



# FOR LEASE

8555 CAMBIE STREET, VANCOUVER, B.C.

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

Marcus & Millichap

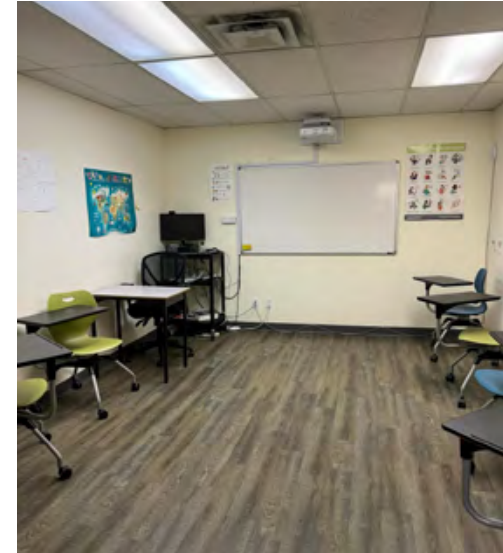
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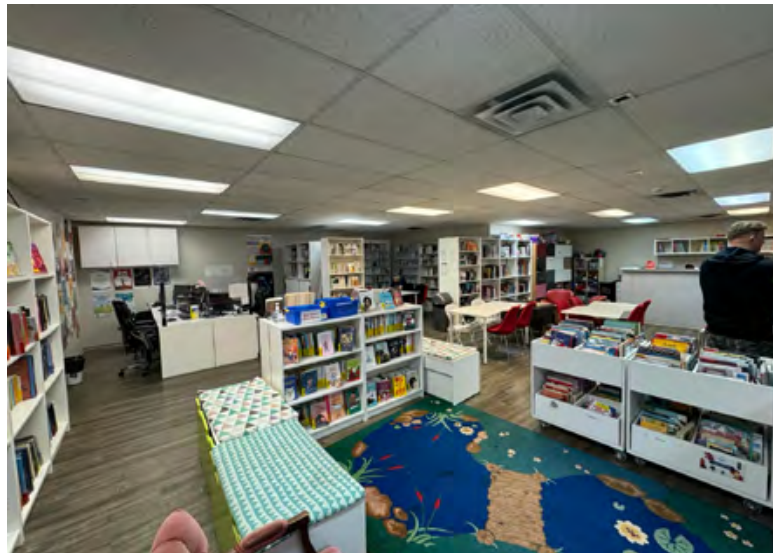
## Office

- 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

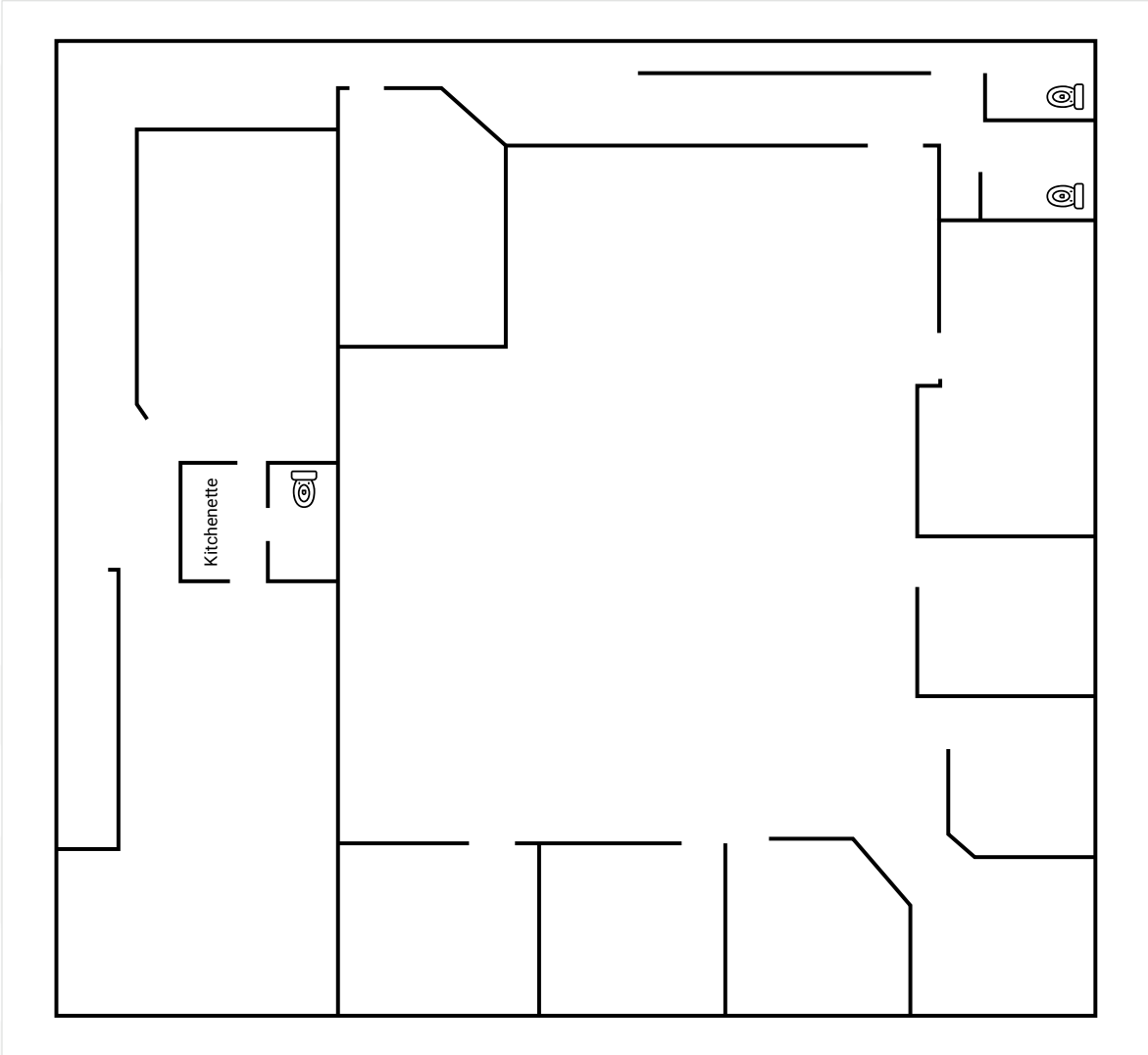
- Floor:** 1st  
**Size:** 10,250 SF  
**Available:** Within 6-12 months  
**Net Rent:** Contact Listing Agent  
**Additional Rent:** \$7.50 PSF (est. 2024)
- Build Out:** Nicely improved showroom space with warehouse and grade loading in the rear
- Building Features:**
- Second floor walk-up
  - On-site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



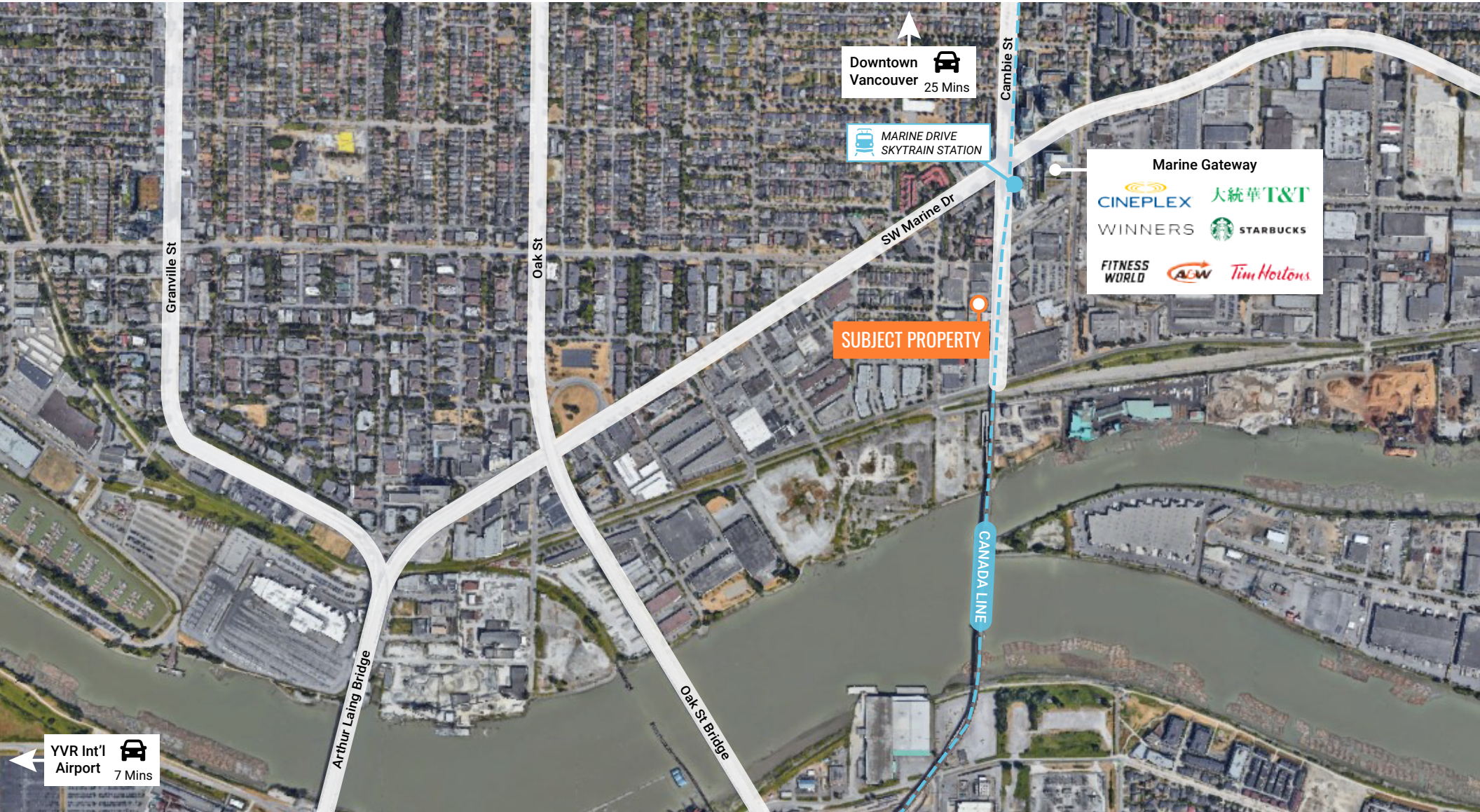
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## Floor Plans - Second Level



# LOCATION OVERVIEW



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