

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 2027

|CDM

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

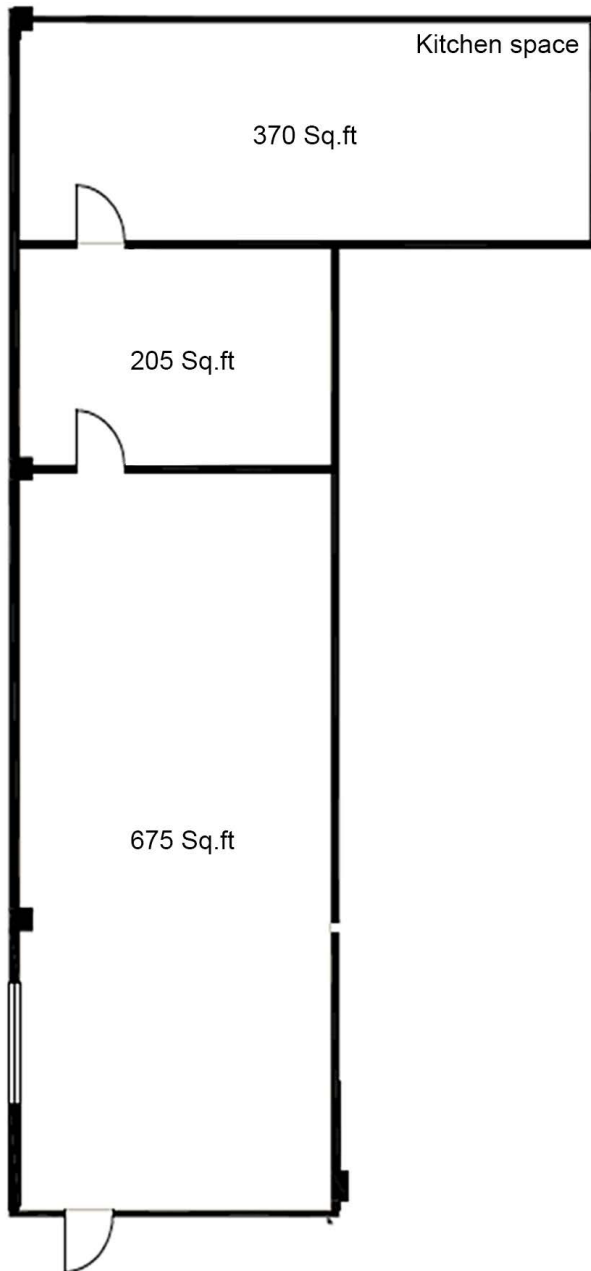
Zoning: CD-1

Available: Spring/Summer 2025



FLOORPLAN:

1,250 SF



THE UNIT:

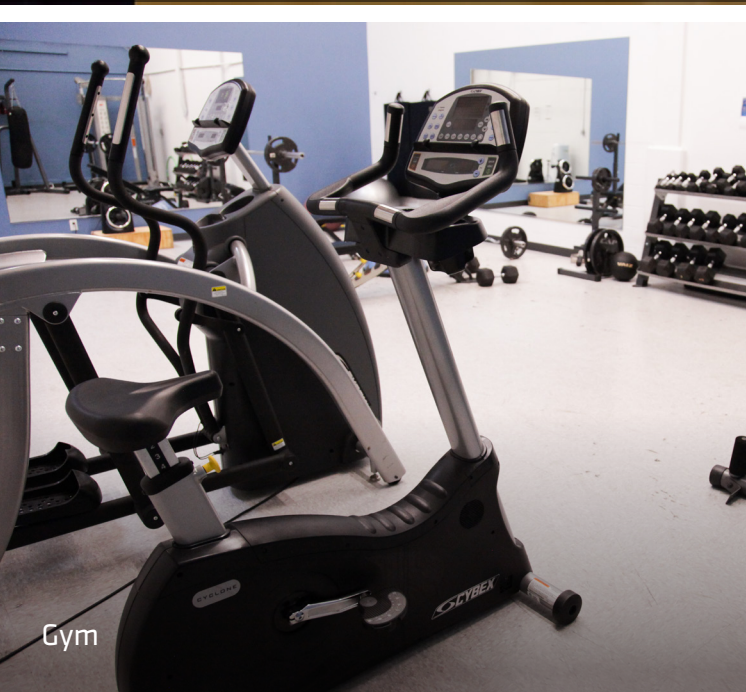
- Three interconnected units featuring a fully equipped kitchen.
- Optimized for high performance networking, ample power in a climate controlled environment.
- Neighborhood collaborators include EA, Samsung, VCC, Emily Carr University





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.



CDM

a collaboration between



Partner with CDM's next generation of creative tech talent. Many opportunities to collaborate alongside creative industry leading tenants such as:

- Emily Carr University of Art + Design
- DigiBC, The Creative Technology Association of BC
- BC Children's Hospital, Digital Lab
- Buffalo Buffalo
- IM4 Media Lab

As a CDM tenant, you'll have the unique opportunity to co-create with CDM's Masters of Digital media students, and tap into a pipeline of emerging talent.

CENTRE FOR
DIGITAL MEDIA

CONTACT:

propertymanagement@thecdm.ca

Jamie Smith

Senior Manager, Properties and Facilities
236.878.1754

Kim Schuss

Senior Property Manager, Dorset Realty
778.999.3192

Great Northern Way Campus Ltd. © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions.