

# OFFICE SPACE FOR SUBLEASE



SUITE 318  
1199 WEST PENDER STREET  
VANCOUVER, BC

**CBRE**

# OFFICE SPACE | FOR SUBLEASE

SUITE 318

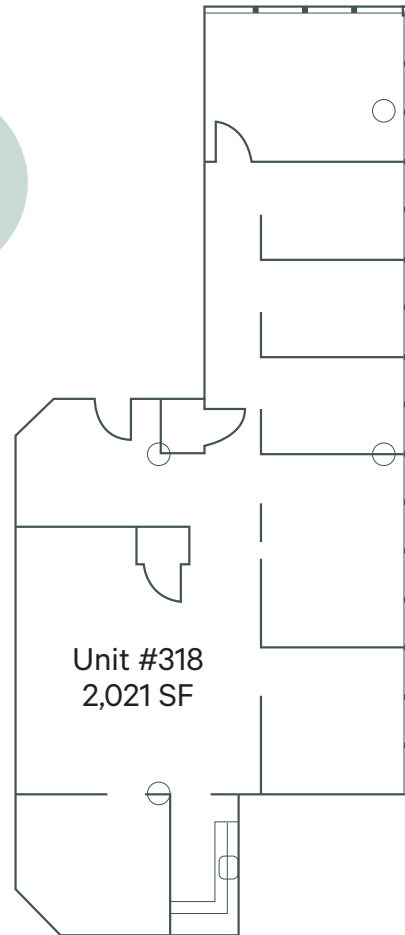
1199 WEST PENDER STREET | VANCOUVER, BC



## NEWLY RENOVATED, EFFICIENT AND WELL APPOINTED OFFICE SPACE

### PROPERTY DETAILS

<b>AVAILABLE SPACE</b>	Suite 318
<b>SIZE</b>	2,021 SF
<b>ASKING NET RENT</b>	Contact Listing Agents
<b>ADDITIONAL RENT:</b>	\$18.96 PSF (2024 estimate) plus 4% management fee
<b>AVAILABILITY</b>	30 days' notice
<b>EXPIRY DATE</b>	November 30, 2027
<b>FURNITURE</b>	Negotiable



### BUILDING FEATURES



Fitness Facility



Underground Parking



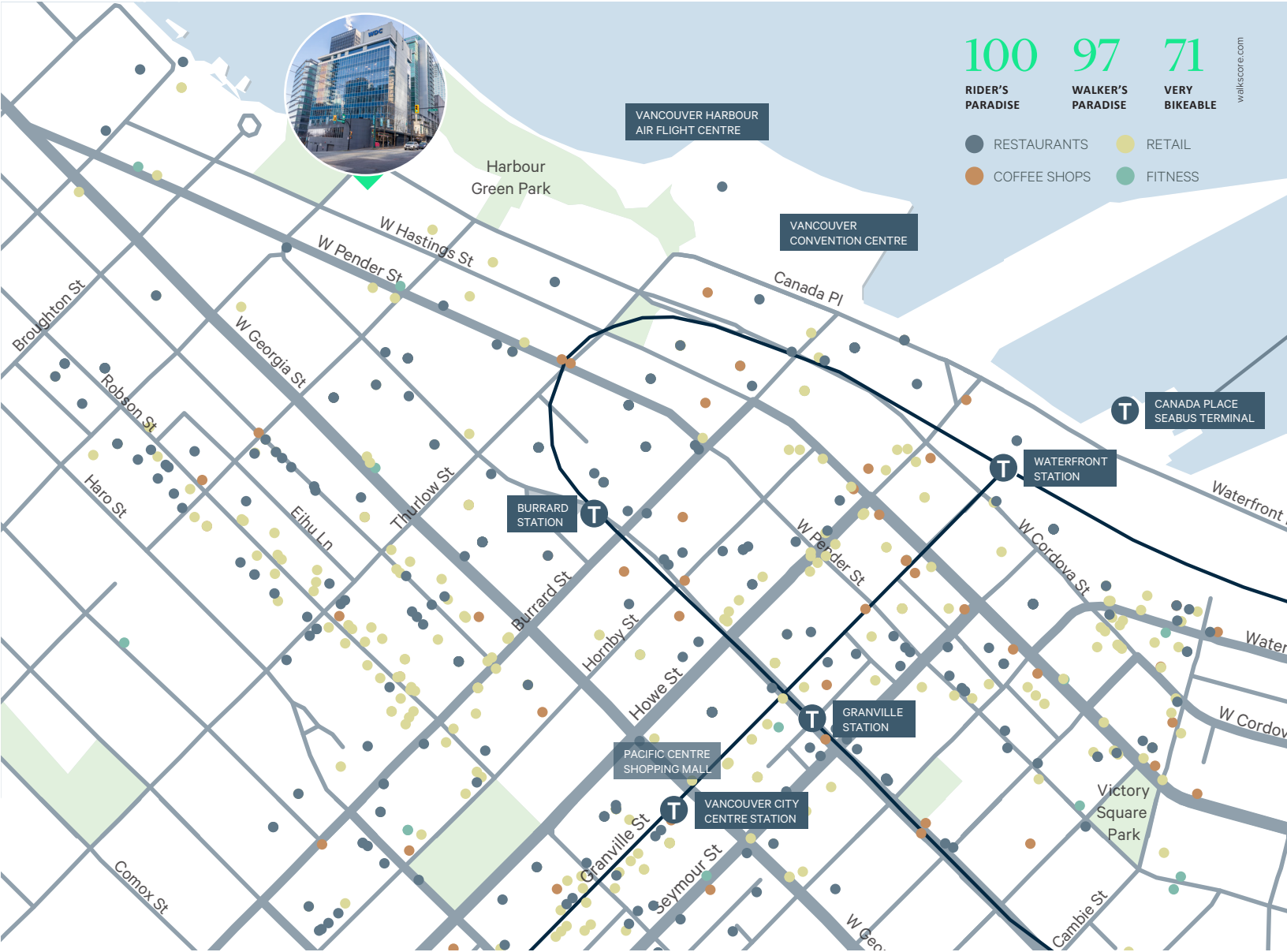
Shower Facility



Bicycle Storage



Nestled at the northeast corner of West Pender and Bute Streets, 1199 West Pender Street offers unparalleled convenience and accessibility. This premier office building is situated in the heart of Vancouver's central business district, providing easy access to the SkyTrain, Burrard Inlet seawall, neighbourhood hotels, and the Trade and Convention Centre.



## CONTACT

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