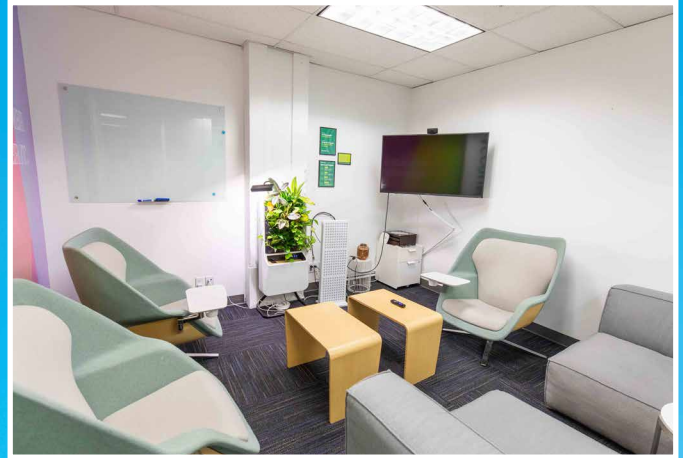


440 CAMBIE STREET | VANCOUVER BC

MODERN HERITAGE OFFICE SPACE

MOVE-IN READY

440 Cambie Street,
Vancouver, BC



DOWNTOWN/GASTOWN

FOR LEASE

CONTACT US

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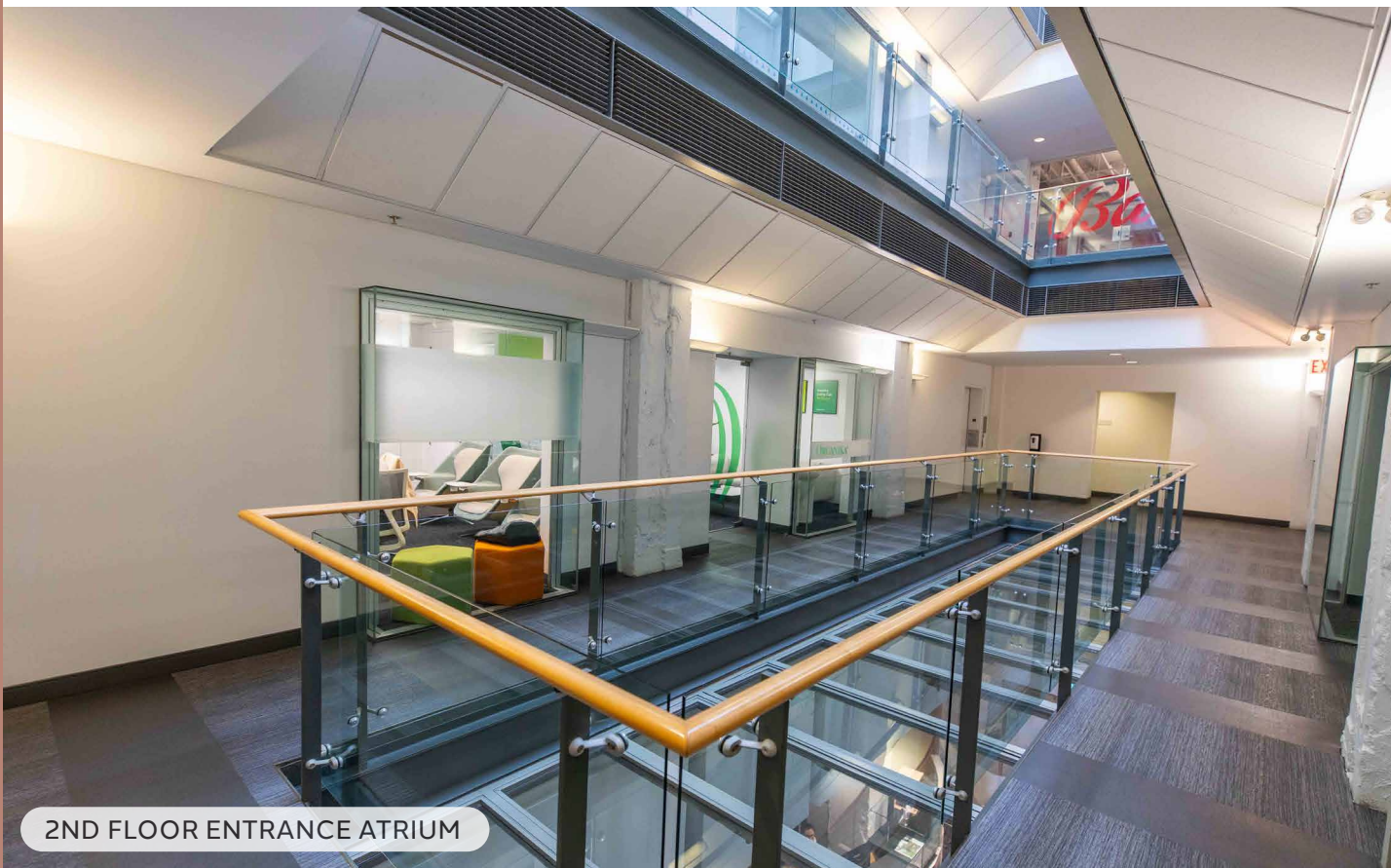




LOBBY

BUILDING FEATURES

- Fully modernized heritage office building with 24 hour fob access
- Fully renovated building lobby, common areas, and washrooms
- Bright and oversized atrium with huge skylights
- 4 minute walk to Waterfront Station and 1 minute to Stadium-Chinatown SkyTrain
- Abundance of restaurants, coffee shops, shopping and other amenities nearby

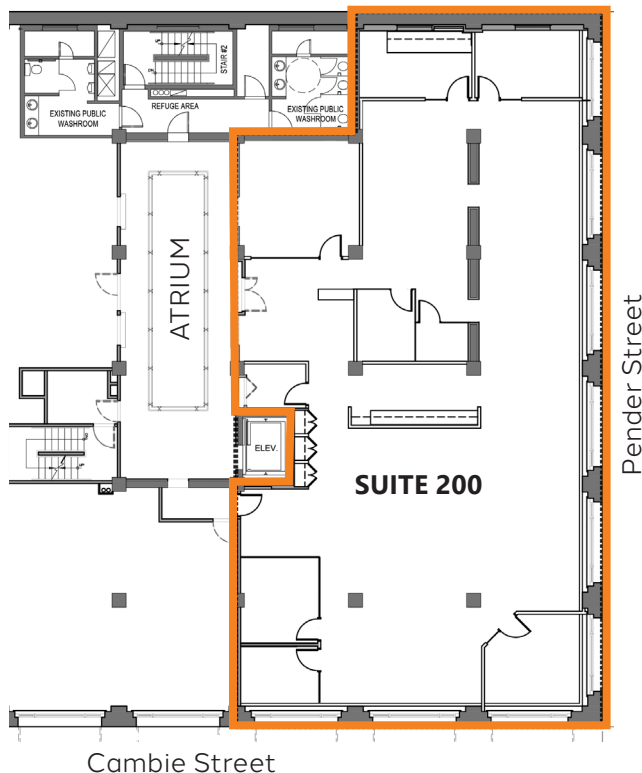
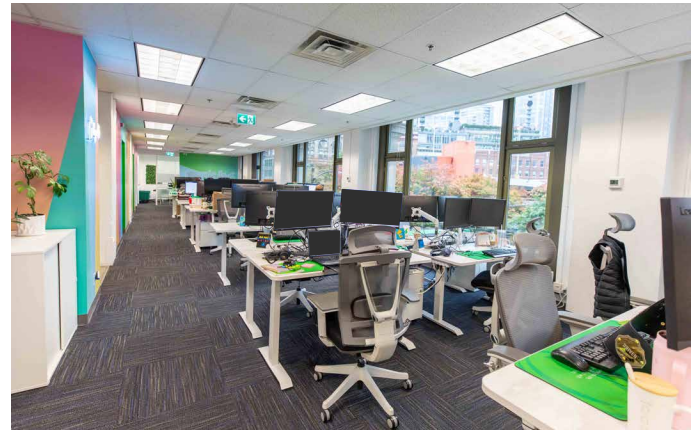


2ND FLOOR ENTRANCE ATRIUM

SUITE 200

AREA	5,590 SF
BASIC RENT	Contact Agent
ADDITIONAL RENT	\$18.00 PSF (2025 Est.) janitorial included, utilities excluded
AVAILABLE	Immediately
FURNITURE	Partially Available
PARKING	2 parking stalls available at market rates

- Bright modern/heritage restored office space
- Large opening windows allowing fresh air flow throughout
- Multiple private glass offices and meeting rooms
- Spacious open area
- Excellent ceiling heights and updated HVAC
- Full kitchenette
- Server room, space is fully wired
- Storage locker available



THE LOCATION

- Excellent transit, steps from Waterfront Station providing access to SkyTrain lines, West Coast Express, & Seabus
- Situated on the edge of Gastown with countless boutique cafés, restaurants, & amenities nearby
- Minutes to downtown Vancouver, via car, bike or transit
- Public parking available in nearby buildings



97 Walker's Paradise



100 Rider's Paradise



90 Biker's Paradise



10-minute walk
DOWNTOWN VANCOUVER



4-minute walk
Waterfront Station

440 CAMBIE STREET



AMAZON

1-minute walk
GASTOWN



1-minute walk
Stadium-Chinatown
SkyTrain Station

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