

# CDM

a collaboration between



577 Great Northern Way, Vancouver, BC

# FOR LEASE

## CREATIVE OFFICE/STUDIO SPACE

**CENTRE FOR DIGITAL MEDIA** collaborates with our four founding academic institution partners, industry and the community to create world-leading digital media programming that focuses on addressing society's most important challenges, hosted within a vibrant and inclusive campus at the heart of the Creative District, steps from the future Great Northern Way – Emily Carr Station (2026).

**WE ARE SEEKING** a vision-aligned, collaborative tenant who will engage with CDM and the campus community.

## CONTACT:

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# PROPERTY OVERVIEW

**Address:** 160-577 Great Northern Way, Vancouver, BC V5T 1E1

**Rentable Area:** 8,721 SF

**Net Rent:** \$21.50 PSF

**2023 Operating Costs:** \$13.50 PSF (hydro included)

**City-billed Taxes:** approx. \$15,000/year

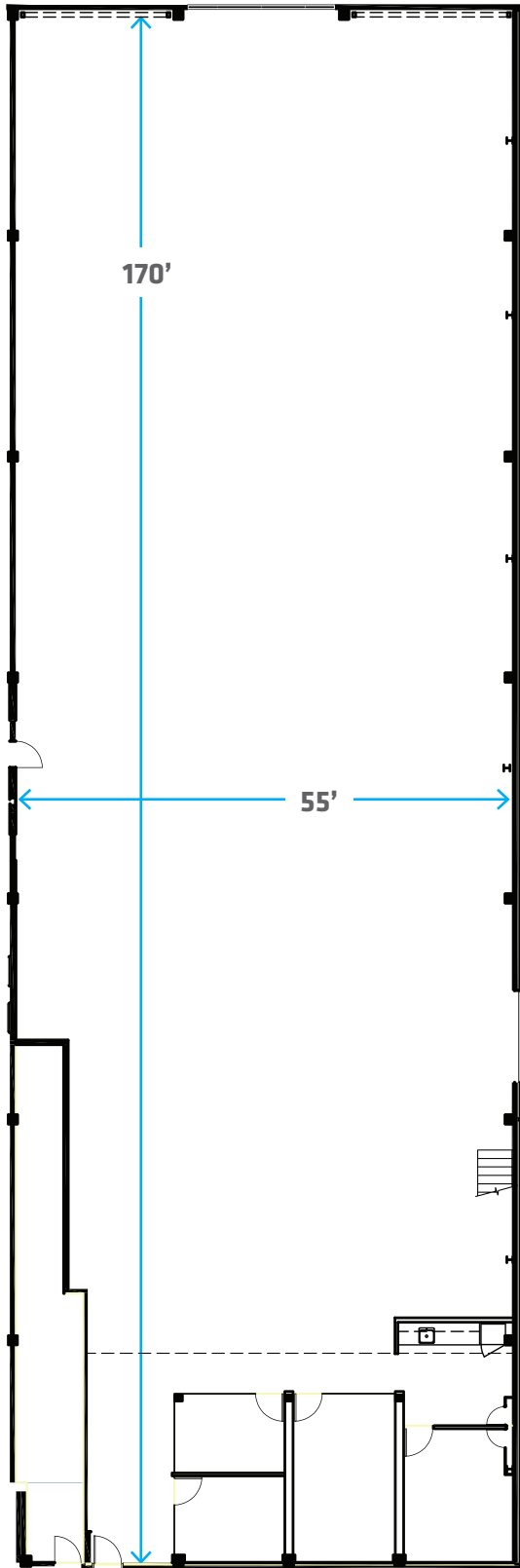
**Zoning:** CD-1 (402)

**Available:** Now

*Overheight Ceiling and Loading Door at Rear*

# FLOORPLAN:

8,721 SF





*Multiple Meeting Rooms*



*Mixture of Polished and Unpolished  
Concrete Floors and Carpet*

## THE UNIT:

- Bright, open concept with a two-storey (28') ceiling and 12 coverable skylights
- Versatile production/programming/maker/office options
- Network-ready with extensive power in this industrial-strength mid-century building
- Four enclosed spaces for meetings or offices
- Mix of carpeted, concrete and polished concrete flooring
- Optional: three shipping containers in situ for varying storage options, including servers
- Current 577 neighbours include Ayogo Health, CDM Programming, Departure Lounge Inc., DigiBC, Hammer & Tong Picture Industries Ltd, Kafka's Café, Variational AI
- District neighbours such as Lululemon, Electronic Arts, Samsung, Emily Carr University of Art+Design

# CDM AMENITIES:

- CDM property monitored 24/7 by Paladin Security
- Monthly reserved and hourly pay-parking (uncovered) available
- EV charging stations on-site
- Transit within 30 seconds: cross-town bus stops
- Transit within 1 min walk, by early '26: Great Northern Way – Emily Carr Station (Broadway Line)
- Transit within 10 min walk: VCC-Clark Station (Millennium Line), Main Street Station (Expo Line)
- Bike-friendly access via Central Valley Greenway, MOBI bike-share stations, plus secure 24/7 bike room
- 577 gym and changing rooms open daily, complete with showers and lockers
- Food options include Kafka's Café, weekly food trucks, plus nearby restaurants in the District, Mount Pleasant, Olympic Village



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## MORE INFORMATION

This leasing opportunity also presents beneficial and collaborative advantages within CDM's ecosystem, providing:

- A talent pipeline connecting to the Master of Digital Media program's highly diverse pool of interns, new grads, and alumni
- Potential to work closely with industry veteran faculty members on multi-disciplinary student R&D innovation team projects
- Access to Mitacs' funding programs and faculty engagement

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