

# FULLY FURNISHED DOWNTOWN OPPORTUNITY



**ROBSON CENTRAL**

**SUITE 320**

**969 ROBSON STREET**  
VANCOUVER, BRITISH COLUMBIA

## FOR SUBLEASE

11,083 SQ. FT. SUBLEASE located in Robson Central heritage building, on the northeast corner of Robson and Burrard Streets. This beautifully improved suite features an extensive office build out with reception, large boardroom, meeting rooms, private offices, open concept workspaces, a kitchen and lounge.



## CONTACT

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# FOR SUBLEASE

ROBSON CENTRAL | 11,083 SF DOWNTOWN OFFICE



## EXECUTIVE SUMMARY

### Available Area

4,000-11,083 sq.ft. \*

\*Co-sharing space is an option

\*1,386 sq.ft. in adjacent suite available

### Sublease Rate

Negotiable

### Operating Costs & Taxes

\$21.77 per sq.ft. (2017 est)

### Availability

Flexible

### Sublease Term

Until August 30, 2020

## LOCATION DESCRIPTION

Commerce Place is an "A" class office building located in the heart of the financial district on the corner of Burrard and West Pender Street. This 21 storey tower is a highly desirable building is only 2 blocks from Burrard Street SkyTrain Station and 3 blocks from Waterfront Canada Line Station.

## BUILDING FEATURES

- + Six storey office/retail building, BOMA Best Certified Silver
- + Centrally located in Downtown Vancouver's Robson Street Shopping District
- + Tenant shower-, locker-, and washroom-access on floor
- + Immediate access to transit routes, hotels, restaurants, theaters, shops and services
- + Close proximity to Vancouver City Centre, Granville, and Waterfront Skytrain Stations
- + Other tenants include: Bell Media/CTV, The Globe and Mail, and Morguard Investments

## SUITE FEATURES

- + Reception with waiting area
- + 10 private offices, 109 cubicles
- + 1 large boardroom, 5 meeting rooms
- + Kitchen and lounge
- + Server room, copy areas
- + Exposed ceilings, efficient open layout
- + 94 sq.ft. per employee\*
- + 3 private phone rooms

\*Based on current furnishings





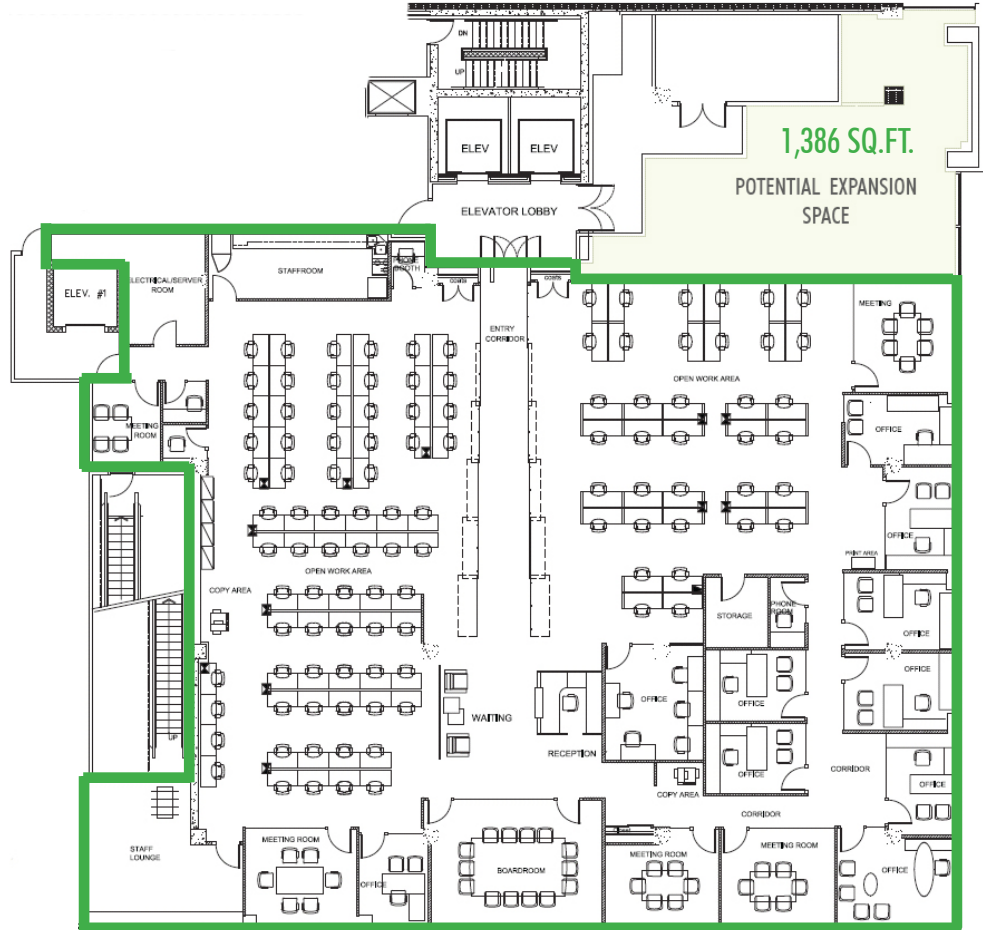
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VANCOUVER, BRITISH COLUMBIA



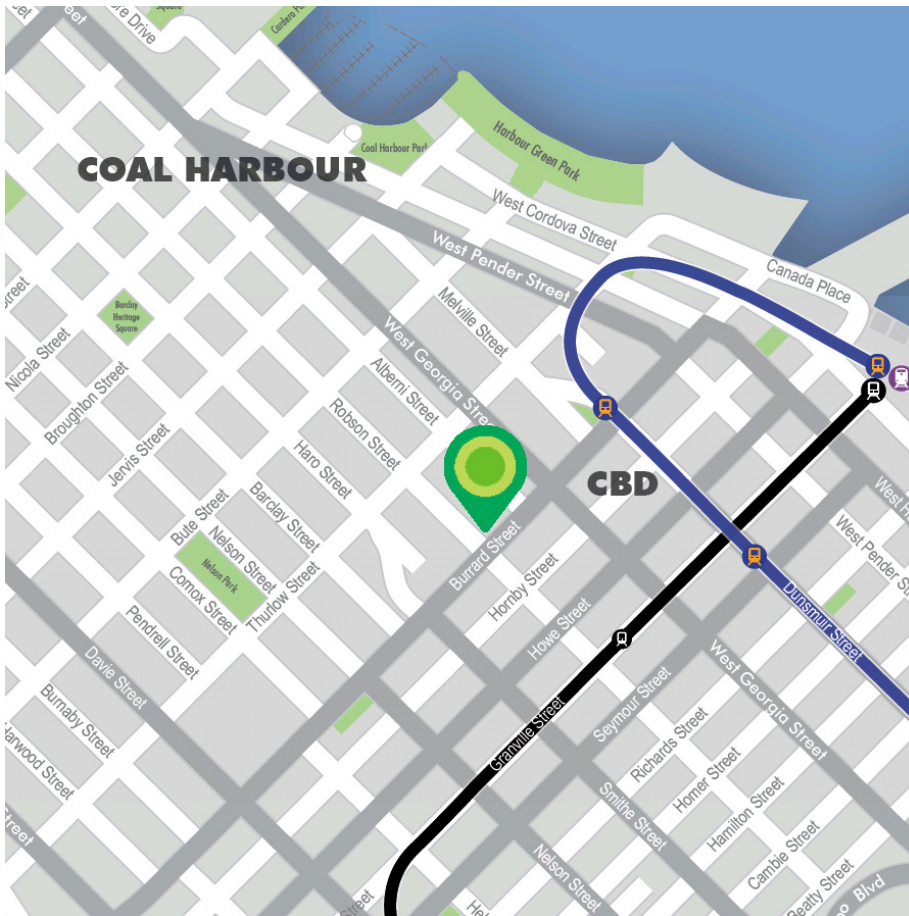
## SUITE 320 | PHOTOS/FLOOR PLAN

11,083 SQ.FT. | 94 SQ.FT. PER EMPLOYEE



# ROBSON CENTRAL

**SUITE 320 | 969 ROBSON STREET**  
VANCOUVER, BRITISH COLUMBIA



## NEIGHBOURHOOD FEATURES

### FOOD & DRINKS

- + Starbucks, Joe Fortes Seafood & Chop House, JOEY, Guu Original, Earls Kitchen + Bar, Black + Blue, Bellaggio Cafe, Boulevard Kitchen & Oyster Bar, and more

### RETAIL

- + Shoppers Drug Mart, Victoria's Secret, Tiffany & Co, lululemon, Zara, Roots, Hudson's Bay, Louis Vuitton, Saint Laurent, Gucci and more

### HOTELS

- + Fairmont Hotel Vancouver, Sutton Place Hotel Vancouver, Hyatt Regency Vancouver, Metropolitan Hotel Vancouver, and more

### AMENITIES

- + Vancouver Art Gallery, UBC Robson Square, Vancouver Public Library, YYoga Downtown, Robson Square Ice Rink



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### WALK SCORE



100

### BIKE SCORE



93

### TRANSIT SCORE



100

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