

VANCOUVER, BC

311 WEST PENDER ST



FOR LEASE

CROSSTOWN
OFFICE SPACE

CONTACT

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CBRE



THE HIGH
TECHNOLOGY
FACILITIES GROUP

CROSSTOWN OFFICE SPACE

AVAILABLE AREA

Suite 200	923 SF
Suite 201	1,506 SF
Suite 300	2,856 SF
Total Area	5,285 SF

PROPERTY DETAILS

Basic Rate	\$32.00 per sq. ft.
Operating Costs	\$9.57 per sq. ft. (2020)
Term	3 - 5 year term
Condition	Built out space
Available	May 1, 2020

THE OPPORTUNITY

Roberts Block is a 3-storey heritage office building, extensively renovated in 2012 and benefits from local hands-on ownership and management. With unique floor plan concepts, the building offers portions of exposed brick, and has North Shore views. It also features a modern ductless split air-conditioning system throughout the building and fibre internet.

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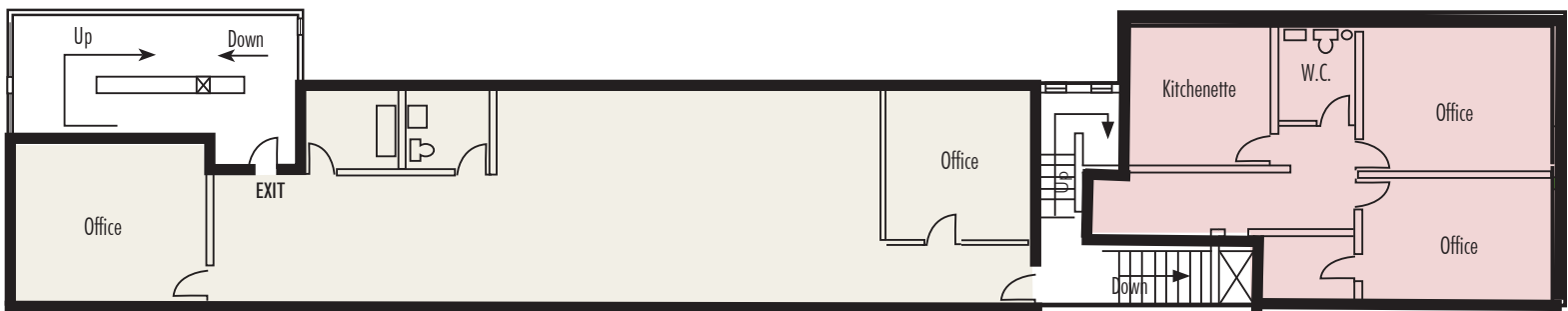
FLOOR PLANS

SUITE 201: 1,506 SF

- 2 offices / meeting rooms
- Air conditioning
- Private washroom
- Kitchenette
- Views to North Shore and Downtown

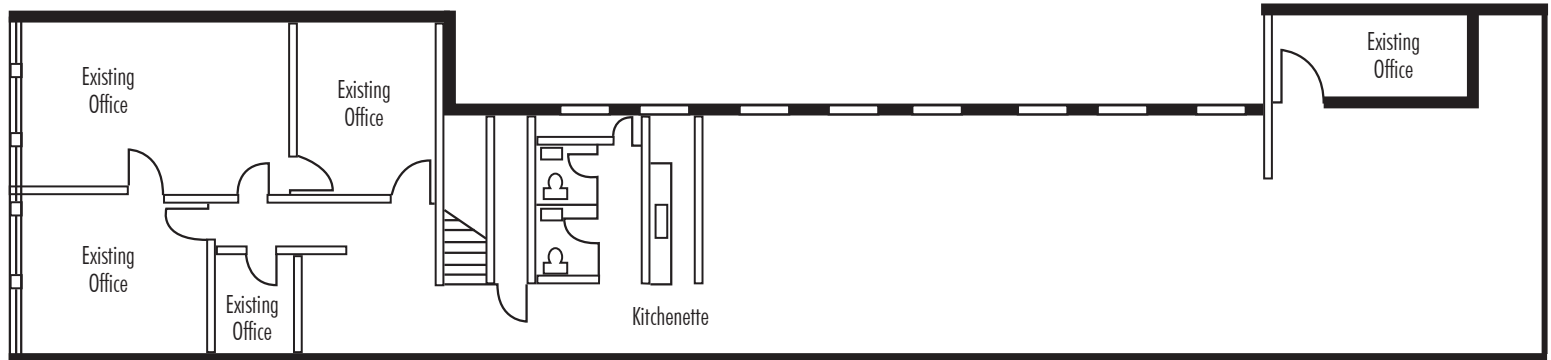
SUITE 200: 923 SF

- 2 offices / meeting rooms
- Air conditioning
- Private washroom
- Kitchenette



SUITE 300: 2,856

- Views to North Shore and Downtown
- Open area, 5 offices / meeting rooms
- Air conditioning
- Kitchenette
- Private washrooms
- 2 skylights



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THE LOCATION



Located in historic Crosstown, in the heart of Vancouver's tech hub, Roberts Block offers convenient access to public transit with proximity to Waterfront and Expo Line and Canada Line Stations. It also benefits from easy access to Gastown's

FOOD & CAFÉS

Autostrada Osteria	nemesis coffee
Beans Around the World	Nuba
Bonchaz Bakery	Noodlebox
Finch's	Purebread
Freshbowl	Republica Coffee
Ha Long Bay	Revolver
Haru Korean Kitchen	Smile Diner
JJ Bean Coffee	Social Crust Café
La Taqueria	The Charles Bar
Meat & Bread	Warehouse

SHOPS & SERVICES

All City Athletics
Body Energy Club
Eastwood
Club Row
Lagree West
London Drugs
Nesters Market
One Yoga
TD Bank

WALK SCORE



98

Walker's Paradise



91

Biker's Paradise



100

Rider's Paradise

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