

FOR SALE

440 Cambie Street

VANCOUVER, BC

Downtown/Gastown Move-in Ready Office

Unit 205



Contact Us

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Modernized Heritage Office Renovated Lobby

Bright Atrium with Skylights

Building Features

- Fully modernized heritage office building
- 24 hour fob access
- Fully renovated building lobby, common areas, and washrooms
- Bright and oversized atrium with large skylights
- 10 minute walk to Waterfront Station and 5 minute to Stadium-Chinatown SkyTrain
- Abundance of restaurants, coffee shops, shopping and amenities nearby



SKYTRAIN



AMENITIES



RESTAURANTS



97 Walker's Paradise



90 Biker's Paradise



Suite 205

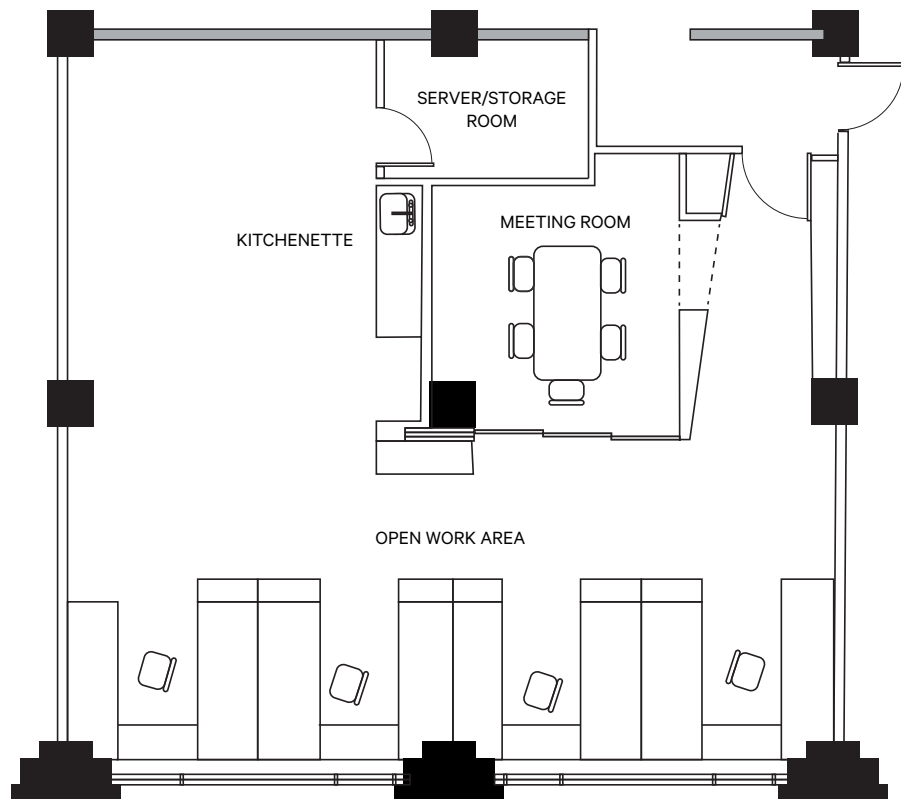
AREA	1,068 SF
ASKING PRICE	\$1,150,000
PRICE PER SQ FT	\$1,076
PID	024-276-367
STRATA LOTS	SL15: 024-276-367 SL16: 024-276-375
STRATA FEE	\$1,222/mo. (2026 est.)
AVAILABILITY	with 60 days notice
YEAR BUILT	1910 (renovated 2023)
FURNITURE	Available
PARKING	1 stall

FEATURES

- Bright modern/heritage office space
- Open office plan
- Industrial/loft feel with exposed ductwork
- Textured concrete walls
- High ceilings
- Large west facing windows
- Wood flooring
- Private meeting room with sliding glass doors
- Server/storage room
- Full kitchenette
- Updated HVAC
- Basement storage area



Open Office



*Furniture not included



Office



Entry



Meeting Room



Kitchen

The Location

- Excellent transit, walking distance from Waterfront Station providing access to SkyTrain lines, West Coast Express, & Seabus
- Situated on the edge of Gastown with countless boutique cafés, restaurants, & amenities nearby
- Minutes to downtown Vancouver, via car, bike or transit
- Public parking available in nearby buildings



 97 Walker's Paradise

 100 Rider's Paradise

 90 Biker's Paradise



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 TECHNOLOGY
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