



**NEW
REDUCED
RATE!**

**5,712 -
11,472 SF
OFFICE SPACE**

**LOW
GROSS
RENT**

FOR LEASE 534/538 CAMBIE ST. VANCOUVER, BC

CONTACT US
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534 CAMBIE ST



EXTERIOR BUILDING



MEETING ROOM



MEETING AREA



KITCHEN

**NEW
REDUCED
RATE!**

PROPERTY DETAILS

Area	5,712 SF*
Gross Rent	\$45.00 per SF
Availability	Flexible - Summer 2019
Term	Flexible
Furniture	Available

*Can be leased with 538 Cambie St. for a total of 11,472 SF

SPACE FEATURES

- Private two-story building with basement
- Windows on three sides
- High quality improvements
- Kitchen on each floor
- Unique move-in ready furnished office
- Large open floorplan
- Boardroom, office/meeting rooms, and reception
- High exposed ceiling with wood finish
- Upgraded mechanical and hvac system
- High-Speed Fibre connectivity
- **Furniture available**
- Signage available
- Basement with storage

OPEN AREA



OFFICE



BOARD ROOM



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538 CAMBIE ST



EXTERIOR BUILDING



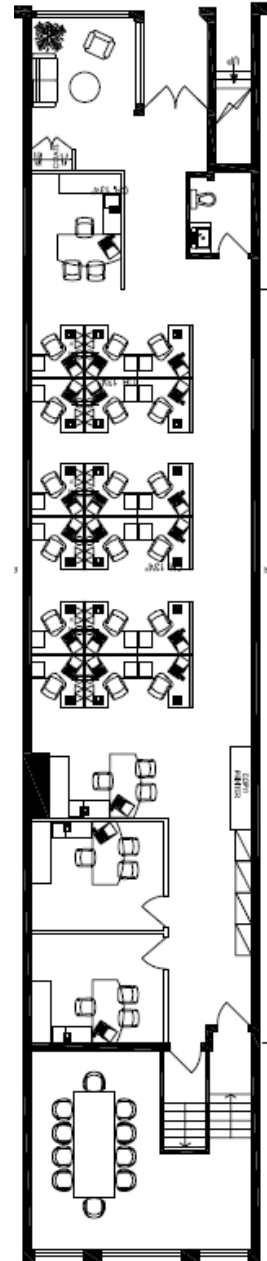
AMENITIES ROOM



GYM

MAIN FLOOR

*Basement floorplans not shown



PROPERTY DETAILS

Area	5,760 SF*
Gross Rent	\$36.00 per SF
Availability	Immediately
Term	Flexible
Furniture	Available

*Can be leased with 534 Cambie St. for a total of 11,472 SF

SPACE FEATURES

- Private two-story building
- Unique move-in ready furnished office space
- Large open area
- Boardroom, offices and reception
- High exposed ceiling with wood finish
- Amenity room with kitchen
- Private gym, sauna and showers
- Upgraded mechanical and hvac system
- High-Speed Fibre connectivity
- Furniture available
- Signage available

RECEPTION



OPEN AREA



MEETING ROOM



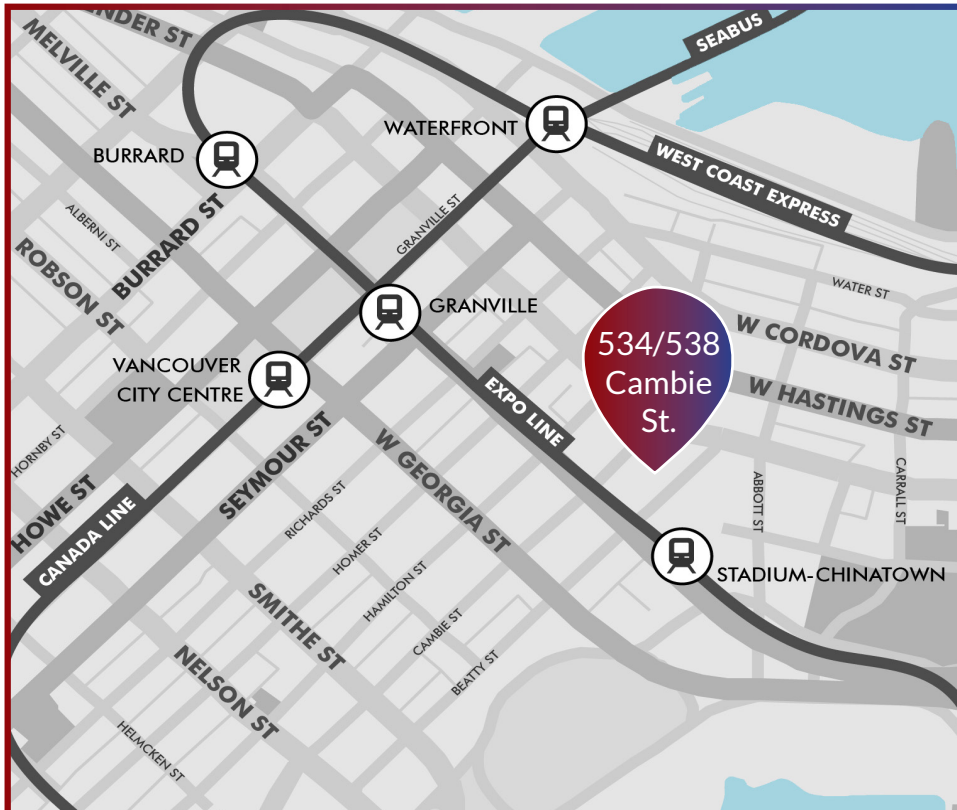
NEW REDUCED RATE!

534/538 CAMBIE ST

5,712 - 11,472 SF OF OFFICE SPACE

THE LOCATION

Conveniently located between Dunsmuir Street and West Pender, 534/538 Cambie Street is one block away from Stadium-Chinatown Skytrain and a short walk through Gastown to Waterfront SkyTrain



NEARBY AMENITIES

Bank of Montreal
Chambar
Costco
Finches
Jam Café
McDonald's
Meat & Bread
Nuba in Gastown
Prado Café
Rexall
Revolver
Royal Bank
Tacofino Taco Bar
T&T Supermarket
TD Canada Trust
The Pint Public House
Waves
White Spot

 98
Walker's Paradise

 100
Rider's Paradise

 89
Very Bikable

 Parking Lot Beside Buildings

www.walkscore.com

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