



# FOR LEASE

**BELOW MARKET RATES  
& INCENTIVES**

8555 CAMBIE STREET, VANCOUVER, B.C.

## 4,491 SF OFFICE & 10,250 SF WAREHOUSE

CAN BE LEASED TOGETHER OR SEPARATELY

### Marcus & Millichap

Claudia Claasen  
Senior Associate  
(604) 834-6680  
Claudia.Claasen@MarcusMillichap.com

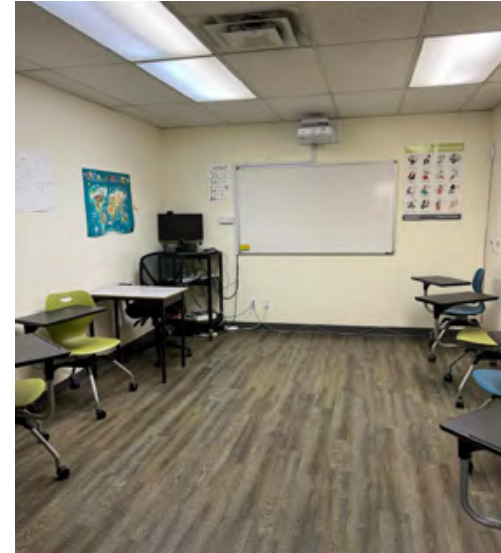


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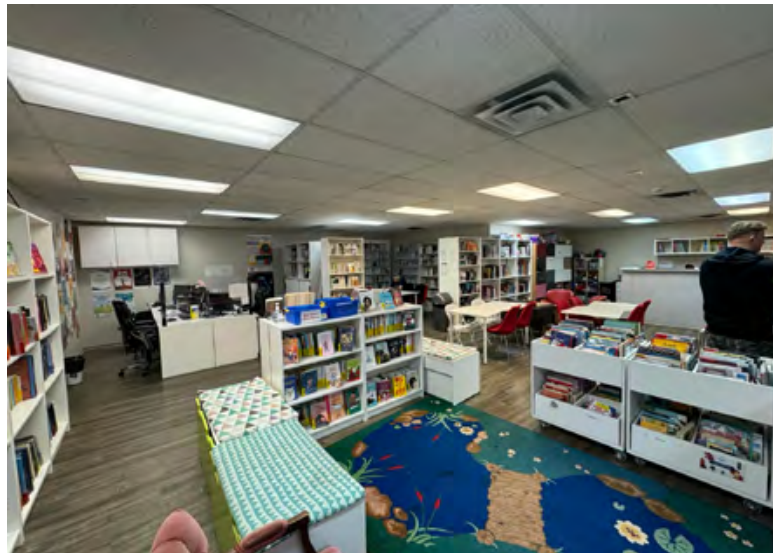
## Office

<b>Floor:</b>	2nd
<b>Size:</b>	4,491 SF (demisable)
<b>Available:</b>	Immediately
<b>Net Rent:</b>	\$15.00 PSF
<b>Additional Rent:</b>	\$10.00 PSF (est. 2024) <ul style="list-style-type: none"><li>• Open area</li><li>• 6 exterior offices</li><li>• 4 meeting rooms / classrooms</li><li>• 3 washrooms</li><li>• Kitchenette</li><li>• Storage</li></ul>
<b>Build Out:</b>	
<b>Broker Fee:</b>	\$1.50 PSF per year leased



## Warehouse/Showroom

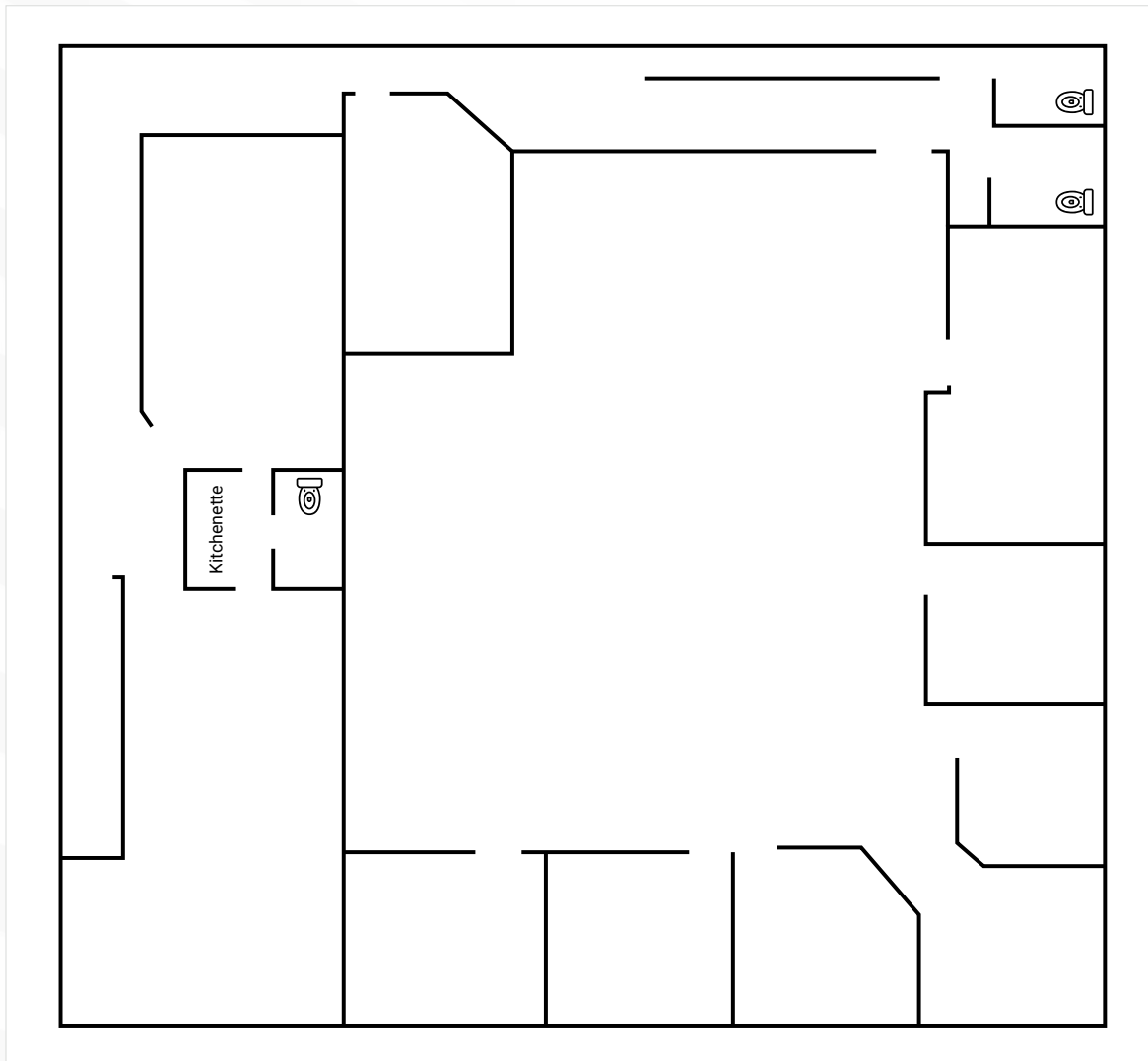
<b>Floor:</b>	1st
<b>Size:</b>	10,250 SF
<b>Available:</b>	December 1, 2024 (potential for earlier)
<b>Net Rent:</b>	Contact Listing Agent
<b>Additional Rent:</b>	\$10.00 PSF (est. 2024)
<b>Build Out:</b>	Nicely improved showroom space with warehouse and grade loading in the rear <ul style="list-style-type: none"><li>• Second floor walk-up</li><li>• On-site parking</li><li>• Building signage opportunities</li><li>• Grade loading</li></ul>
<b>Building Features:</b>	



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## Floor Plans - Second Floor

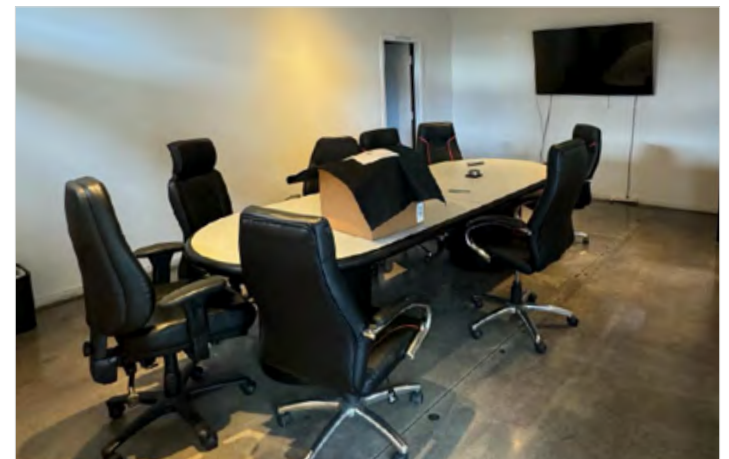




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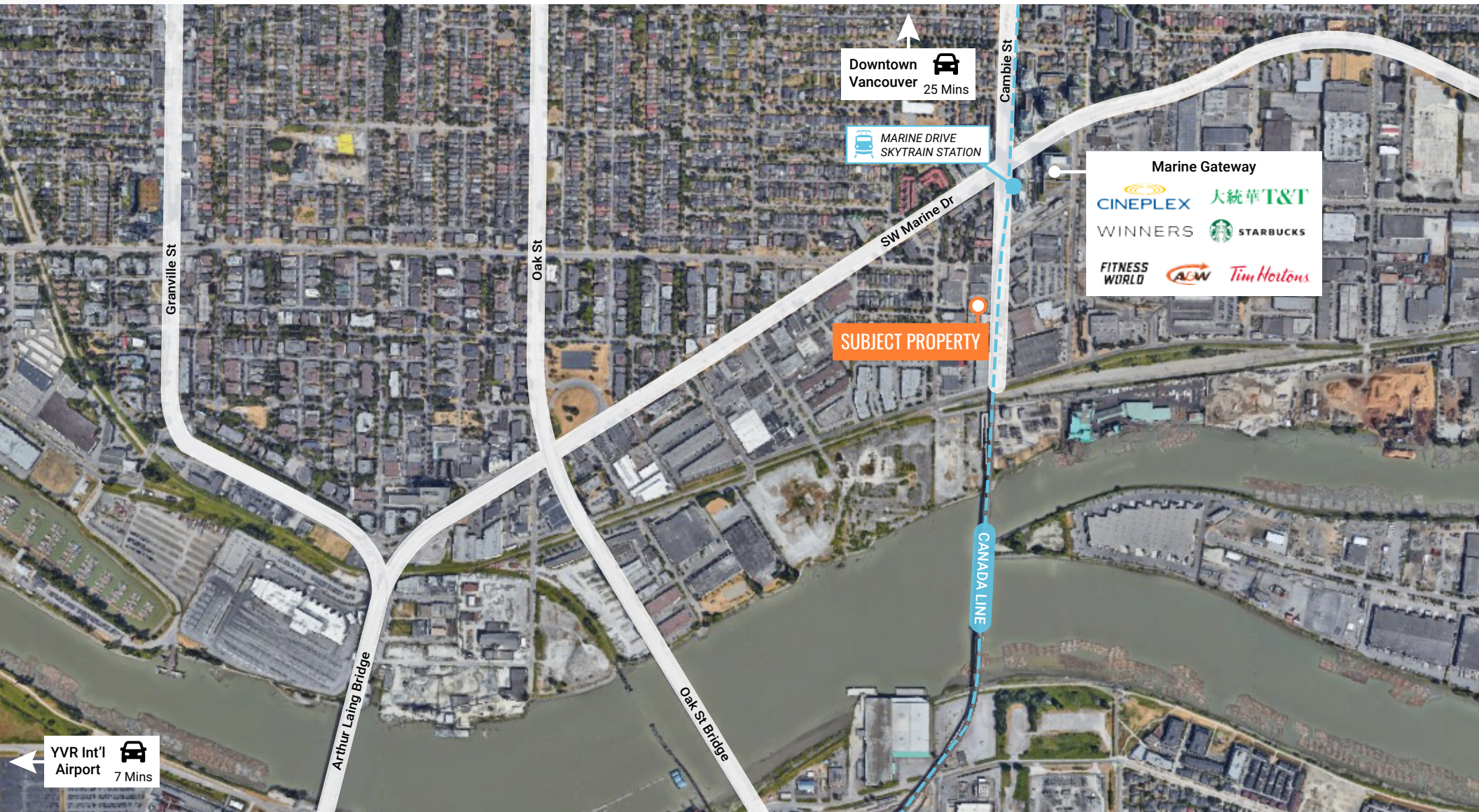
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## Interior Photos - First Floor





# LOCATION OVERVIEW



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