

MARINE BUILDING, 355 BURBARD ST

FOR SUBLEASE

Brand New Space in Vancouver's
Most Historic Office Building

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CBRE

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PROPERTY DETAILS

Unit	1800
Area	2,600 SF approx.
Term	Flexible, 5 - 10 years
Asking Rent	Contact Listing Agent
Op Costs	\$25.92 PSF (2020 Est.)

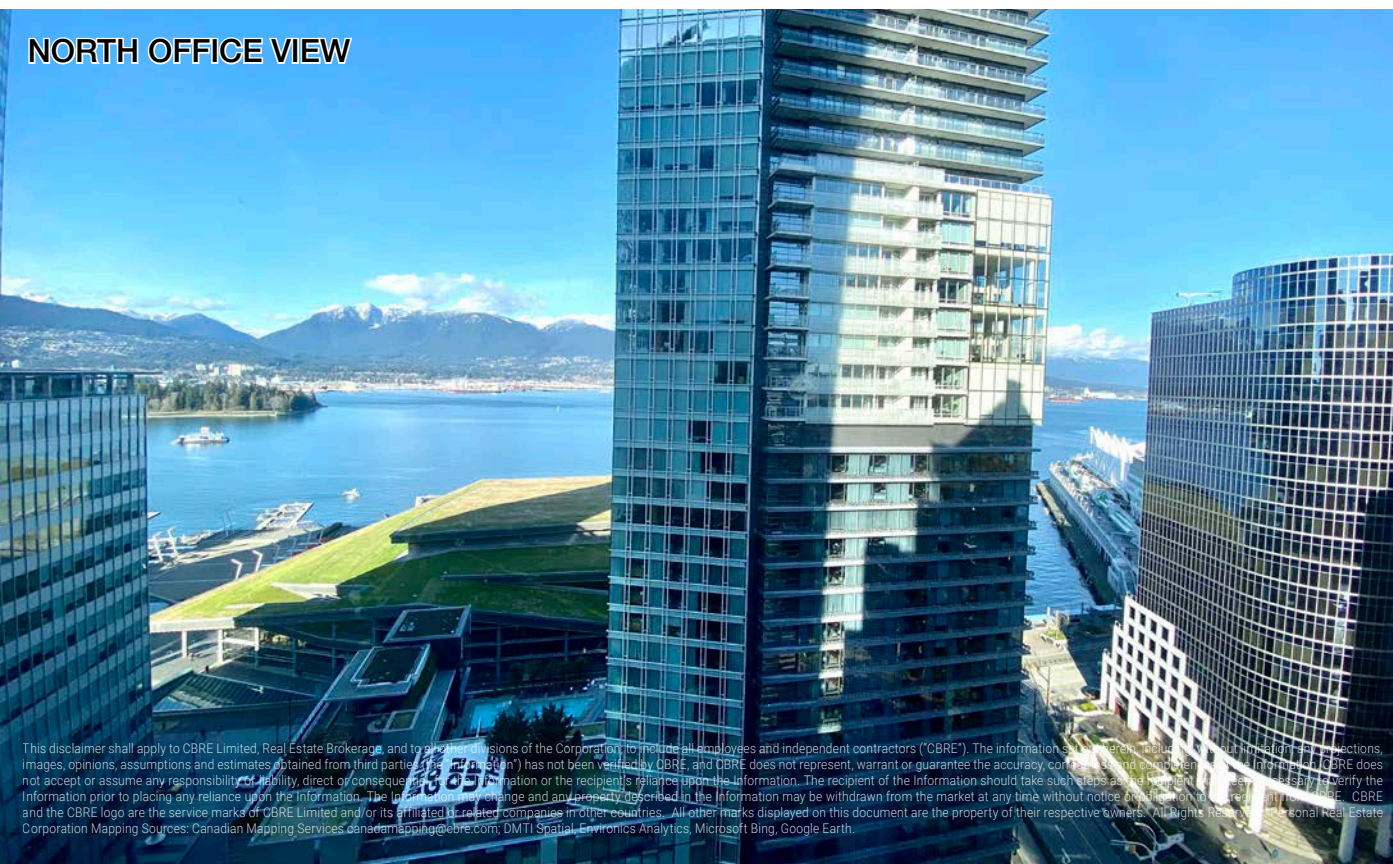
HIGHLIGHTS

- Brand new 18th floor
- Elevator exposure, glass entry door
- Shared floor with only one other tenant
- Water, mountain and downtown views
- Windows on 3 sides, for ample natural light
- Exposed or t-bar ceiling
- New temperature controlled HVAC units
- **Brand new space built to high quality standards and finishes**

BUILDING FEATURES

- Modernized, art deco heritage building
- Modernized elevators
- Renovated common areas and washrooms, fitness centre, change room, and showers
- 24 hour security
- Parking available
- Professionally managed by Oxford Properties

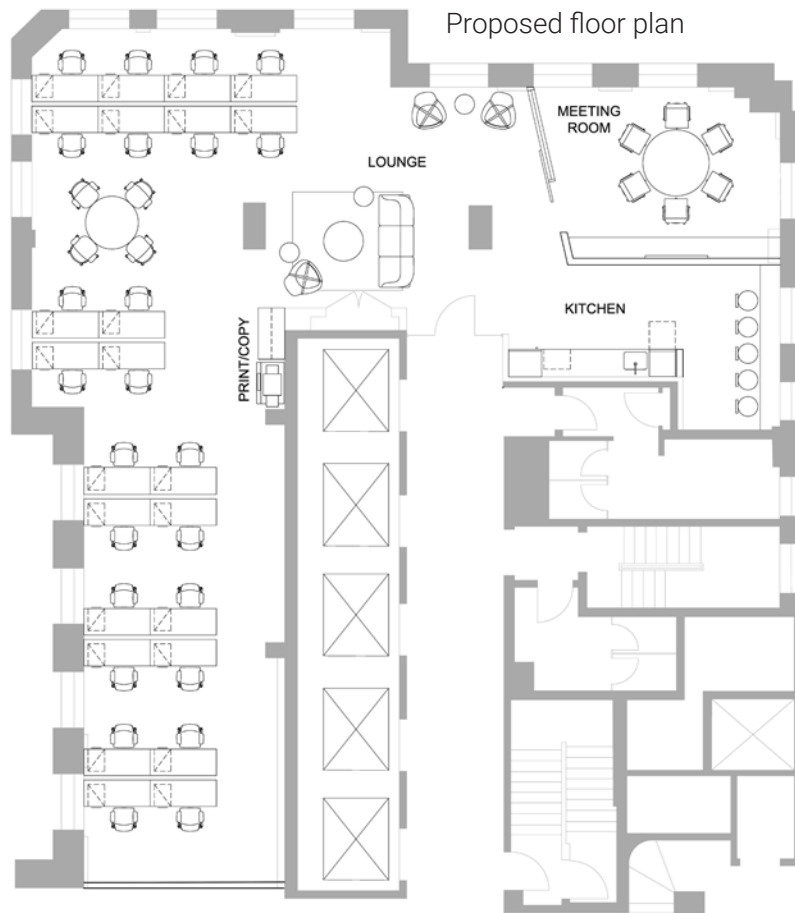
NORTH OFFICE VIEW



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FLOOR PLAN

- Layout and finishes customizable to specific needs
- Alternative sample floorplan available upon request



SAMPLE OFFICE RENDERING

(PREMISE MAY NOT BE EXACTLY AS SHOWN)



COMPLEX AMENITIES

- Access to all Oxford Place facilities
 - Fitness centre: newly improved change rooms, lockers, showers, towel service, and infrared sauna
 - Bicycle facility: lockers, change rooms and drying equipment
 - Conference rooms: two large rooms with audio/visual capabilities
 - Tenant lounge: new multipurpose tenant lounge with kitchen, various seating and TVs

OXFORD PLACE

WEST HASTINGS STREET

BURRARD STREET



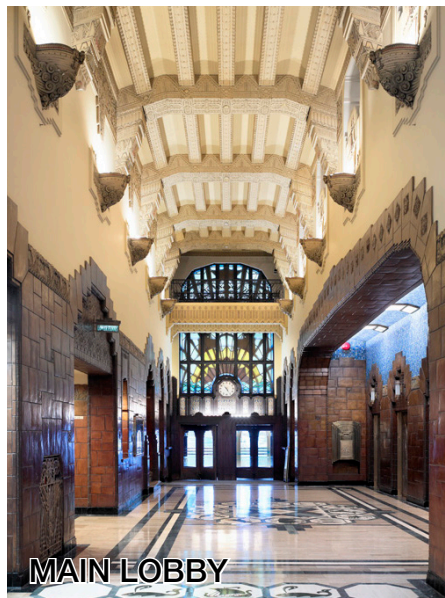
LOUNGE



FITNESS CENTRE



BUILDING ENTRANCE



MAIN LOBBY



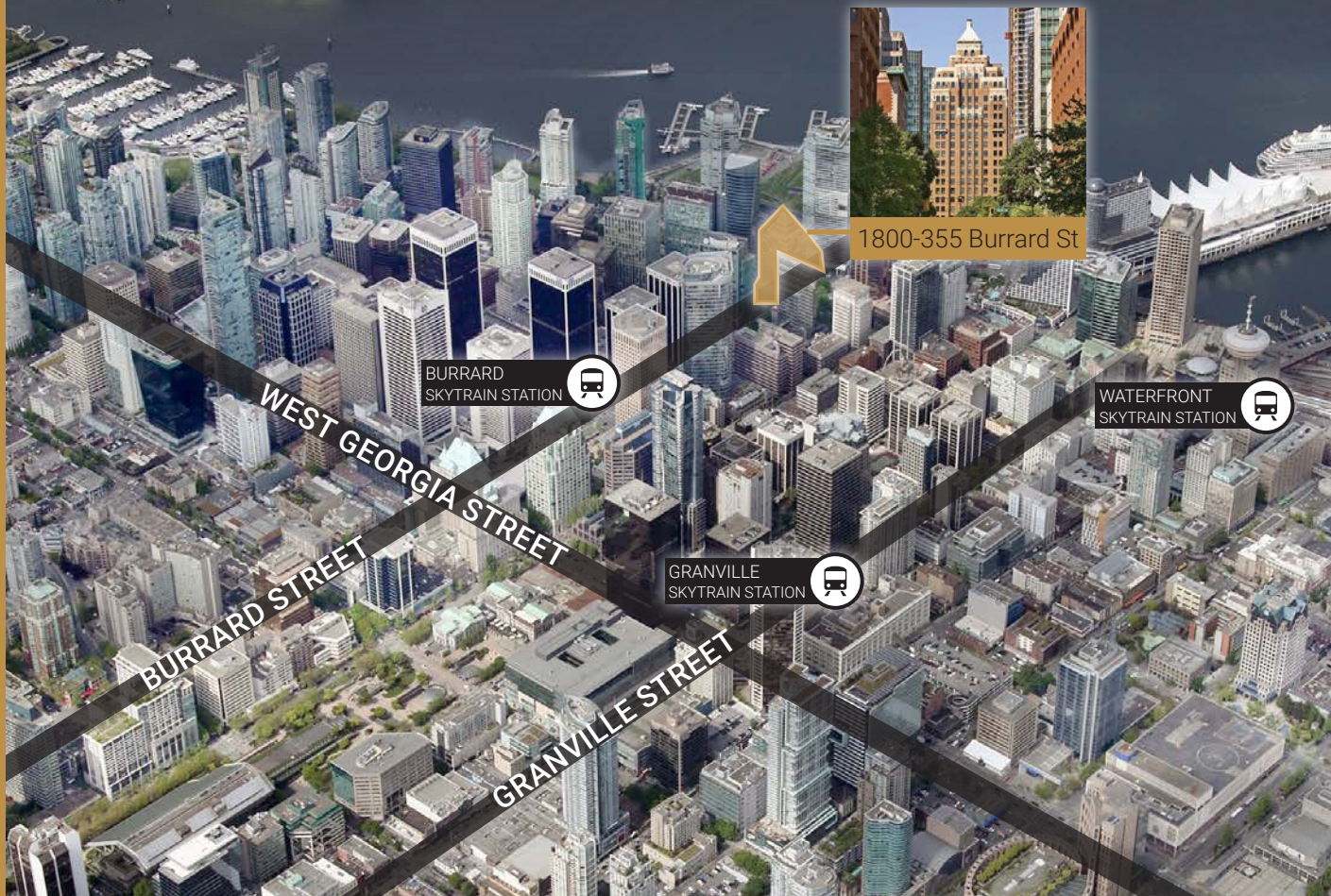
SAMPLE ELEVATOR LOBBY

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LOCATION

Marine Building is conveniently located in Downtown Vancouver's central business district. Various restaurants, shops, and amenities including the Vancouver Convention and Exhibition Centre surround the area. The building is incredibly accessible by all types of transit. It is a short walk away to Waterfront Station, providing connection to the SeaBus, Canada Line, Skytrain and West Coast Express, and beside several bike paths including the iconic Seawall.



NEARBY RESTAURANTS & CAFES

Assembli	Lion's Pub
Botanist	Meat & Bread
Brass Fish Tavern	Nightingale
Cactus Club Café	Pokéworks
Chewies Steam & Oyster Bar	Rogue Kitchen & Wetbar
Freshii	Starbucks
giovane café & eatery	The Butcher & Bullock
JJ Bean	Tractor
Joey Bentall One	Waterfront Food Court
Kamei Japanese	

AMENITIES

Barry's Bootcamp
CIBC
Club16
HSBC Bank
Orangetheory Fitness
TD Bank
Rexall
Royal Bank
Shoppers Drug Mart

WALK SCORE

	93	Walker's Paradise
	100	Rider's Paradise
	68	Bikeable

walkscore.com

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