



FOR LEASE

8555 CAMBIE STREET, VANCOUVER, B.C.

4,491 - 14,741 SF OF OFFICE & WAREHOUSE SPACE

Marcus & Millichap

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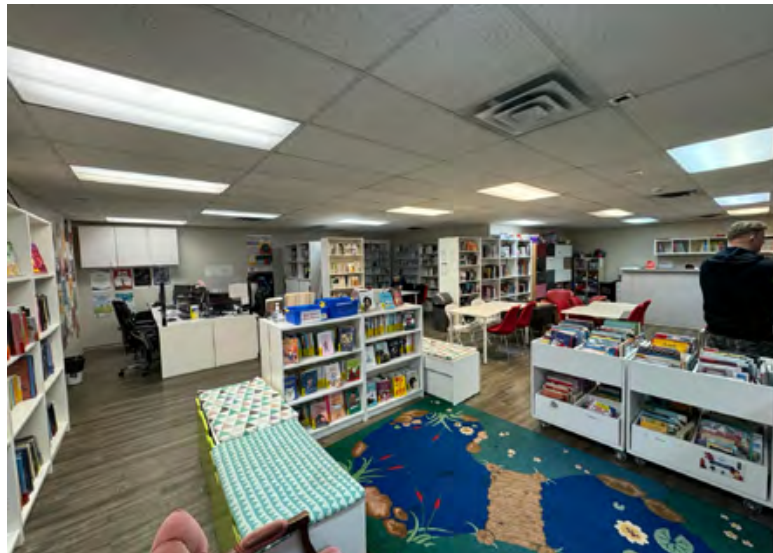
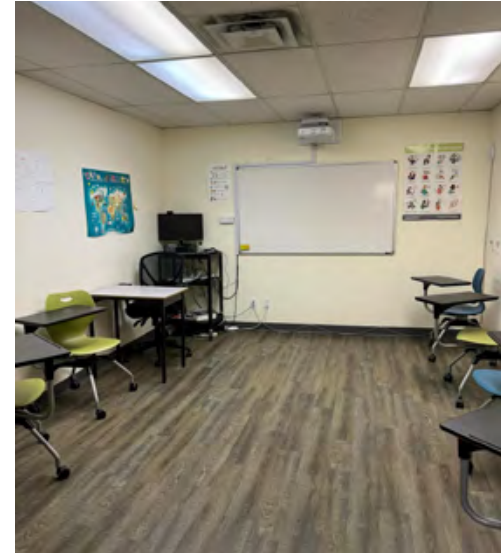
8555 Cambie Street, Vancouver, B.C.

Office

- Floor:** 2nd
Size: 4,491 SF
Available: May 1, 2024
Net Rent: Contact Listing Agent
Additional Rent: \$7.50 PSF (est. 2024)
- Build Out:**
- Open area
 - 6 exterior offices
 - 4 meeting rooms / classrooms
 - 3 washrooms
 - Kitchenette
 - Storage

Showroom / Warehouse

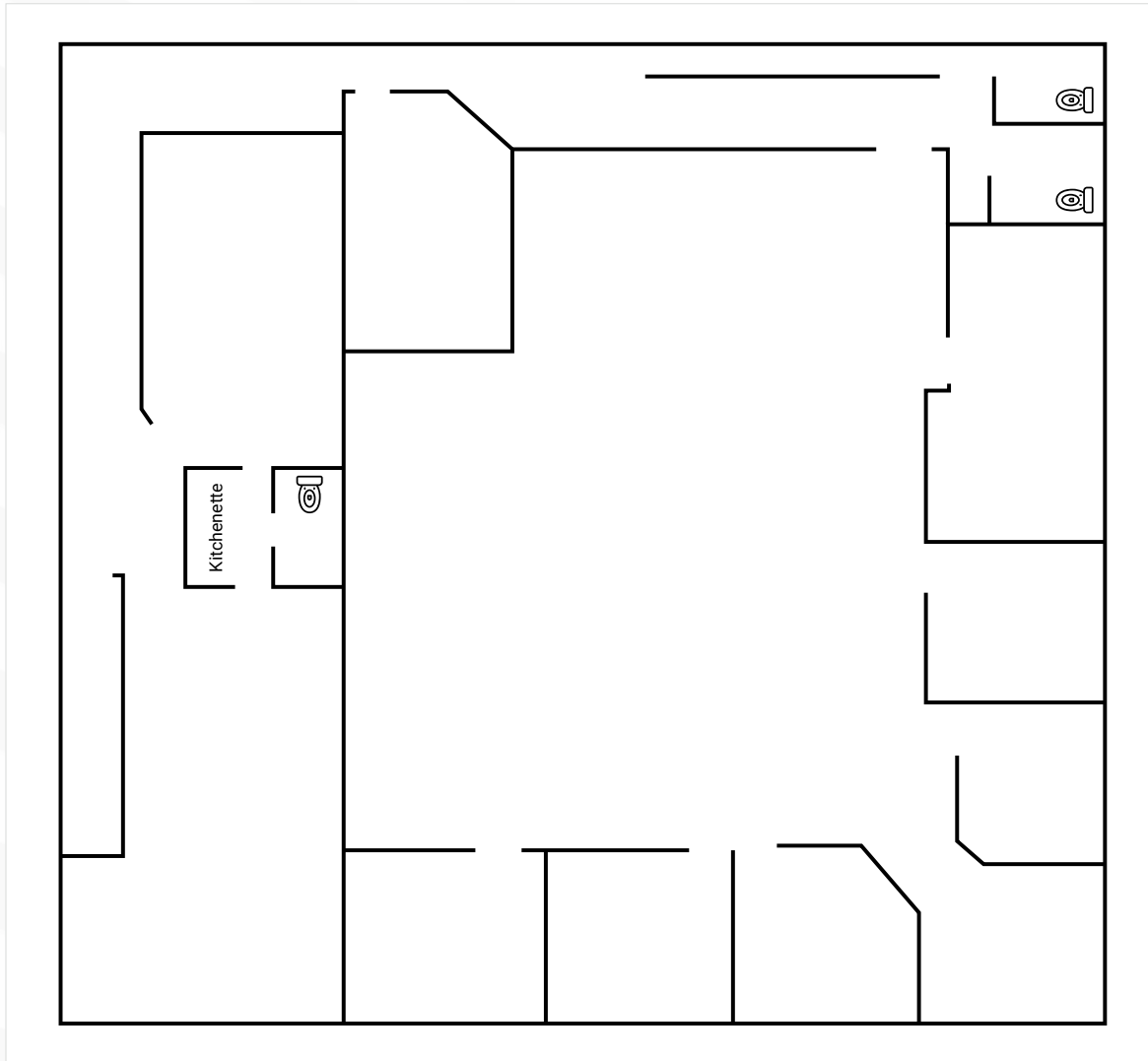
- Floor:** 1st
Size: 10,250 SF
Available: Within 6-12 months
Net Rent: Contact Listing Agent
Additional Rent: \$7.50 PSF (est. 2024)
- Build Out:** Nicely improved showroom space with warehouse and grade loading in the rear
- Building Features:**
- Second floor walk-up
 - On-site parking
 - Building signage opportunities
 - Grade loading



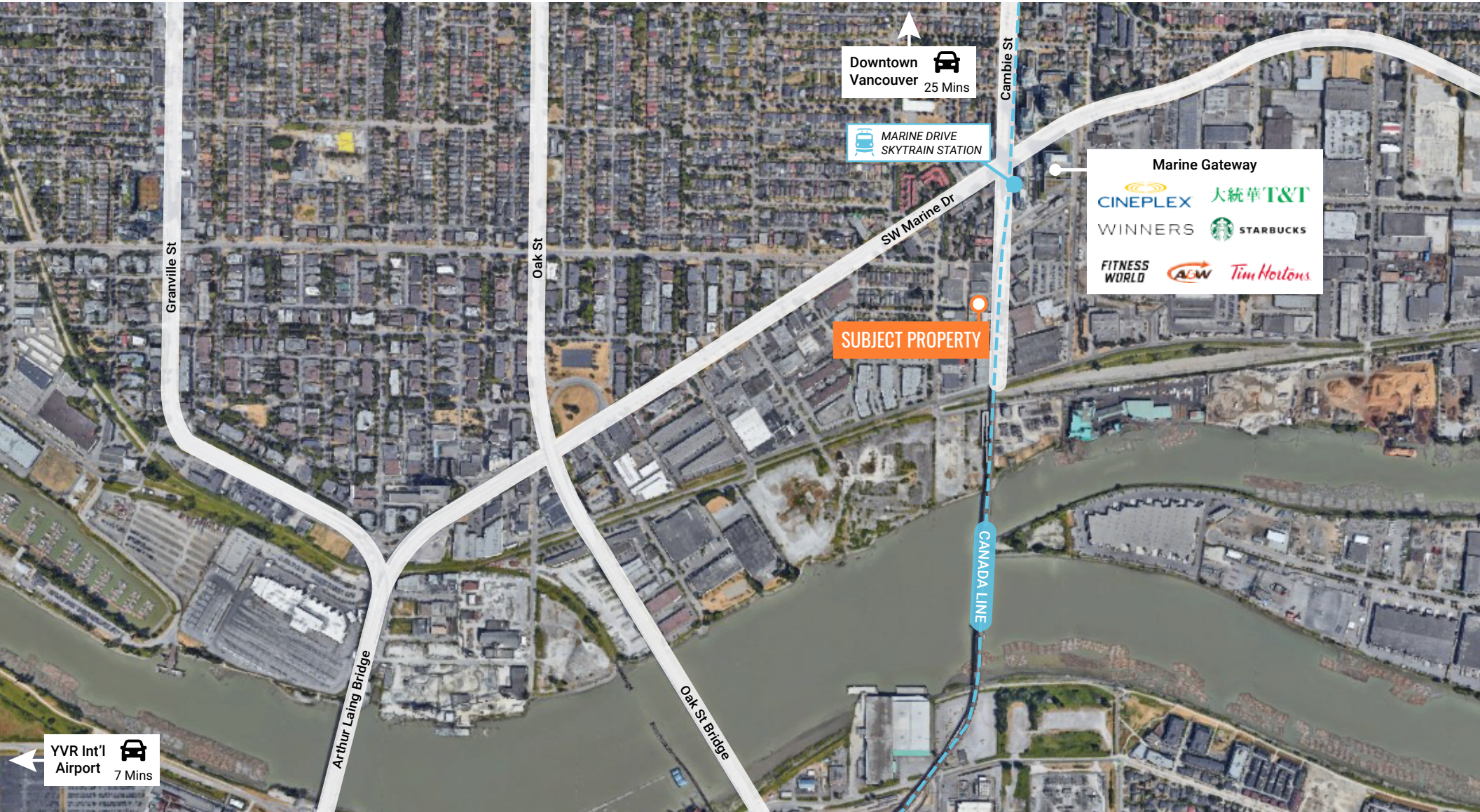
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Floor Plans - Second Level



LOCATION OVERVIEW



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