

2770 Bental Street

Vancouver, BC

14,200 SF of Centrally-Located Office Space
Directly Across Rupert Skytrain Station



Contact

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Space Features



Open and private office spaces



Fluorescent Lighting



T-Bar ceiling



Lunchroom with existing cabinetry



Elevator service to ground floor

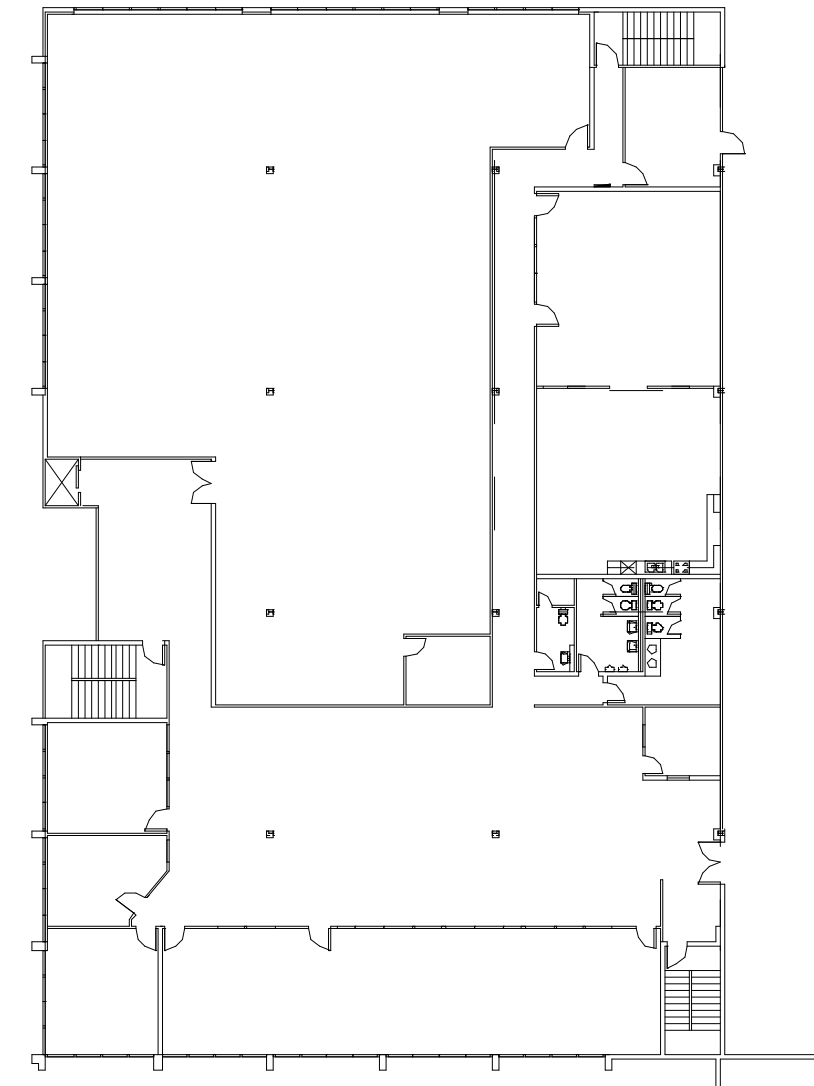


Separate mens and womens washroom and 1 universal washroom



Floor Plan

Available Area
 14,200 SF



Floor plan not to scale

The Opportunity

CBRE is pleased to present the opportunity to sublease 14,200 SF of centrally-located Metro Vancouver office space at **2770 Bentall Street** with unparalleled access to transit, major thoroughfares, and amenities.

The property is located directly across from Rupert Skytrain Station, near the prime intersection of Lougheed Highway and Trans-Canada Highway Interchange, providing easy access across the Lower Mainland. The space features open and private office areas, elevator access, and multiple washrooms.

Available

Immediately

Sublease Term Expiry

May 31, 2029

Asking Sublease Rate

Contact Listing Agents

Additional Rent

\$7.96 PSF (2024 est. includes management fees)

Zoning

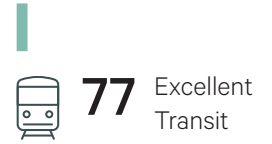
CD-1 (249) - Still Creek



The Location

Situated parallel to major arterial roads including Lougheed Highway, East Broadway, and Grandview Highway, the property's center-ice location offers unrivaled convenience to all major densified nodes in the City, including Vancouver's Downtown Core, Brentwood, Lougheed, and the North Shore. The area benefits from a wide range of amenities from redevelopment urban centers, including Gilmore Place, The Amazing Brentwood, and the SOLO District.

Walk Score



Drive Times in minutes

| | | | | |
|----------------------------------|---------------------------------|--------------------------------------|-------------------------------------|--------------------------------------|
| 1 to Grandview Highway | 2 to Lougheed Highway | 5 to Boundary Road | 6 to Trans-Canada Highway | 15 to Lougheed Town Centre |
| 5 to Gilmore Place | 5 to SOLO District | 7 to The Amazing Brentwood | 8 to Trans-Canada Highway | |

Amenities in the Area

- BCLIQUOR
- Cactus Club Cafe
- Canadian Tire
- CIBC
- Cineplex VIP Cinemas
- Earls Kitchen + Bar
- JOEY
- London drugs
- OEB Breakfast Co.
- Prince Seafood Restaurant
- RBC Royal Bank
- Real Canadian Superstore
- Save-On-Foods
- Starbucks
- TD Canada Trust
- Tap & Barrel
- The Home Depot
- Trail Appliances
- Triple O's
- T&T Supermarket (Future)
- Walmart Supercentre
- Wendy's
- Whole Foods Market

Annual Average Daily Traffic Count

- 29,472**
Rupert Street & East Broadway
- 47,030**
Lougheed Highway & Skeena Street

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