

440 CAMBIE ST.



# TECH SPACE FOR SUBLEASE

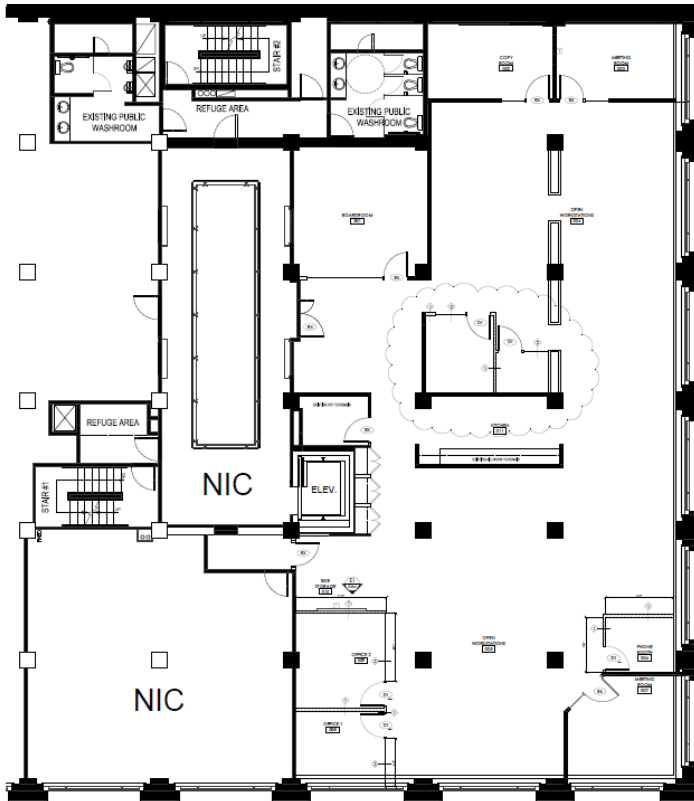
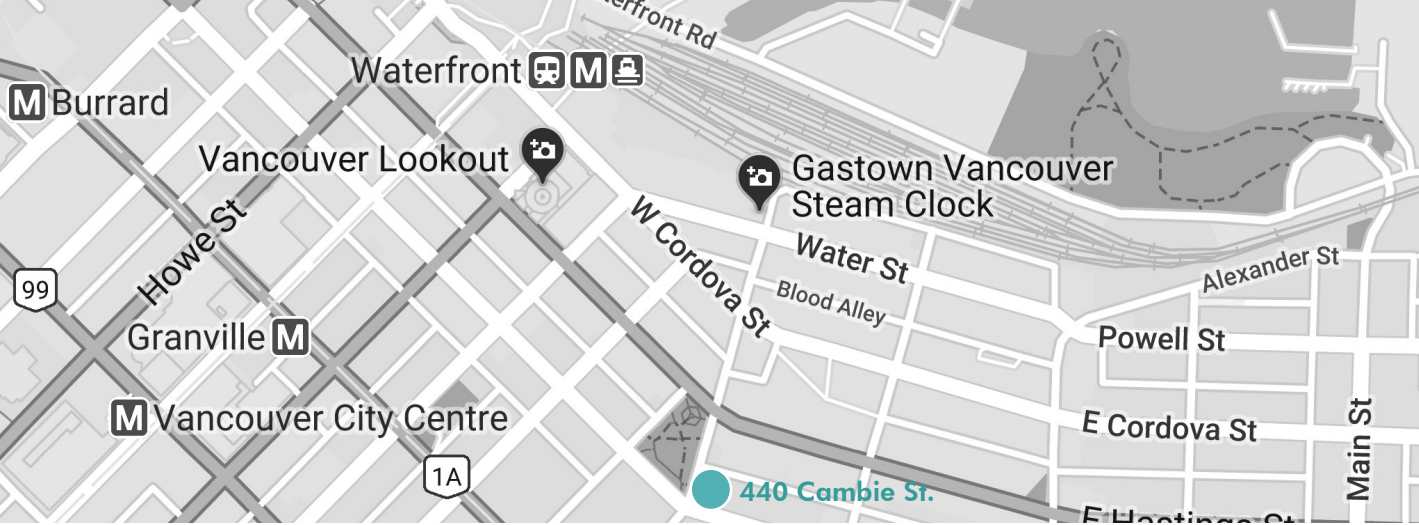
FULLY IMPROVED  
FOR IMMEDIATE OCCUPANCY



**ALAIN RIVERE**  
SALES ASSOCIATE

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## HIGHLIGHTS

- Corner unit
- Large windows
- Lots of natural light
- Modern build out
- Fully wired and furnished
- Air conditioning
- Bike storage
- Server room
- 9 meeting rooms/offices
- Large open work areas

## BUILDING FEATURES

- 24 hour fob access
- Great on site management
- Abundance of restaurants, coffee shops, shopping and other amenities
- Walking distance to all downtown amenities, seabus, Canada line and skytrain
- One block from Skytrain
- Two Parkings stalls in building, additional parking in neighbouring parkade

## PROPERTY DETAILS

<b>SUITE</b>	201
<b>AREA (APPROX.)</b>	5,615 SF
<b>SUBLEASE RATE</b>	Contact Agent
<b>OP. COSTS</b>	\$16.95 PSF
<b>AVAILABILITY</b>	Immediately
<b>FURNITURE</b>	Negotiable

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Kitchen



Open Area



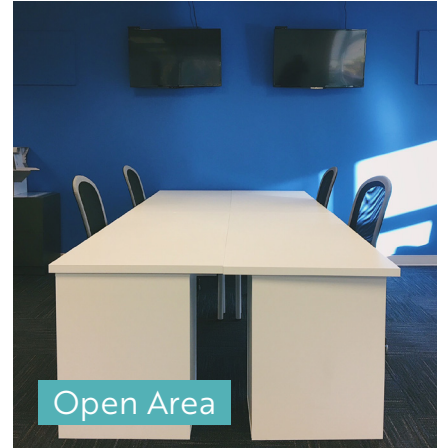
Open Area



Server Room



Meeting Area



Open Area



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