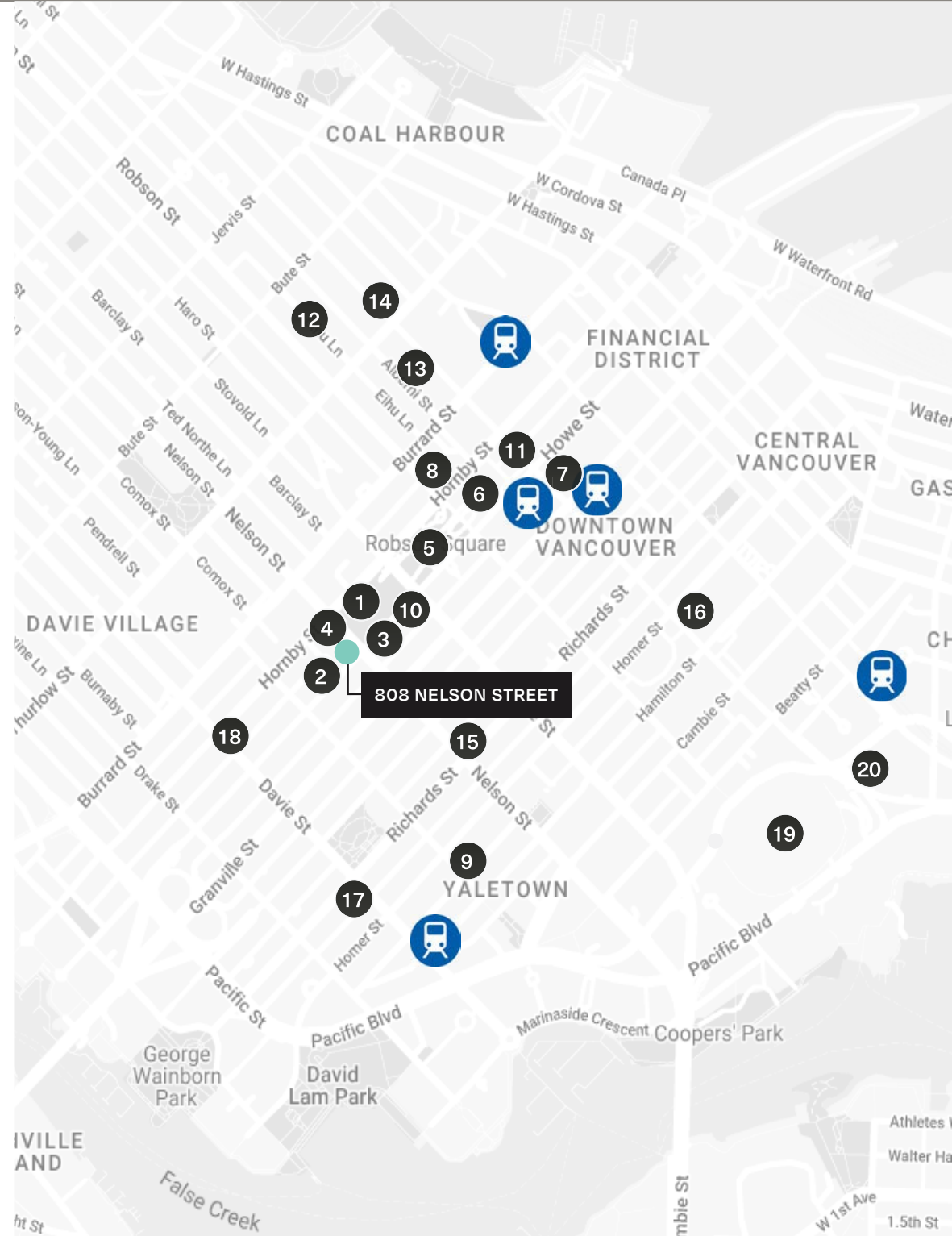
100



BIKE SCORE

91

- | | |
|----------------------------|---------------------------|
| 01. Vancouver Law Courts | 11. Hawksworth Restaurant |
| 02. Honolulu Coffee | 12. Din Tai Fung |
| 03. Pallet Coffee Roasters | 13. Black+Blue |
| 04. Relish the Pub | 14. Equinox West Georgia |
| 05. Robson Square | 15. Nesters Market |
| 06. Vancouver Art Gallery | 16. Loblaws City Market |
| 07. CF Pacific Centre | 17. Choices Market |
| 08. JOEY Burrard | 18. Breka Bakery & Café |
| 09. Blue Water Cafe | 19. BC Place |
| 10. Raintown Cafe | 20. Rogers Arena |

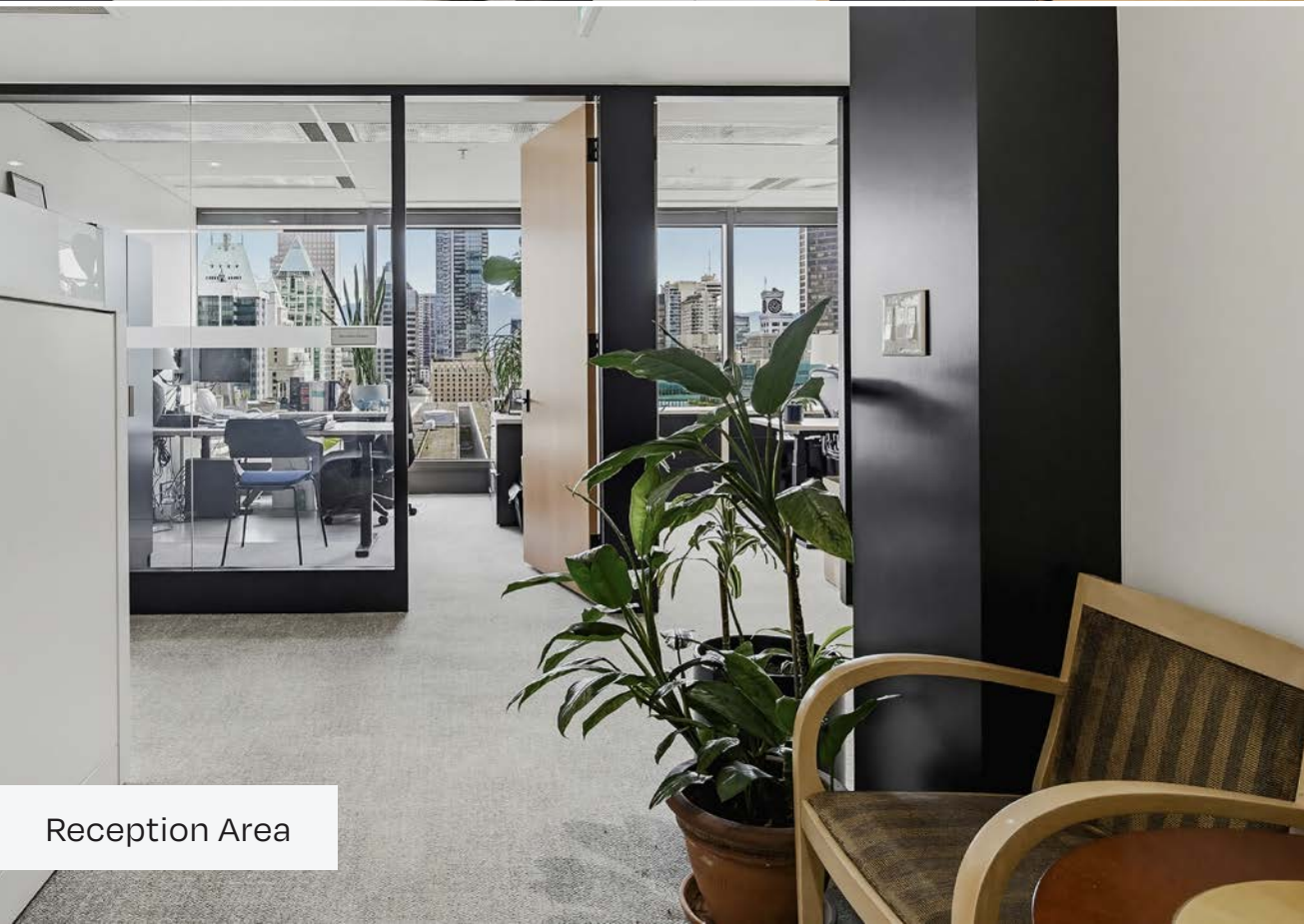




Kitchenette



Natural Light & City Views



Reception Area

For more information, please contact:



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