



Cambie Village Office Space For Lease 3256 Cambie Street, Vancouver, BC

- 2-storey walk-up office & retail building
- Well-maintained with air conditioning and operable windows
- 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

TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

For more Information contact:
Ivy Yung
T: 604.742.3675
E: ivy.yung@tpmgcapital.com

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LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
201	226	Immediate
207	135	Immediate
210	361	Immediate



 **3256 Cambie Street**

Net Lease Rate:

\$20.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$25.15 per sq. ft. (estimate for year ending June 30, 2026; includes standard utilities & in-suite janitorial service)

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