

HT
FG

THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE

FOR SUBLEASE
FLEX/OFFICE OPPORTUNITY IN KENT CORPORATE CENTRE!

655 WEST KENT AVENUE NORTH
VANCOUVER BC





UNIT 50 - 655 WEST KENT AVENUE NORTH, VANCOUVER BC

RARE EXISTING FLEX SPACE IN SOUTH VANCOUVER SUITABLE FOR RESEARCH LABS OR INSTRUMENT ASSEMBLY!



655 W Kent Avenue North is a rare opportunity to lease an office and flex space, designed for collaboration and innovation in South Vancouver.

ADDRESS

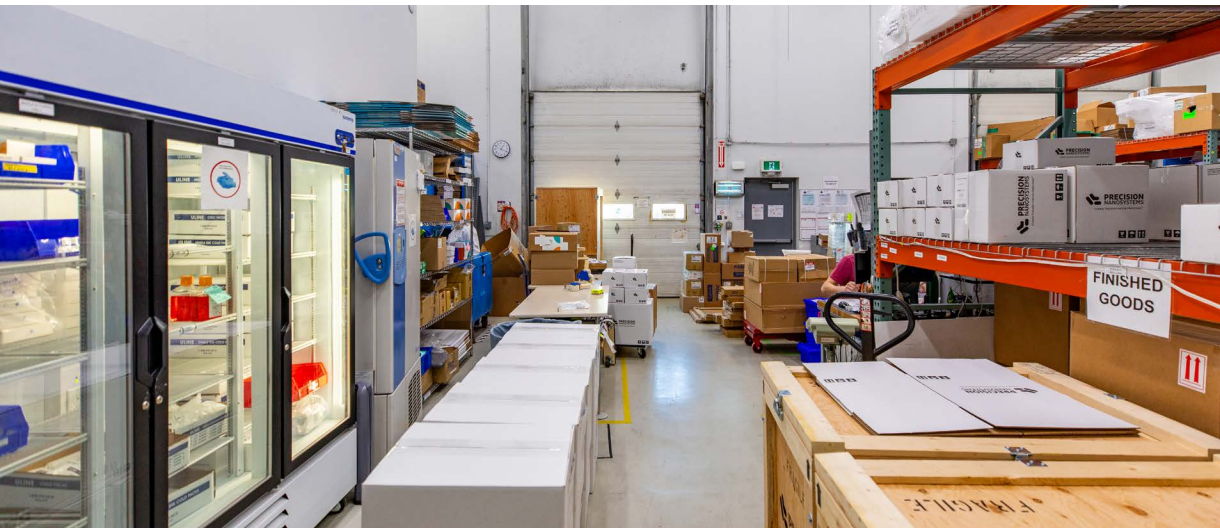
Unit 50 - 655 West Kent Avenue N, Vancouver BC

SIZES

Main Floor	13,356 SF
Second Floor Mezz.	6,000 SF
Total Size (approx.)	19,356 SF

BREAKDOWN

Flex Space	8,600 SF (approx.)
Mtg/Assembly	2,200 SF (approx.)
Warehouse	1,583 SF (approx.)
Office	4,327 SF (approx.)
Circulation	2,646 SF (approx.)



Wet Lab currently licensed for Biosafety Levels 1 & 2.

BASIC RENT

\$24.00 PSF

OP COSTS & TAXES

\$11.87 PSF (2025 est.) excluding hydro & janitorial

SUBLEASE EXPIRY

March 30, 2027

AVAILABILITY

May 1, 2025

FLOOR PLANS*

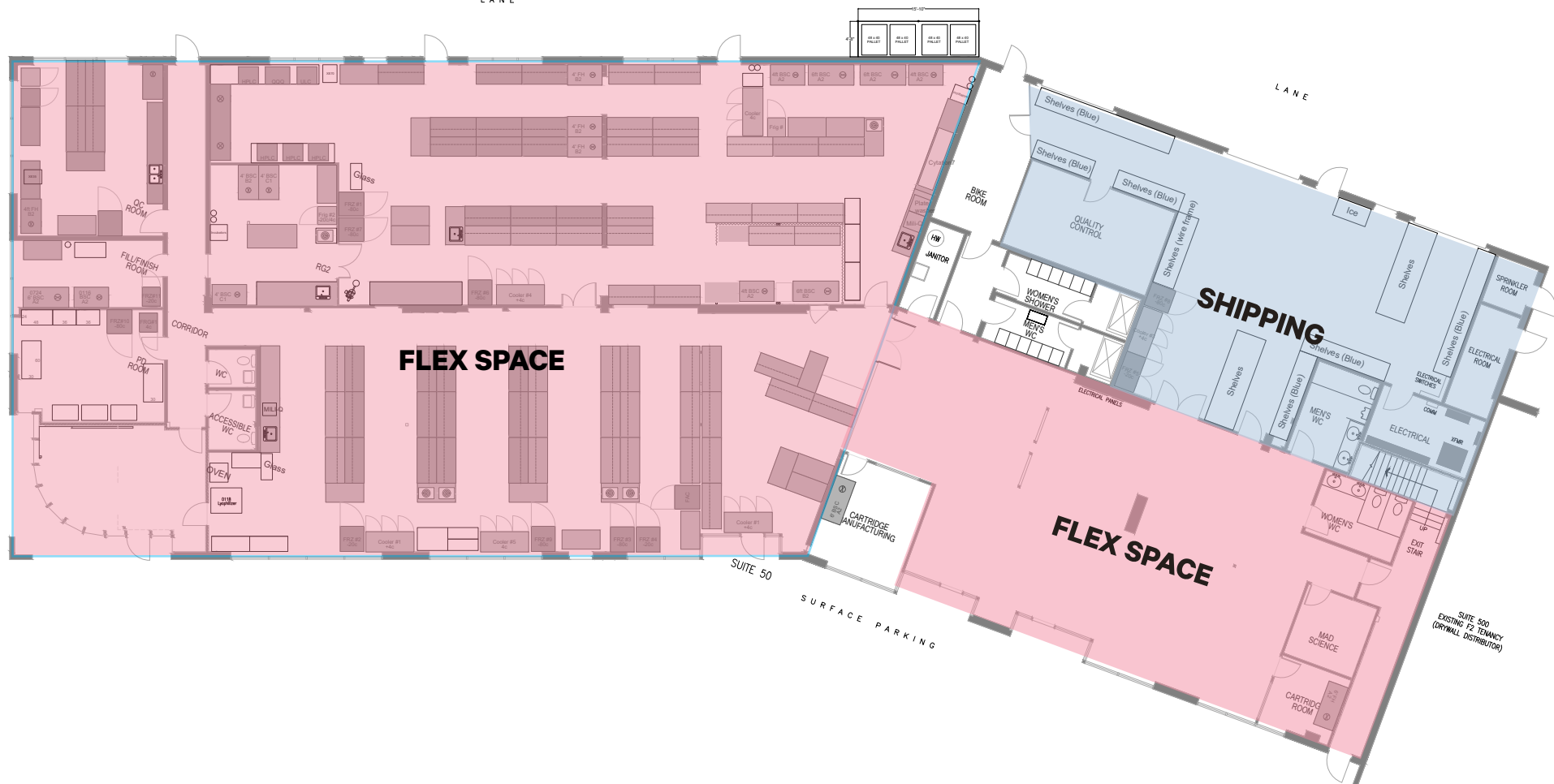
MAIN FLOOR LAB SPACE | 13,356 SF (Approx.)

LAB FEATURES

- » Wet & dry lab improvements
- » 75 potential benching seats
- » Exhaust, venting and supplemental HVAC for lab equipment
- » 200 AMPS gas generator
- » Ample power and plumbing throughout
- » Lab and storage rooms
- » Emergency shower and 5 sinks
- » 5 fume hoods and the majority of benches may remain at site

STORAGE/SHIPPING AREA

- » 3 grade loading doors
- » Racking & storage areas
- » Bike storage with showers & locker rooms
- » 24 ft ceiling height



*Floor plan not to scale.

FLOOR PLANS*

SECOND FLOOR MEZZANINE OFFICE SPACE | 6,000 SF (Approx.)

OFFICE FEATURES

- » 80 work stations
- » 1 boardroom (20 seats)
- » 2 meeting rooms
- » 12 seat lunch room
- » Lounge/collaboration areas
- » Storage area
- » Glass atrium lobby
- » Office furniture available
- » 30 parking stalls available at the discretion of the Landlord



*Floor plan not to scale.



THE LOCATION

655 West Kent Avenue North is conveniently located in South Vancouver's industrial district at Kent Corporate Centre, just south of SW Marine Drive. The location provides easy access to all areas of Metro Vancouver via Marine Drive, Cambie Street, Boundary Road, and Oak Street.

DRIVE TIMES

- 3-Min drive to Highway 99
- 5-Min drive to YVR Airport
- 5-Min drive to Highway 91
- 25-Min drive to Downtown Vancouver
- 25-Min drive to Burnaby

TRANSIT

- 10-Min walk to Marine Drive Station (Canada Line)
- 10-Min walk to Bus 010, 017, 100

BIKE

Dedicated bike path along Cambie & Heather Street

NEARBY AMENITIES

3 KM RADIUS



60+
Restaurants & Bars



23+
Cafes



583+
Businesses



3+
Fitness Facilities

WALK SCORE



85
Very Walkable



75
Excellent Transit

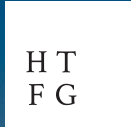


85
Very Bikeable



655 WEST KENT AVENUE NORTH
VANCOUVER BC

Contact us for a tour!



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