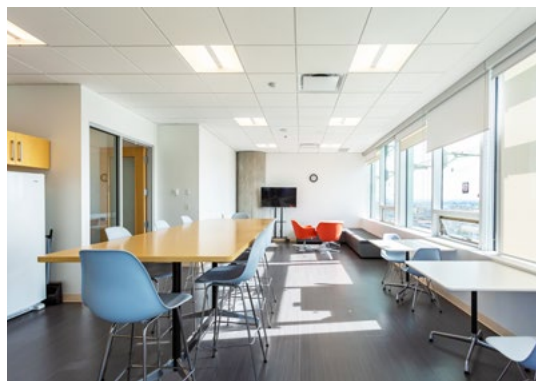
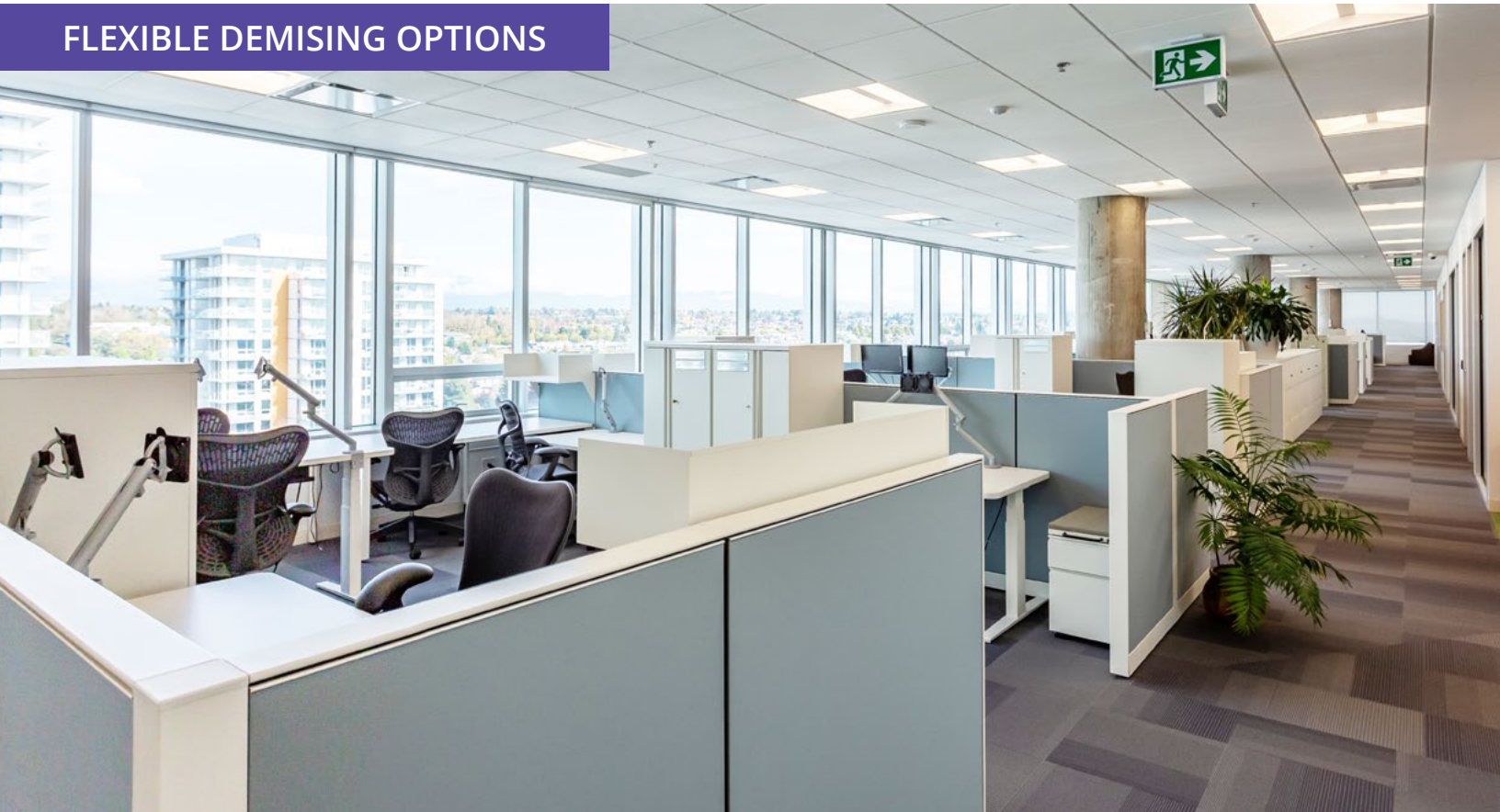


**AVISON  
YOUNG**

# For Sub-sublease

450 South West Marine Drive  
Vancouver, BC

FLEXIBLE DEMISING OPTIONS



Premium opportunity to sub-sublease  
full floor office space with panoramic  
360° views and on-site access to  
Canada Line and Translink

**Robin Buntain\***, Principal

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*\*Robin Buntain Personal Real Estate Corporation*

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604 647 1334

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## Property details

**ADDRESS**  
15th floor – 450 SW Marine Drive

**SIZE**  
Full floor: 21,585 sf  
Demising options: 8,092 sf - 13,437 sf\*  
*\*Demising options are estimated rentable areas and are subject to change.*

**AVAILABILITY**  
Immediately

**FURNITURE**  
Can be made available

**PARKING**  
Tenant random P4 - \$175.00  
Tenant reserved P4 - \$220.00

**SUB-SUBLEASE EXPIRY**  
February 26, 2029

**ADDITIONAL RENT**  
\$21.37 psf (2025 estimate)

**ASKING RENT**  
Contact listing agents

## Opportunity

Introducing the exclusive opportunity to sub-sublease a full-floor of premium office space in South Vancouver's highly desirable Marine Gateway building. Occupiers benefit from immediate access to rapid transit and an exceptional amenity package including high profile shopping, entertainment and restaurant services located in the buildings multi-level retail podium. The suite features an efficient open area design with various sized boardrooms, meeting rooms and offices to accommodate a collaborative workspace environment.

## Location

Marine Gateway is ideally situated in South Vancouver at the bustling intersection of Cambie Street and South West Marine Drive. This premium location offers occupiers access to major traffic corridors and convenient transit options including the Marine Drive Canada Line Station, the South Vancouver Bus Loop and Canada Line Bikeway Bridge. Transit options provide for easy commuter access to Vancouver, Burnaby, Richmond and Delta making Marine Gateway an exceptional location for medium to large organizations.

## Property highlights

- Highly desirable class A office building
- Immediate access to Marine Drive Canada Line, the South Vancouver Bus Loop and major traffic corridors
- Exceptional mix of amenities including shopping, entertainment and restaurant services
- Access to premium fitness facility, showers and bike storage
- Secured underground parking
- Panoramic water and mountain views



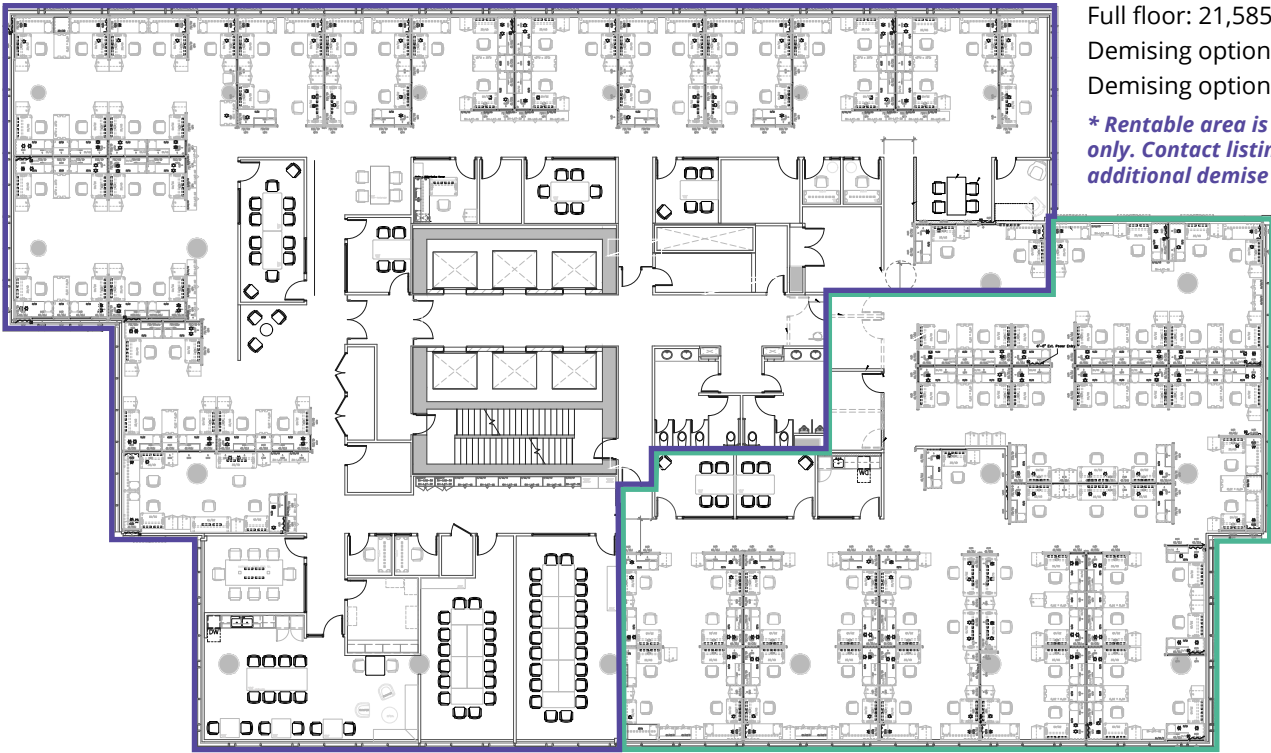
## Suite highlights - Full floor

- Features four (4) meeting room/boardrooms
- Seven (7) offices
- Five (5) breakout call rooms
- Primarily open area with workstations
- Improved kitchen with south-western views
- Server room with cooling
- Storage
- Reception



## Floorplan

*\*Floor plan may not be accurate or to scale*



Full floor: 21,585 sf  
Demising option A: 13,437 sf  
Demising option B: 8,092 sf  
*\* Rentable area is an estimate only. Contact listing agents for additional demise options.*

Demising option A Demising option B



## Nearby amenities

1. Marine Gateway
  - Starbucks
  - TD Canada Trust
  - BMO Bank of Montreal
  - CIBC Banking Centre
  - Shoppers Drug Mart
  - Fitness World
  - Cineplex Cinemas Marine Gateway and VIP
  - T&T Supermarket
  - Sleep Country Canada
  - Marine Gateway
  - Winners
  - Tim Hortons
  - A&W Canada
  - Dublin Crossing
  - Subway
2. Best Western Plus
3. McDonald's
4. Canadian Tire
5. Marshalls
6. Lordco Auto Parts
7. Starbucks
8. JAPADO
9. Wendy's
10. River Rock Casino Resort
11. Costco Wholesale

## Contact for more information

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