

### **KEVIN NELSON**

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#### **ALAIN RIVERE**

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## **HIGHLIGHTS**

- Move-In Ready Space
- Tastefully renovated suite
- Corner unit, North and East facing
- Floor to ceiling windows, ample natural light
- Elevator exposure w/ glass entrance
- Newly renovated elevator lobby
- Large Open Plan Area
- 6 offices, boardroom, kitchen, reception

# **PROPERTY DETAILS**

Suite	1110
Area	3,859 SF*
Net Rent	Contact Listing Agent
Additional Rent	\$23.84 per SF (2019 est.)
Sublease Expiry	May 31, 2023
Available	May 1, 2019

\* Available to lease an additional 4,438 SF on 11th floor for a total of 8,297 SF

# **BUILDING FEATURES**

- Common Area: Lunch Room/Lounge
- Fibre Optic
- Showers/Lockers
- Bike storage
- 3 minute walk to Burrard Skytrain Station
- Parking available
- Professionally managed by Quadreal

## **FLOOR PLAN**













### THE LOCATION

Located close to all hotels, restaurants and amenities in downtown Vancouver. Snack shop in the building and good access to bus routes on West Hastings & Burrard Streets in addition to the Skytrain & Canada Line

#### **Nearby Amenities**

A&W
Bank of Montreal
Cactus Club Café
Chewies Steam & Oyster Bar

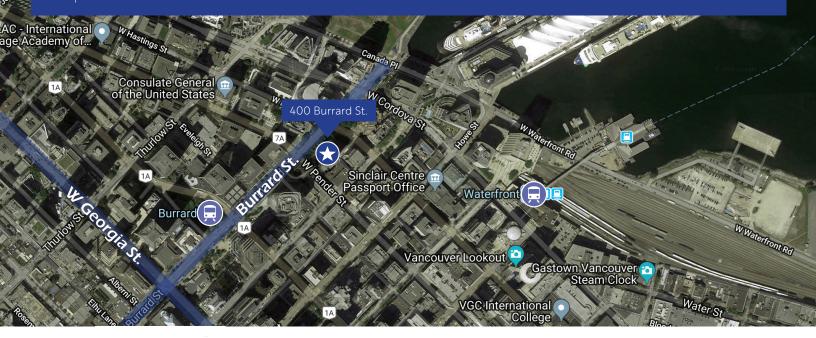
CIBC Elephant & Castle Freshii

Fujiya Japanese Foods HSBC Bank

JJ Bean

Joeys Bentall One McDonald's Meat & Bread Nightingale Rexall Drug Store Starbucks

Staples Tacofino Tap & Barrel TD Bank The Butcher & Bullock Tractor Foods



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