



CDM

a collaboration between



SFU



BCIT

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:

Kim Schuss, Senior Property Manager 778.999.3192 | kim_schuss@thecdm.ca



PROPERTY OVERVIEW

Address: 180-577 Great Northern Way, Vancouver, BC V5T 1E1

Rentable Area: 2,130 SF

Net Rent: \$26.00 PSF

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

City-billed Taxes: approx. \$4500/year

Zoning: CD-1 (402)

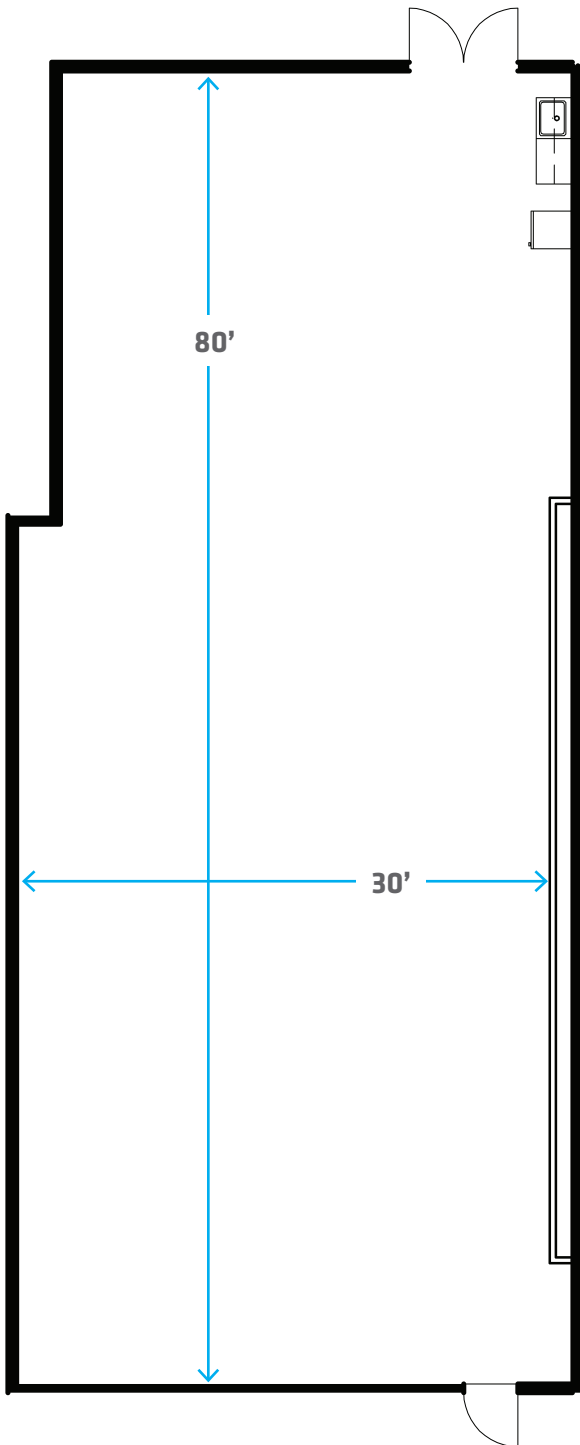
Available: Now

Versatile Open Concept

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FLOORPLAN:

2,130 SF



THE UNIT:

- Bright, open concept with an over-height (18') ceiling and 3 coverable skylights
- Versatile production/programming/maker/office options
- Network-ready with extensive power in this industrial-strength mid-century building
- Current 577 neighbours include Ayogo Health, CDM Programming, Departure Lounge Inc., DigiBC, Hammer & Tong Picture Industries Ltd, Kafka's Café, Variational AI
- Neighbours such as Lululemon, Electronic Arts, Samsung, Emily Carr University of Art+Design



18' Ceilings, 3 Coverable Skylights, and Overheight Double-Doors at Rear

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Kafka's Café



577 Gym



Secure 24/7 Bike Room

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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