
**AVISON
YOUNG**

For Sublease

Suite 1110 – 400 Burrard Street
Vancouver, BC

Exceptional opportunity
to sublease 8,297 sf of
fully improved space in
Vancouver's highly desirable
Commerce Place

Matt Walker, Principal
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Property details

AVAILABLE
July 15, 2024

EXPIRY
August 30, 2029

OPERATING COSTS
\$27.77 psf (2023 est.)

PARKING
1 stall per 1,600 sf leased at market rates





RENTAL RATE
Contact leasing agents











Location

Commerce Place is a premier, 21-storey office tower situated in the heart of downtown Vancouver's financial core. Located on the highly desirable corner of Burrard and West Pender Streets, the building provides tenants with immediate access to rapid transit and countless amenities including Cactus Club Cafe, Joey, and Tractor.

Building features

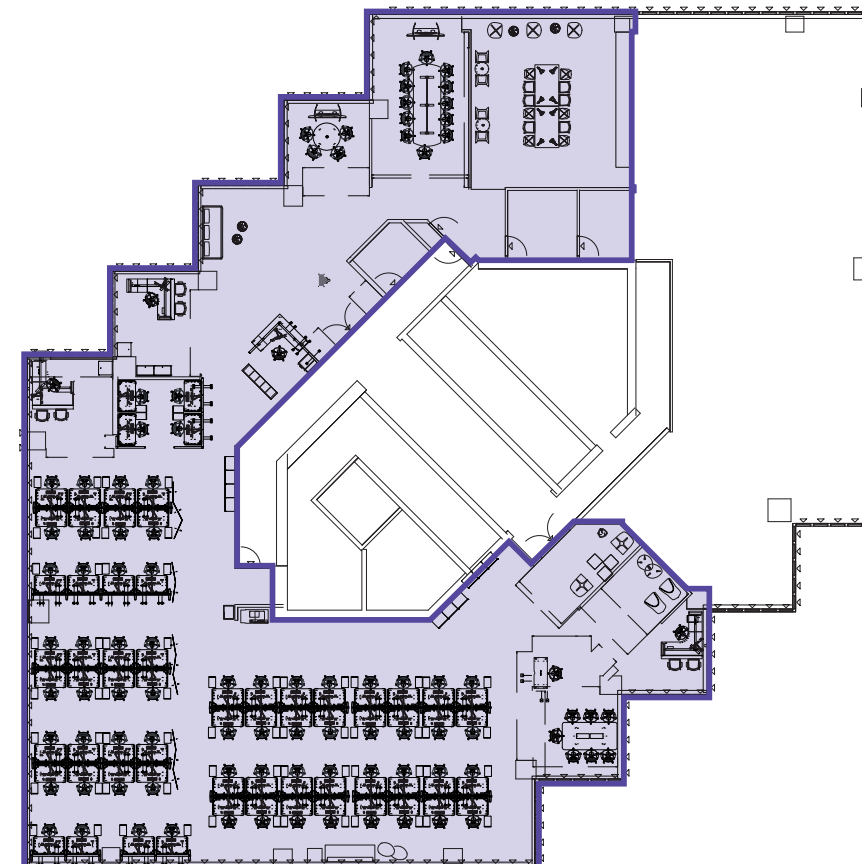
-  LEED Gold and BOMA Gold
-  New fitness facility
-  Bike storage
-  End of trip facilities

Suite features

-  Newly renovated to a high-standard
-  Large kitchen / employee lounge
-  Boardroom
-  Seven (7) offices/meeting rooms
-  Open plan area for seventy desks
-  Reception
-  One (1) call room
-  Partial water views



Floor plan



Amenities

FOOD

1. JOEY Bentall One
2. Cactus Club Cafe Bentall 5
3. Starbucks
4. Tacofino Oasis
5. Nightingale

SHOP

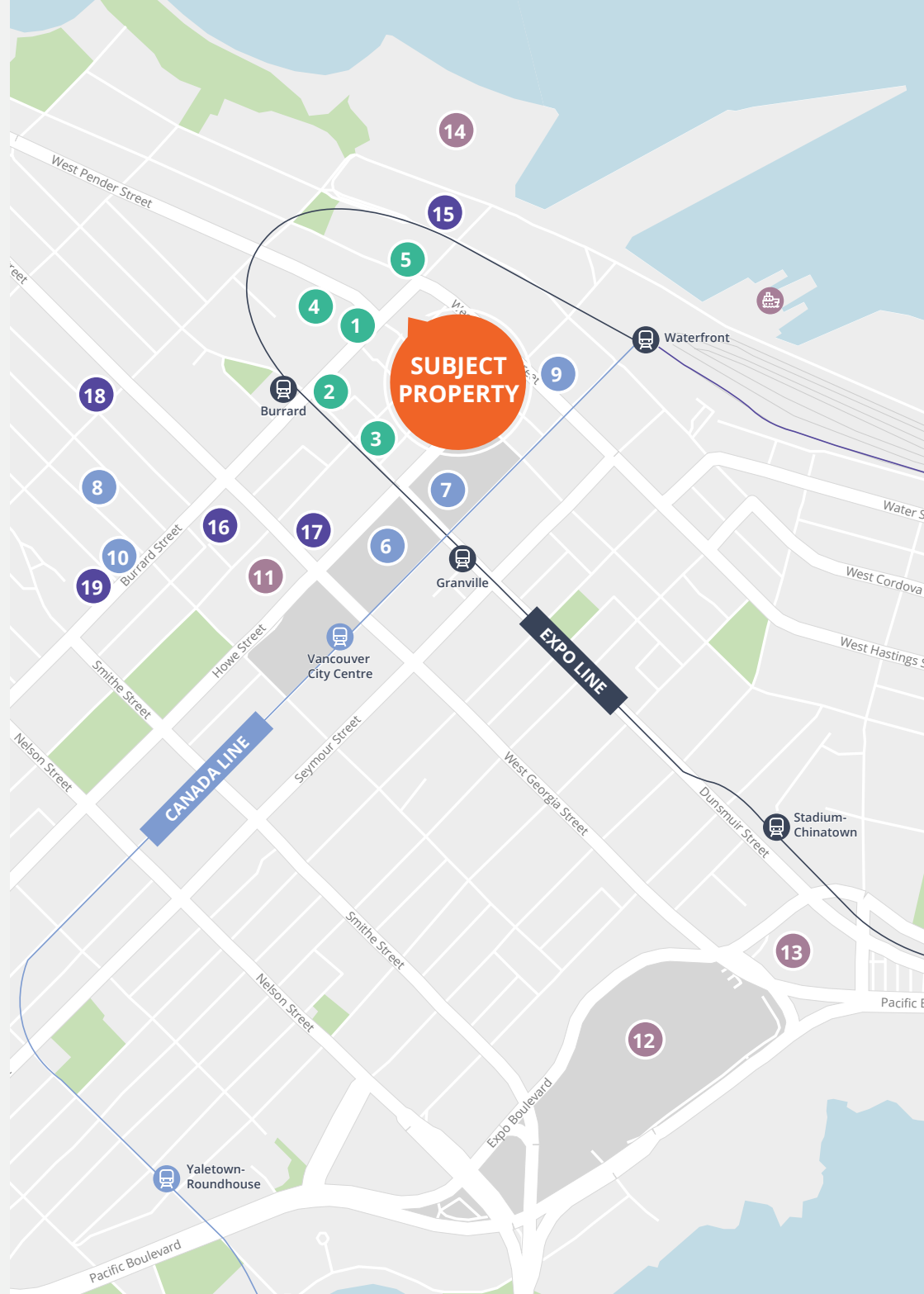
6. CF Pacific Centre
7. Holt Renfrew Vancouver
8. SEPHORA
9. Sinclair Centre
10. Arc'teryx Vancouver

PLAY

11. Vancouver Art Gallery
12. BC Place
13. Rogers Arena
14. Vancouver Convention Centre West

STAY

15. Fairmont Pacific Rim
16. Fairmont Hotel Vancouver
17. Rosewood Hotel Georgia
18. Shangri-La Vancouver
19. Sutton Place Hotel Vancouver



Contact for more information

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YOUNG**

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