

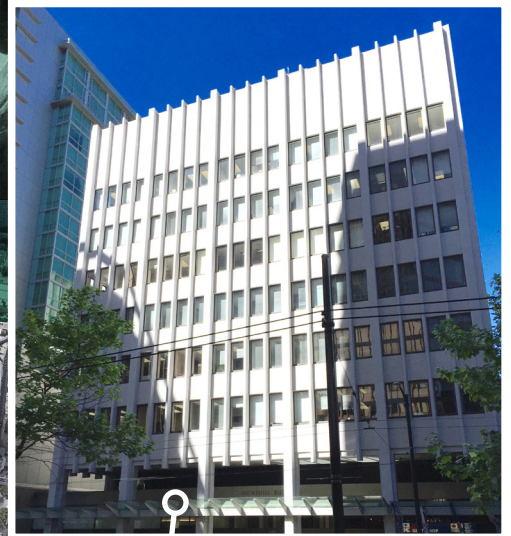
SHOREHILL BUILDING

DOWNTOWN OFFICE SPACE FOR SUBLEASE

LOW GROSS RENT

1155 WEST PENDER STREET | VANCOUVER

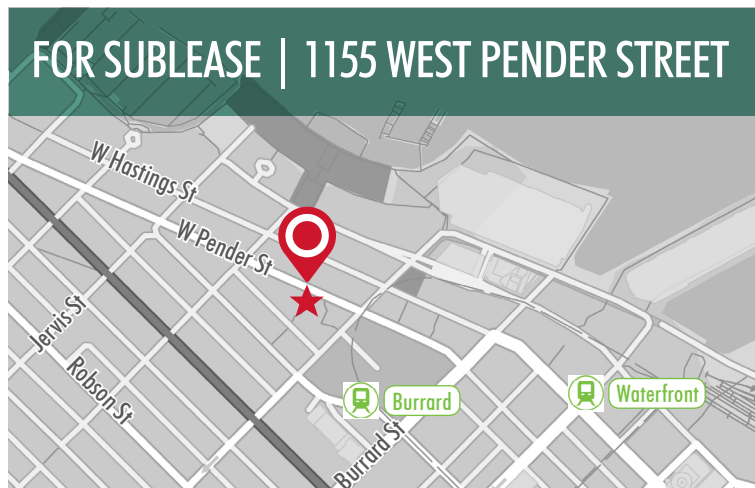
Move-in ready opportunity w/ furniture



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LOCATION

Located in the central downtown core, this building allows for easy access via car, bike, walking, bus, SeaBus & SkyTrain. It is located near many local amenities, including nearby a Starbucks, Café Artigiano, Urban Fare & Cactus Club.

SUITE

620

AVAILABLE AREA

1,010 sq. ft.

SUBLEASE RATE

Below market (contact listing agent)

OP. COSTS & TAXES

\$15.01 per sq. ft. (estimate)

OCCUPANCY

Immediately

SUBLEASE TERM

Short, flexible

FURNITURE

Available and negotiable

OPPORTUNITY

This suite is an exceptional Low Gross Rent opportunity to move into a “plug and play” space in Vancouver’s Downtown core. The space has an efficient layout with 3 offices, boardroom, and kitchen can be ready for occupancy on short notice.

SPACE FEATURES

- Bright corner unit
- Reception/open area
- 3 offices
- Kitchenette
- Boardroom
- Furniture (negotiable)

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