



**NEW
REDUCED
RATE!**

**5,920 SF
OFFICE
SPACE**

**LOW
GROSS
RENT**

FOR LEASE 534 CAMBIE ST. VANCOUVER, BC

CONTACT US

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CBRE

**HT
FG** THE HIGH
TECHNOLOGY
FACILITIES GROUP

534 CAMBIE ST



EXTERIOR BUILDING



MEETING ROOM



MEETING AREA



KITCHEN

**NEW
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RATE!**

PROPERTY DETAILS

Area	5,920 SF
Gross Rent	\$45.00 per SF
Availability	Immediate
Term	Flexible
Furniture	Available

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



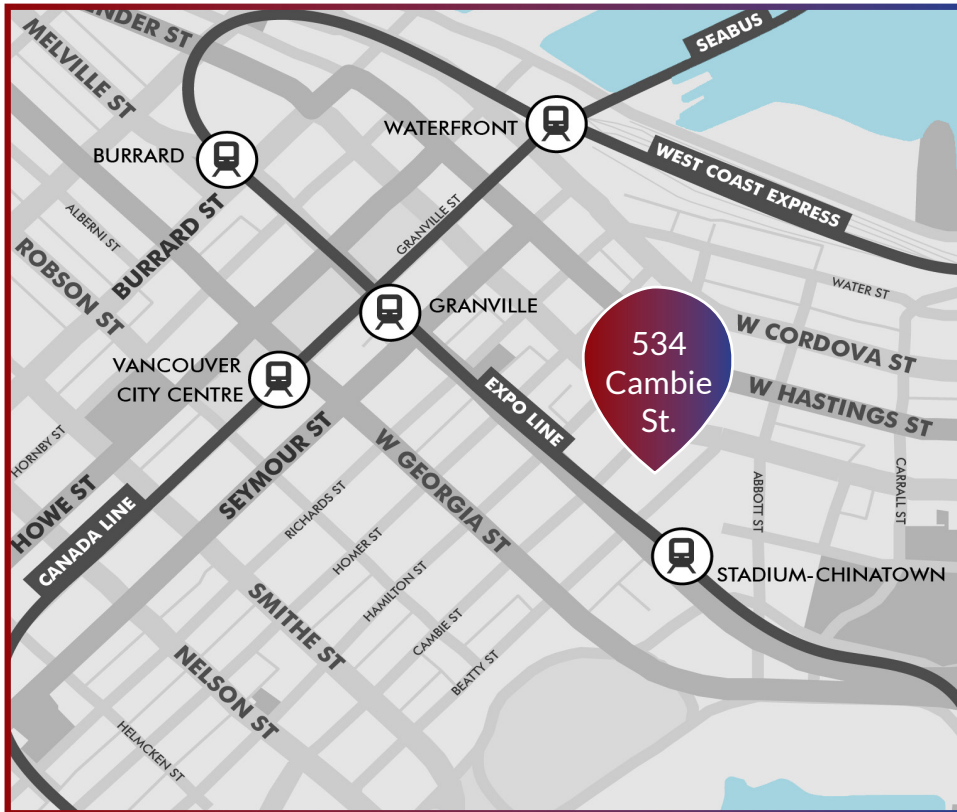
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534 CAMBIE ST

5,920 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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