

FOR LEASE

MOVE-IN-READY | LOW GROSS RENT | AVAILABLE IMMEDIATELY



1441 CREEKSIDE DRIVE

VANCOUVER, BC



THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

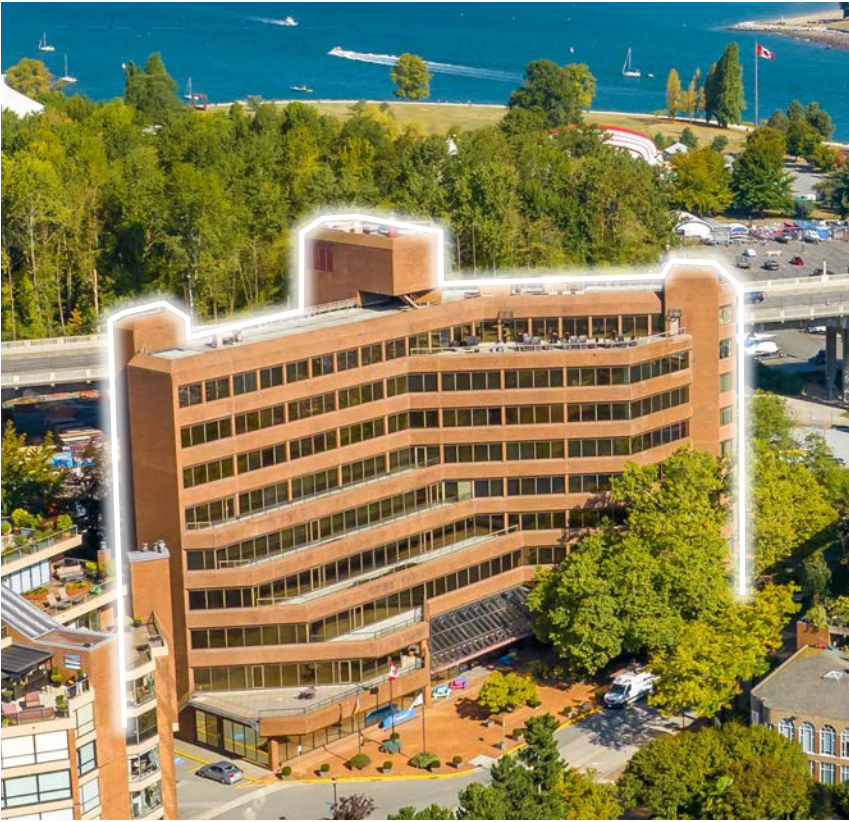
THE OPPORTUNITY



Immediate occupancy.
Move-in ready office space
just minutes from Downtown!

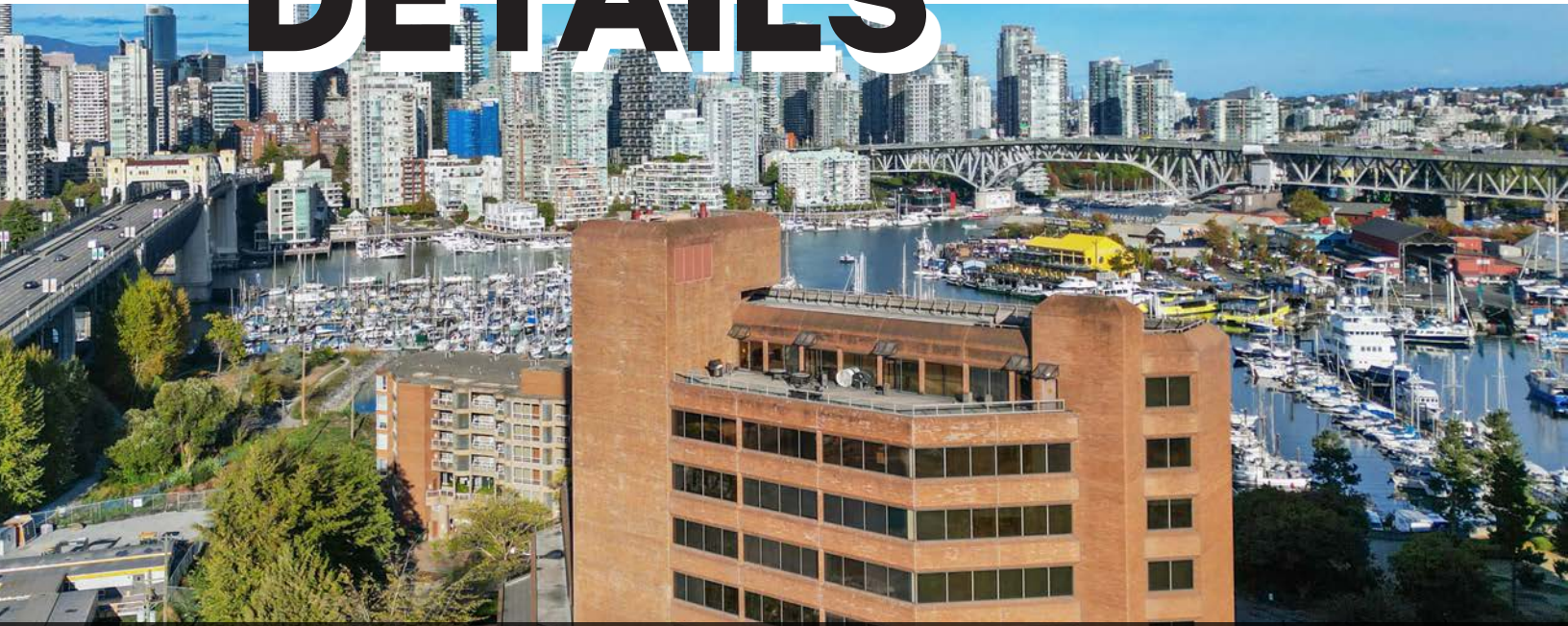
CBRE Limited is pleased to present the opportunity to lease move-in ready and furnished office space at **1441 Creekside Drive**. This exceptionally well-located Kitsilano waterfront property offers unparalleled water views of Downtown and False Creek. A great fit for tenants looking for flexible lease terms, low gross rent and a great building amenities like rooftop deck and large boardroom with amazing water views.

1441 Creekside Drive is conveniently located adjacent to the Burrard Bridge, only a 5-min drive to Downtown Vancouver, Kitsilano, or South Granville. The building is centrally located between three major thoroughfares: Burrard Bridge, Granville Bridge, and W 4th Avenue. Including fantastic transit, bike, walking and driving access, as well as located on the beautiful Vancouver Sea Wall.



1441 Creekside Drive

PROPERTY DETAILS



MOVE-IN READY – LOW GROSS RENT – FLEXIBLE SIZES & TERMS - FURNISHED

ADDRESS

1441 Creekside Drive, Vancouver, BC

PARKING

1 stall per 500 SF leased, at market rents

FURNITURE

Available

AVAILABILITY

Immediately

LEASE TERM

Flexible - Contact Agents

RENTABLE AREA

| FLOOR | SIZES | GROSS RENT |
|-------------|------------------------|-------------|
| Floor 6 | 5,500 - 11,583 sq. ft. | \$35.00 PSF |
| Floor 5 | 6,000 - 12,499 sq. ft. | \$32.50 PSF |
| Floor 4 | 13,424 sq. ft. | \$42.00 PSF |
| Floor 3 | 7,500 - 15,280 sq. ft. | \$32.50 PSF |
| Lower Level | Up to 25,281 sq. ft. | \$26.00 PSF |
| Total | 78,067 sq. ft. | |

- Move-in Ready furnished office space
- **Below market rents**, with **flexible lease terms**
- Full floors ranging from 11,583 sq. ft. to 25,281 sq.ft.
- Rare waterfront site in Burrard Slopes with unobstructed ocean, mountains and city views
- Densifying area with new community facilities/infrastructure, employment hub well connected to transit and local amenities
- 5-Min from Downtown Vancouver, Kitsilano, and South Granville

AMENITIES

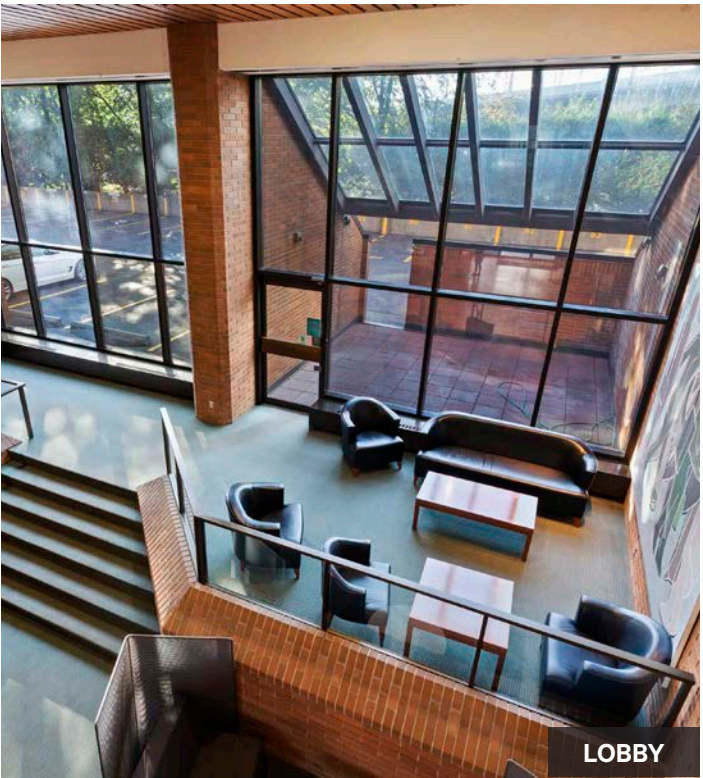
- Fitness centre & showers in the building
- Expansive mid-century modern lobby
- Large executive boardroom and dinning area with kitchen
- Rooftop patios (East & West) with unobstructed views of the ocean, mountains and cityscape
- Secure bike storage
- Ample employee and guest parking available



FITNESS CENTRE

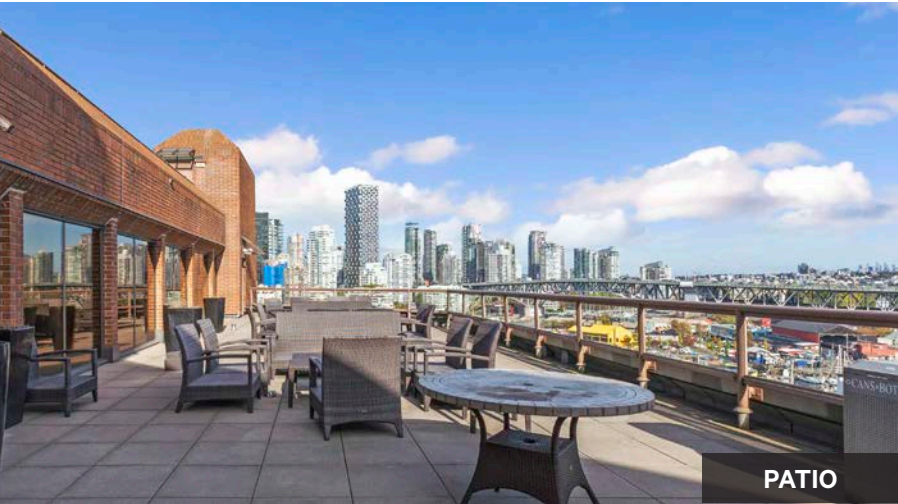


LOBBY



LOBBY

Excellent Amenity Space.



PATIO

FLOOR 6

11,583 SQ. FT.

MINIMUM 5,500 SQ. FT.

- Mix of large open areas and offices/meeting rooms
- Windows on all sides providing ample natural light
- Unparalleled water, mountain and city views
- Large updated centralized kitchen and lunch room
- Floor to ceiling glass for all meeting rooms an offices
- Full floor with direct elevator access and washrooms

20 private offices
2 boardrooms/meeting rooms



FLOOR 4

13,424 SQ. FT.

- Newly renovated creative and collaborative 'tech style' office space
- New furniture, including sit-stand desks and ergonomic chairs
- Various sized meeting rooms, with a mix of collaborative seating arrangements
- Updated kitchen area with collaboration island
- Windows on all sides with unparalleled water, mountain and city views
- Full floor with direct elevator access and washrooms

138 workstations
4 private offices
4 boardrooms/meeting rooms



DOWNLOAD
FLOOR PLAN



DOWNLOAD
FLOOR PLAN



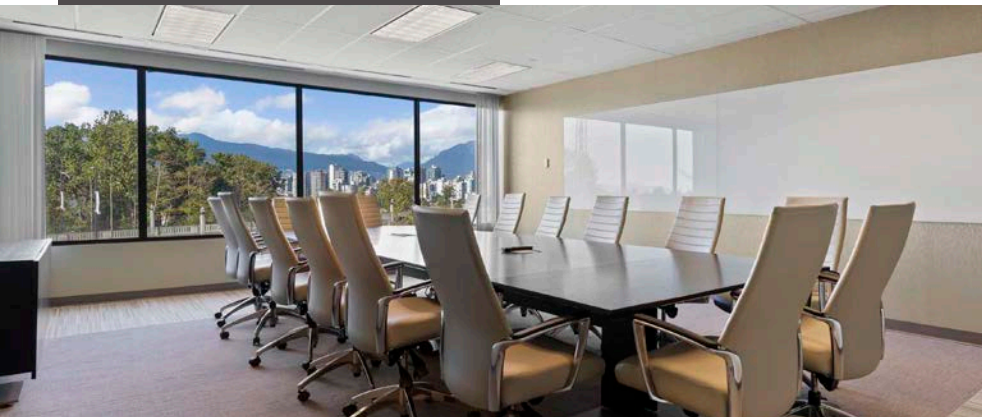
FLOOR 5

12,499 SQ. FT.

MINIMUM 6,000 SQ. FT.

- Fully furnished, move-in ready
- Mix of large separated workspaces, each with offices/meeting rooms
- Windows on all sides with water, mountain and city views
- Central kitchen area
- Floor to ceiling glass for all meeting rooms an offices
- Full floor with direct elevator access and washrooms

102 workstations
9 private offices



FLOOR 3

15,280 SQ. FT.

MINIMUM 7,500 SQ. FT.

- Fully furnished, move-in ready
- Large open area with various sized offices and meeting rooms
- Windows on all sides with water, mountain and city views
- Central kitchen area
- Floor to ceiling glass for all meeting rooms an offices
- Full floor with direct elevator access and washrooms

127 workstations
7 private offices
2 meeting rooms

1441 Creekside Drive



LOWER LEVEL
UP TO 25,281 SQ. FT.

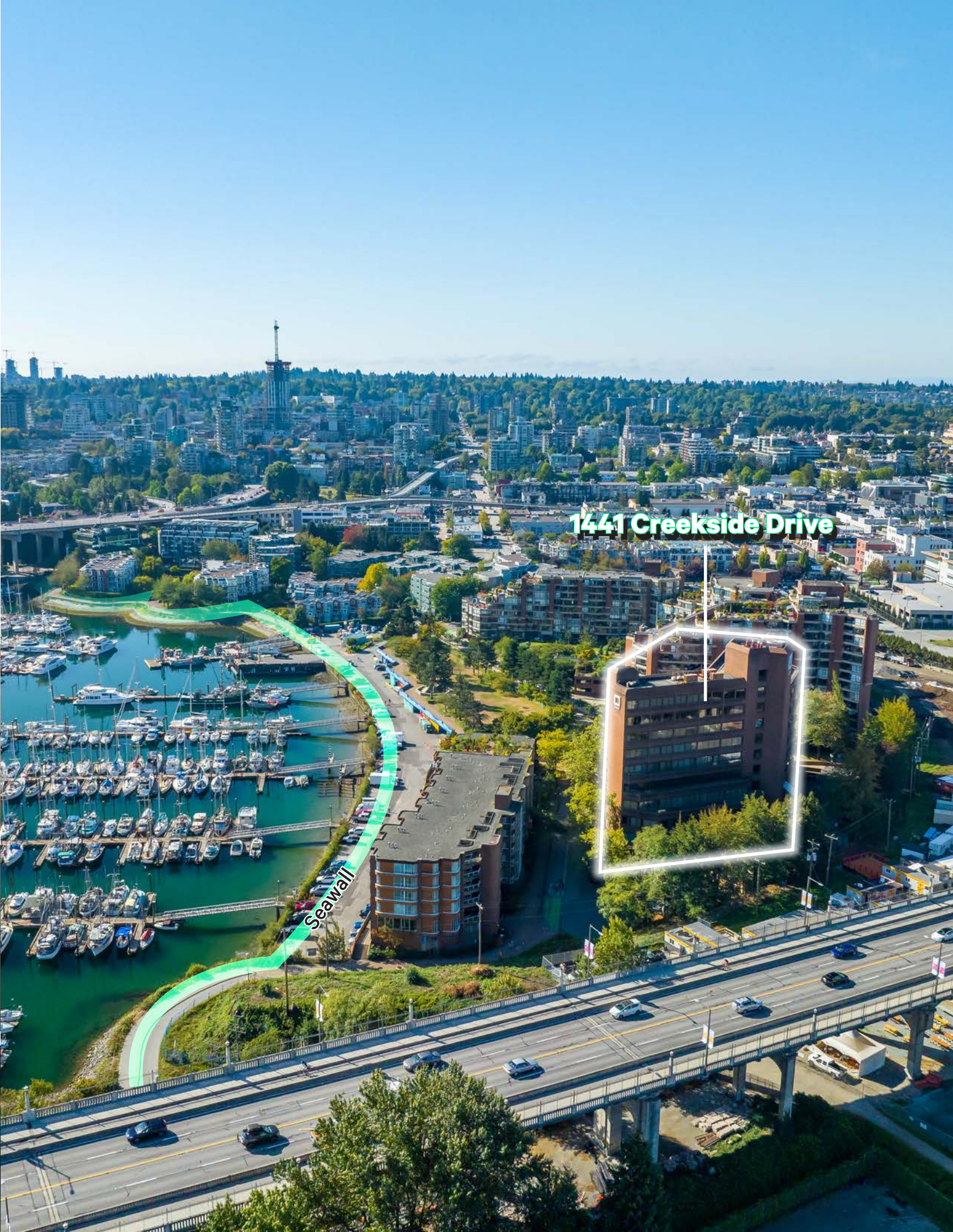
- Move-in ready creative and collaborative ‘tech style’ office space
- Fully furnished with modern sit-stand desks and ergonomic chairs
- Large open area with various sized offices and meeting rooms
- Full kitchen and cafeteria
- Floor to ceiling glass for all meeting rooms and offices
- Full floor with direct elevator access and washrooms

145 workstations
9 boardrooms/meeting rooms

Life style, work, and play at your doorstep.



ACTUAL VIEW!



1441 Creekside Drive

THE LOCATION

1441 Creekside Drive, is located on the west side of Vancouver and overlooks False Creek in the neighborhood of Kitsilano/Fairview, the third most walkable area in Vancouver. Nearby parks include Vanier Park, Seaforth Peace Park, and Sutcliffe Park.

Burrard Slopes & Kitsilano is known for its charming shops, scenic beaches, eclectic restaurants, and close proximity to Downtown Vancouver. The property offers panoramic views of the North Shore Mountains, Downtown Vancouver, and the Burrard inlet. The Property provides convenient car, bike, and public transit access near Vancouver’s downtown core, Burrard Street Bridge, Granville Island, the Seawall, and Kitsilano beach.

NEARBY AMENITIES (3KM RADIUS)



663+
Restaurants



114+
Bars & Pubs



355+
Cafes



2,602+
Retail & Services

DRIVE TIMES

5 MIN

TO HIGHWAY 99

10 MIN

TO DOWNTOWN VANCOUVER

10 MIN

TO MOUNT PLEASANT

25 MIN

TO YVR INTERNATIONAL AIRPORT

30 MIN

TO HIGHWAY 1

30 MIN

TO BURNABY



POINTS OF INTEREST IN THE AREA

1. Granville Island
2. Museum of Vancouver
3. Burrard Civic Marina
4. Vancouver Academy of Music
5. No Frills
6. lululemon Support Centre
7. Sunset Beach Park
8. Creekside Park
9. Vanier Park
10. BC Place

1441 CREEKSIDE DRIVE

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