

5838 CAMBIE STREET, VANCOUVER

FULLY TURNKEY STREET FRONT OFFICE STEPS FROM SKYTRAIN

**FOR
LEASE**



WILLIAM | WRIGHT

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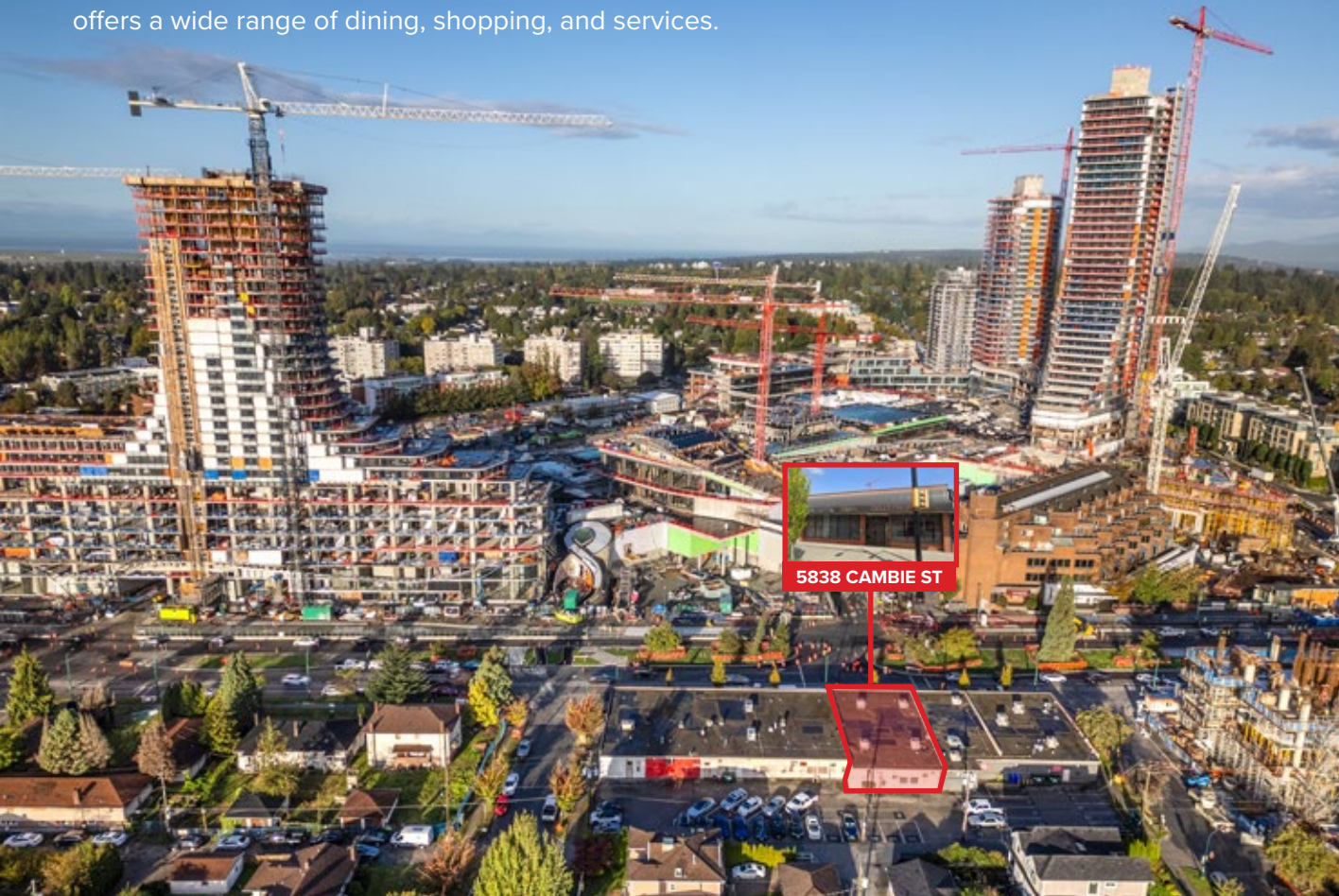
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Overview

The subject property is 3,560 square feet, fully turnkey, and built out as a professional office with a mix of demised offices and open area. It is ideal for educational users, professional offices, service providers, showroom, or retail use. The space features strong exposure and visibility along Cambie Street, with substantial foot traffic. It is located between 42nd and 43rd Avenue, one block from the Oakridge–41st Avenue SkyTrain Station and steps from the redeveloping Oakridge Centre, which offers a wide range of dining, shopping, and services.

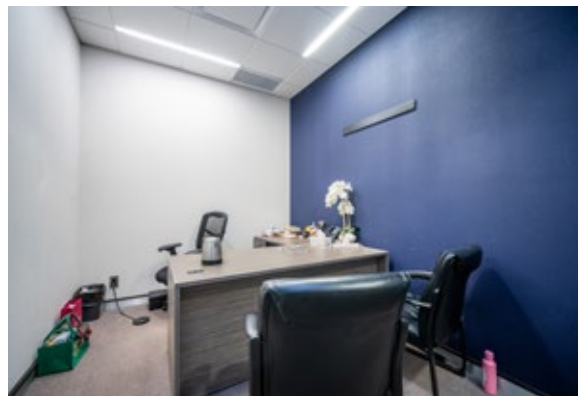


Salient Facts

Size
± 3,560 SQFT

Parking
2 free reserved stalls (Additional parking at market price)

Gross Rent
Contact Listing Agents



Property Highlights



Unparalleled exposure and visibility on Cambie Street



Ample parking at the rear of the property



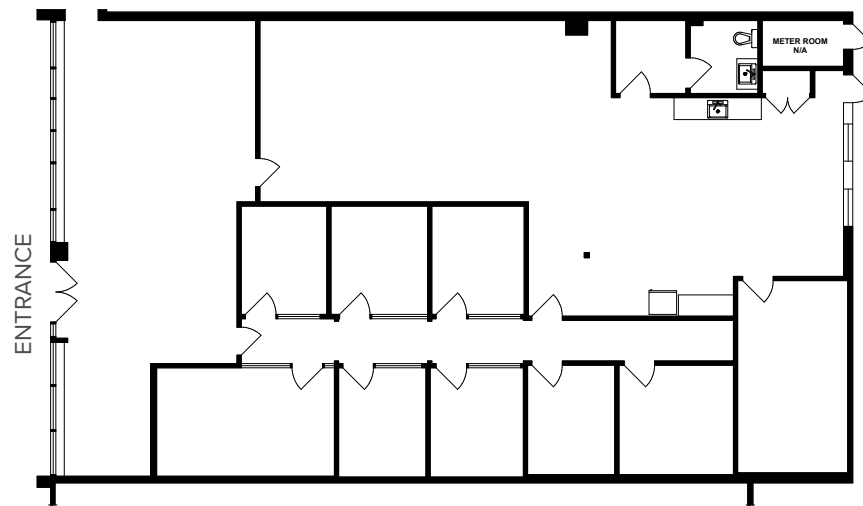
280m from Oakridge-41st Avenue Canada Line SkyTrain Station

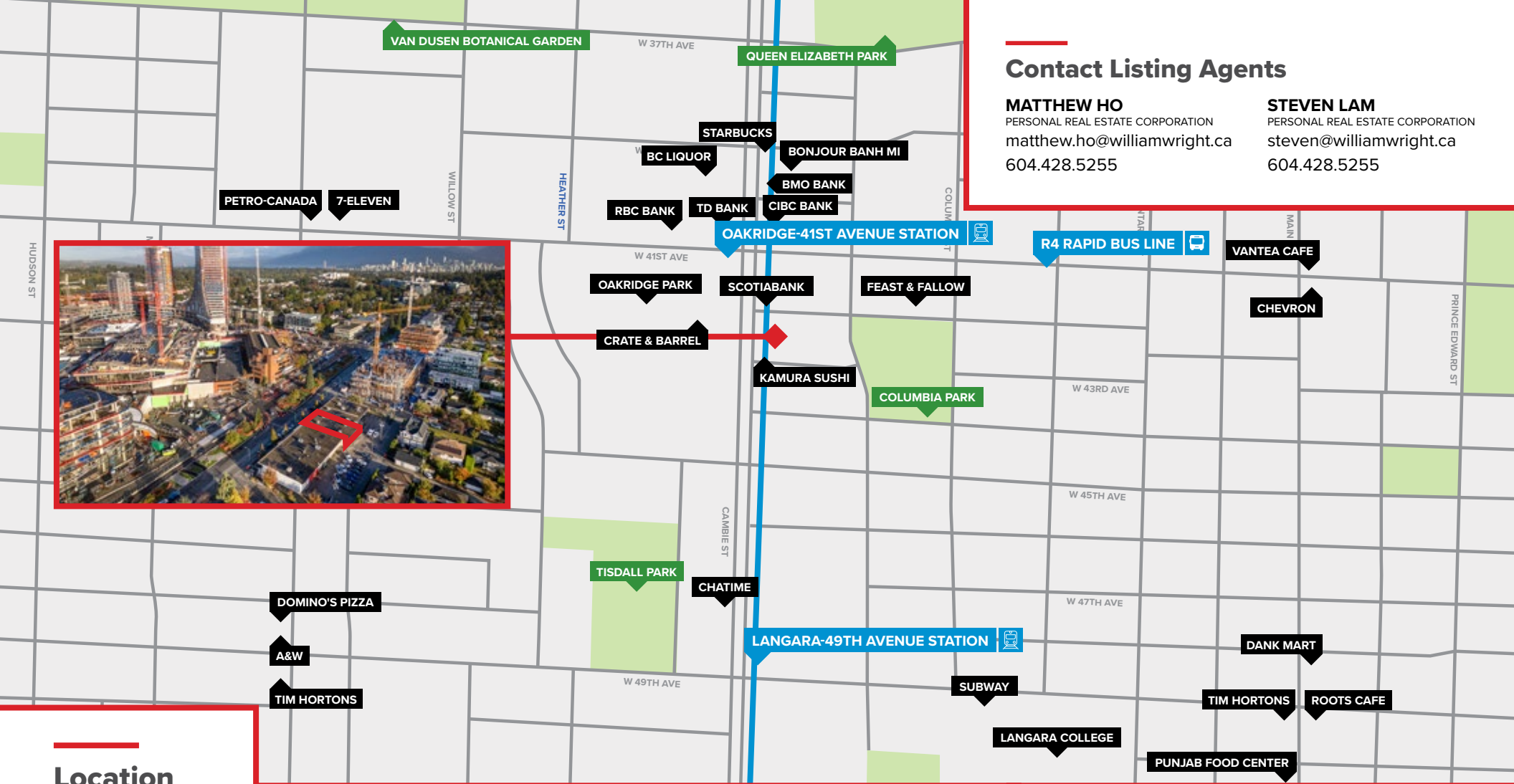


Currently turnkey and improved as a professional office



Directly across from Oakridge Centre. High foot traffic in a rapidly developing and highly densified neighbourhood





Contact Listing Agents

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Location

Located along Cambie Street, this area offers high visibility and easy accessibility. The proximity to Oakridge-41st Avenue SkyTrain Station ensures convenient transportation for commuters and shoppers. The ongoing redevelopment of Oakridge Centre is enhancing the local retail landscape, attracting new shops and services that will boost foot traffic from both residents and visitors. The Cambie Corridor is vibrant, featuring a variety of dining options, cafes, and essential services, making it an appealing destination for businesses in a bustling retail environment.

Driving Distances

LANGARA COLLEGE	4 MIN DRIVE
OAKRIDGE-41ST AVENUE STATION	5 MIN DRIVE
YVR AIRPORT	19 MIN DRIVE

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