



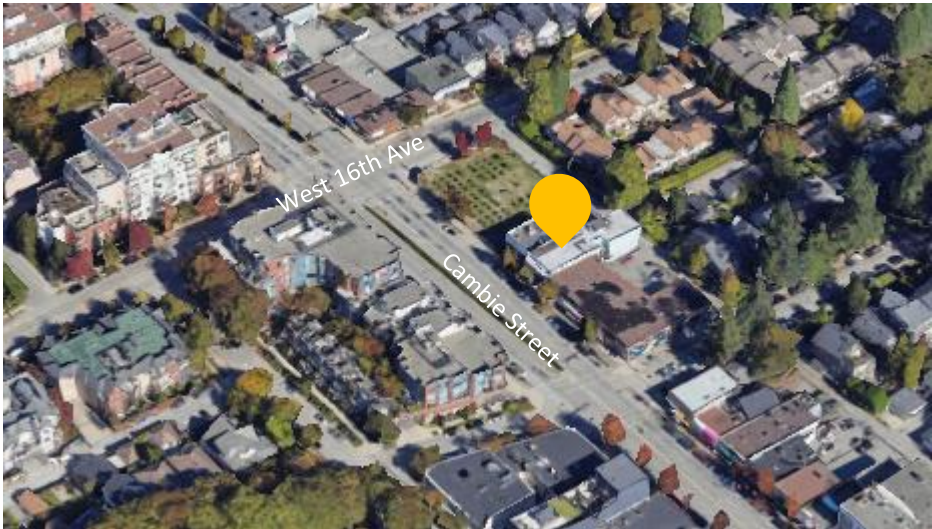
Cambie Village Retail Space For Lease 3250 Cambie Street, Vancouver, BC

- 2-storey walk-up office & retail building
- Well-maintained with air conditioning
- Located in the heart of Cambie Village between West 16th and West 17th Avenue surrounded by abundant amenities
- 93 Walk Score, 99 Bike Score, and 71 Transit Score with King Edward Canada Line Station a 10-minute walk away

3250 Cambie Street, Vancouver, BC

RETAIL LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
3250	3,050	December 1, 2026



 3256 Cambie Street

Net Lease Rate:

\$46.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$26.54 per sq. ft. (estimate for year ending June 30, 2027; includes standard utilities & in-suite janitorial service)