

FOR SUBLEASE | OFFICE SPACE

# 1450 Creekside Drive

Vancouver, BC

Office with a view of False Creek Marina and Seawall



## Contact Agent

**Alain Rivère**

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Vice President | The HTFG

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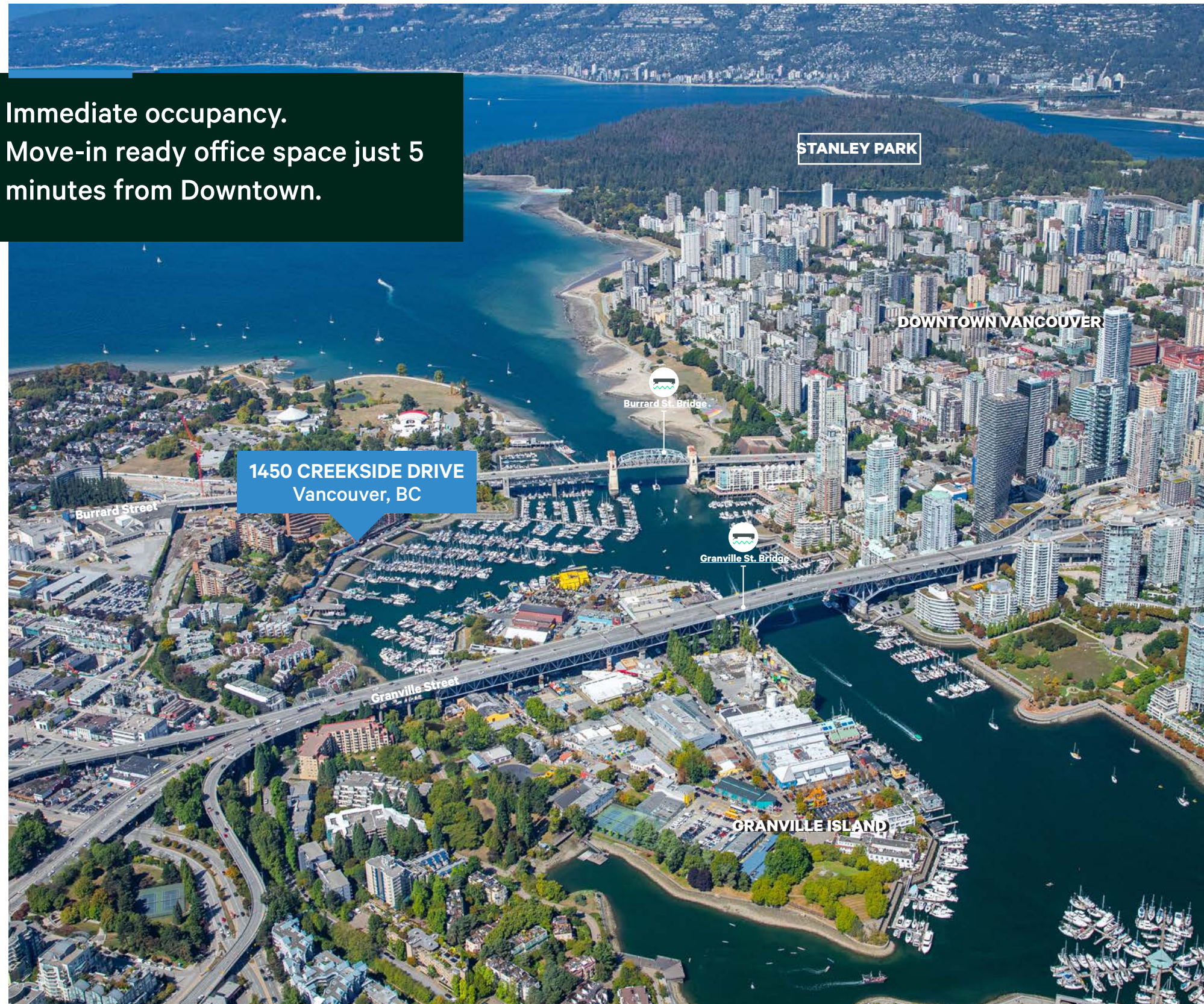
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# The Opportunity

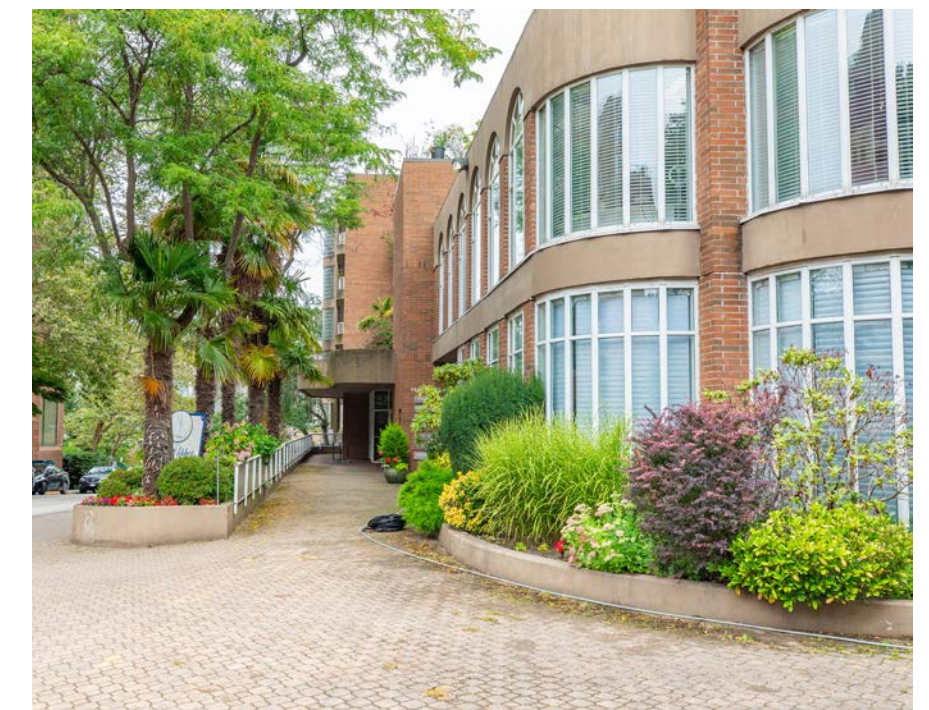
OFFICE WITH A VIEW OF FALSE CREEK MARINA AND SEAWALL

Immediate occupancy.  
Move-in ready office space just 5 minutes from Downtown.



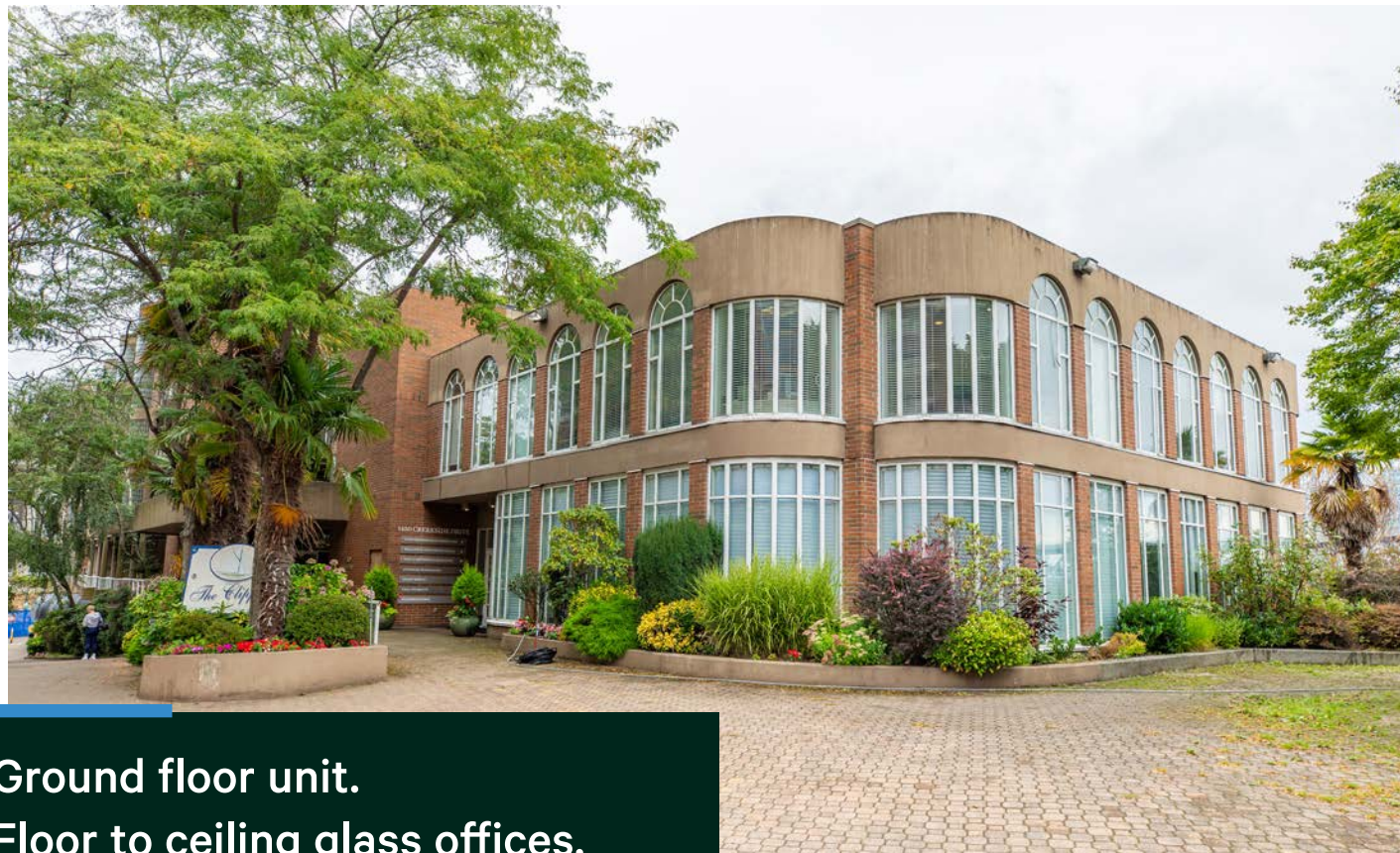
CBRE Limited is pleased to present the opportunity to lease move-in ready and furnished office space at [1450 Creekside Drive](#). This exceptionally well-located Kitsilano property offers unparalleled water views of False Creek Marina and Seawall. A great fit for tenants looking for flexible lease terms, low gross rent and a great building amenities like private patio and large boardroom with amazing water views.

[1440 Creekside Drive](#) is conveniently located adjacent to the Burrard Bridge, only a 5-min drive to Downtown Vancouver, Kitsilano, or South Granville. The building is centrally located between three major thoroughfares: Burrard Bridge, Granville Bridge, and W 4th Avenue. Including fantastic transit, bike, walking and driving access, as well as located on the beautiful Vancouver Sea Wall.

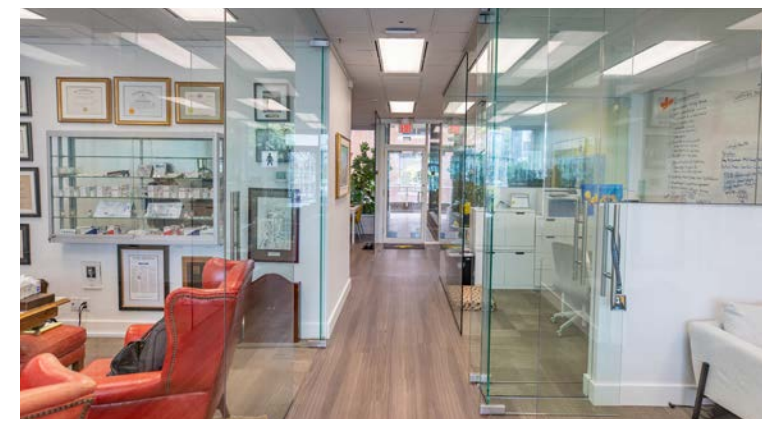
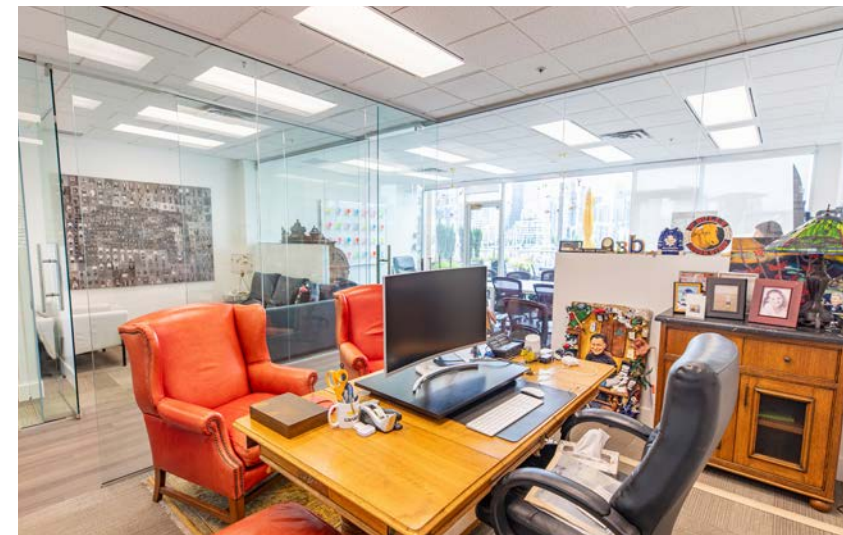


# Property Details

OFFICE WITH A VIEW OF FALSE CREEK MARINA AND SEAWALL



Ground floor unit.  
Floor to ceiling glass offices.  
Direct private entrance.



## Salient Details

Available Area **1,225 SF**  
Asking Net Rent **Contact Listing Agent**  
Additional Rent **\$18.00 PSF (2024 Estimate)**  
Occupancy **Immediate**  
Lease Expiry **Until March 15, 2026**  
Furniture **Negotiable**

## Premises Features

- + High quality improvements
- + 4 offices
- + 1 meeting room or open work area
- + Kitchen
- + Private patio
- + 3 to 5 parking stalls at market rents

# The Location





OFFICE WITH A VIEW OF FALSE CREEK MARINA AND SEAWALL



**1450 Creekside Drive** is located on the west side of Vancouver and overlooks False Creek in the neighborhood of Kitsilano/Fairview, the third most walkable area in Vancouver. Nearby parks include Vanier Park, Seaforth Peace Park, and Sutcliffe Park.

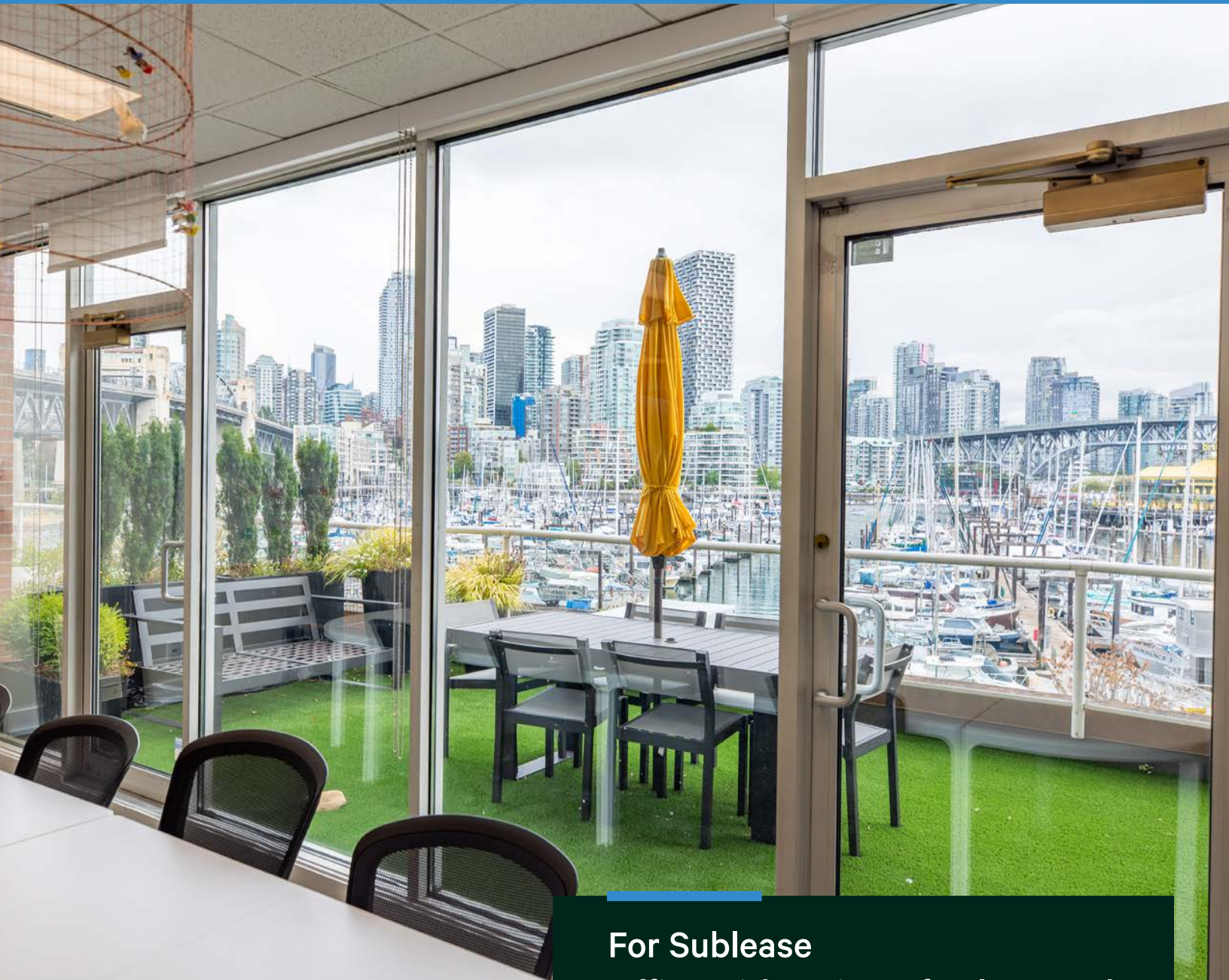
Burrard Slopes & Kitsilano is known for its charming shops, scenic beaches, eclectic restaurants, and close proximity to Downtown Vancouver. The property offers panoramic views of the North Shore Mountains, Downtown Vancouver, and the Burrard inlet. The Property provides convenient car, bike, and public transit access near Vancouver's downtown core, Burrard Street Bridge, Granville Island, the Seawall, and Kitsilano beach.

### Nearby Amenities (3km radius)

	<b>663+</b> RESTAURANTS		<b>114+</b> BARS & PUBS
	<b>355+</b> CAFES		<b>2,602+</b> RETAIL & SERVICES

### Driving Times

5 MIN	HIGHWAY 99
10 MIN	DOWNTOWN VANCOUVER MOUNT PLEASANT
25 MIN	YVR
30 MIN	HIGHWAY 1 BURNABY



**For Sublease  
Office with a view of False Creek  
Marina and Seawall.**

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