

# CDM

a collaboration between



240-577 Great Northern Way, Vancouver | BC

# FOR LEASE

## CREATIVE OFFICE/STUDIO SPACE

The **Centre for Digital Media (CDM)** collaborates with four founding academic institutions, industry leaders, and the broader community to deliver world-class digital media programming that tackles society's most pressing challenges. CDM is housed within a vibrant and inclusive campus located in Vancouver's Creative District, just 200 meters from the new Emily Carr Great Northern Way SkyTrain Station, set to open in 2026.

**We are seeking** a vision-aligned, collaborative tenant who will actively engage with CDM and the campus community, contributing to the dynamic and innovative environment that defines our space.



# PROPERTY OVERVIEW

**Address:** 240-577 Great Northern Way, Vancouver, BC V5T 1E1

**Rentable Area:** 1,250 SF

**Net Rent:** \$16.00 PSF

**2025 Operating Costs:** \$13.50 PSF

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

**Zoning:** CD-1

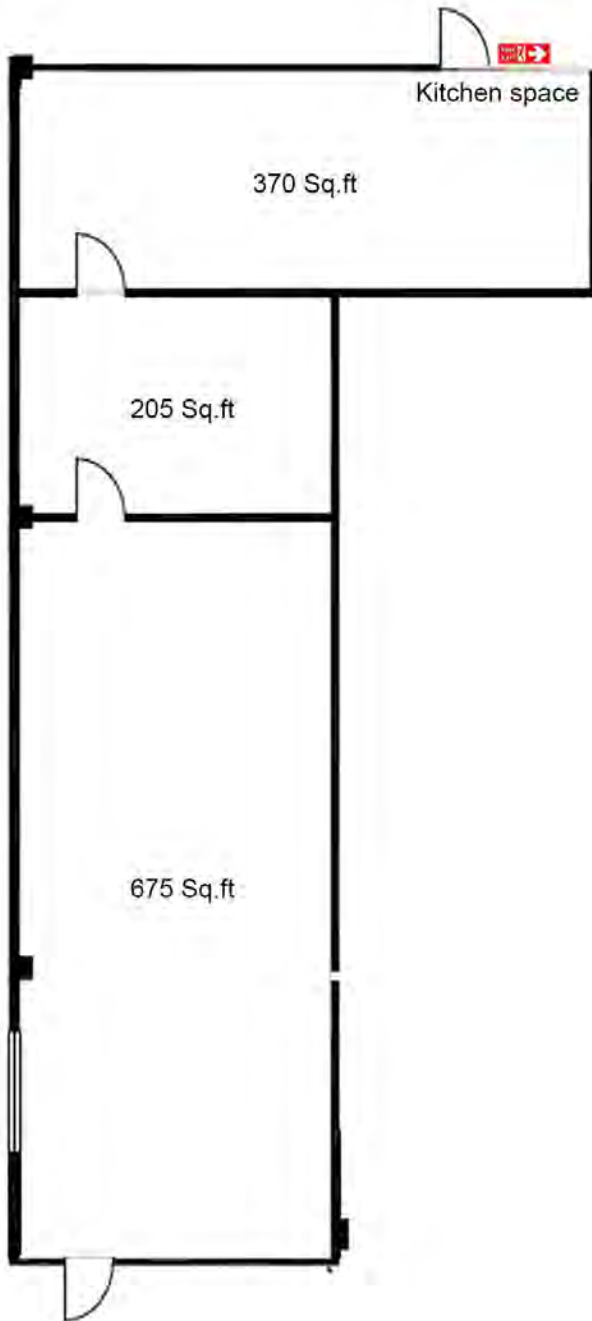
**Available:** Spring/Summer 2025





# FLOORPLAN:

1,250 SF



# THE UNIT:

- Three interconnected units featuring a fully equipped kitchen.
- Optimized for high performance networking, ample power in a climate controlled environment.
- Neighborhood collaborators include EA, Samsung, VCC, Emily Carr University





Kafka's Café



Gym



Secure 24/7 bike room

## CDM AMENITIES:

- Property monitored by certified security professionals 24/7
- Monthly reserved and hourly pay-parking available
- Transit-friendly neighborhood:
  - **Great Northern Way-Emily Carr Station** (opening 2027): ~200m west, at Great Northern Way & Thornton Street.
  - **VCC-Clark Station**: ~800m east, near East 6th Avenue & Keith Drive.
  - **Main Street-Science World Station**: ~1400m, northwest at Main Street & Terminal Ave
- Bike-lane access, plus secure 24/7 bike storage
- MOBI bike-share stations
- A fully equipped gym with changing rooms, shower and secure lockers.
- A diverse selection of food options within walking distance including Kafka's cafe, daily rotational food vendors and restaurants.



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## MORE INFORMATION

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

- Potential to work closely with industry veteran faculty members on multi-disciplinary student R&D innovation team projects
- A talent pipeline connecting to the Master of Digital Media program's highly diverse pool of interns, new grads, and alumni
- Access to Mitacs' funding programs and faculty engagement
- Proximity to Vancouver's Creative District ecosystem, including tenants and partners such as DigiBC (The Creative Technology Association of BC) and other organizations working at the intersection of digital media, education, healthcare, and innovation.

## CONTACT:

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