

\$30 PSF GROSS

# FOR LEASE

- + BUILT OUT SPACE
- + IMMEDIATE OCCUPANCY!

## ROBERTS BLOCK | 311 W PENDER STREET



**BLAIR QUINN**

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THE HIGH  
TECHNOLOGY  
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## THE OPPORTUNITY

In the heart of Crosstown, and amidst Vancouver's tech hub, Roberts Block is a 3-storey walk-up character heritage office building. With unique floor plan concepts and flexible size options. The building offers portions of exposed brick and North Shore views.

Crosstown is bounded by Vancouver's Central Business District, Gastown, and Yaletown. The emerging neighbourhood has recently seen the addition of new businesses including The Magnet Tap Room, Yard Athletics, the notable Autostrada Osteria restaurant and walking distance to Stadium-Chinatown SkyTrain Station.

## AVAILABILITIES

<b>SIZE</b>	Unit 201	1,506 SF
	Unit 200	923 SF
	<b>Total</b>	<b>2,429 SF</b>

Can be leased together or separately.

<b>BASIC RENT</b>	\$16.29 PSF
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<b>OPERATING COST</b>	\$13.71 PSF (2025 Est.)
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<b>TERM</b>	Flexible (Contact Agent)
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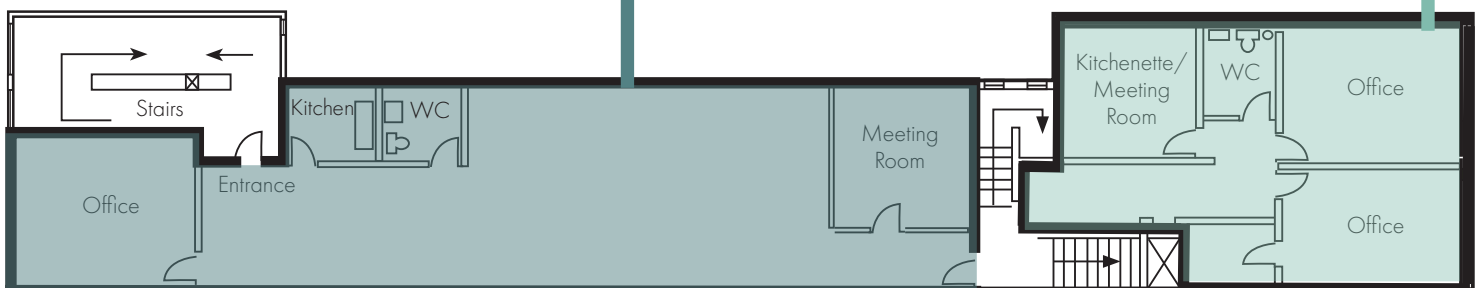
<b>AVAILABLE</b>	Immediately
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### UNIT 201 : 1,506 SF

- Open area, 2 offices/meeting rooms
- Air conditioning
- Kitchen
- Private washroom
- Modern key card electronic door access system
- Fibre provider: TELUS, Urban Fibre
- Available immediately
- Great privacy and very secure

### UNIT 200 : 923 SF

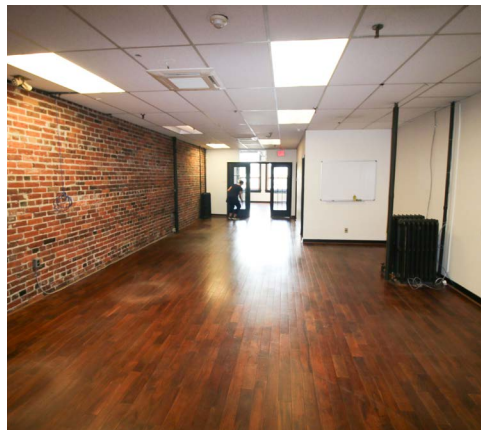
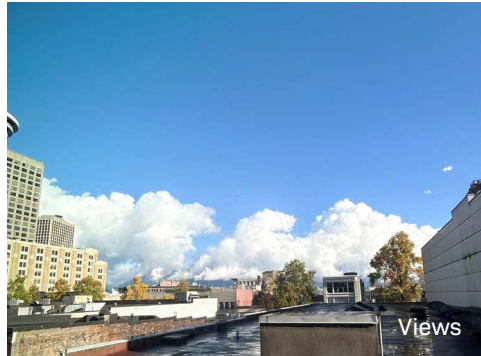
- Open area, 3 offices/meeting rooms
- Air conditioning
- Kitchen
- Private washroom
- Modern key card electronic door access system
- Fibre provider: TELUS, Urban Fibre
- Available immediately
- Great privacy and very secure



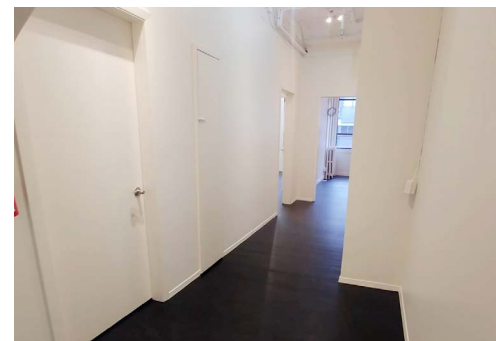
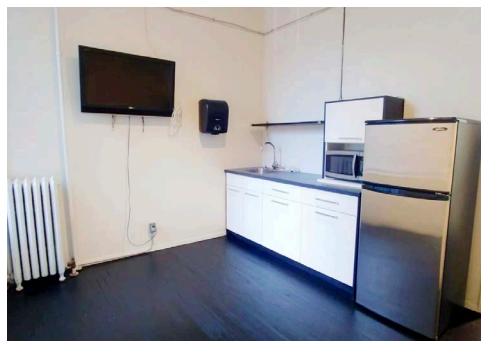
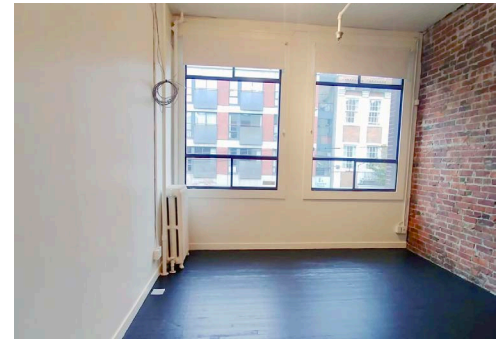
\*Floor plan not to scale.



## UNIT 201 : 1,506 SF



## UNIT 200 : 923 SF



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Mapping Sources: Canadian Mapping Services [canadamapping@cbre.com](mailto:canadamapping@cbre.com); DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.



## THE LOCATION

Located in historic Crosstown, bounded by Vancouver's Central Business District, Gastown, and Yaletown, The Pappas Furs Building offers convenient access to public transit with close proximity to Stadium-Chinatown SkyTrain Station and Waterfront SkyTrain Station for access to the Expo and Canada Line. It is also surrounded by Vancouver's trendiest restaurants, cafés, shops, and amenities.

### WALK SCORE



### NEARBY AMENITIES (1 KM RADIUS)



## CONTACT

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