

NAI Commercial

APPROX.
560 SF



6111 Cambie Street | Vancouver, BC

FOR LEASE | Office Space

Ground-floor office space ideal for non-profits and charities.

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6111 Cambie Street

Vancouver, BC

Property Details

Approximate Area:	560 SF main floor
Net Rental Rate:	\$2,000 per month plus GST
Parking:	Paid parking is available
Date Available:	Vacant and ready to go
Zoning:	CD-1

Highlights

- ▶ Ground-floor office space
- ▶ Two offices plus work room
- ▶ Annual or multi-year terms available
- ▶ Furniture included
- ▶ Utilities, cleaning, and alarm included
- ▶ Shared washrooms and lunch space available
- ▶ Shared reception and meeting/board room access may be available on a pay-for-use basis, subject to scheduling and building arrangements
- ▶ Permitted use: non-profit organizations or charities requiring office/administration space



Unit Description

This ground-floor suite is well suited to a non-profit organization or charity seeking practical, move-in-ready office and administration space in Vancouver. The premises offer a compact and functional layout with two private offices and one work room, supported by access to shared common amenities within the building.

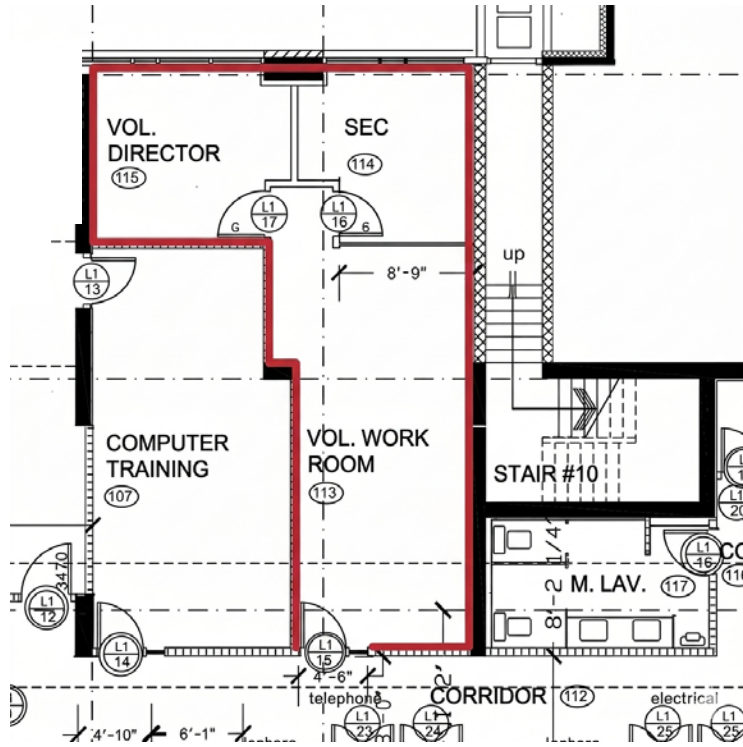
Location

The location offers strong convenience benefits, with Oakridge—41st Avenue Station approximately an 8-minute walk away and bus service close by at Cambie Street and West 41st Avenue or a 6 minute walk from Langara 49th Station. Oakridge Centre is directly across the street area from the property, adding access to shopping and services nearby.

Ideal Tenants

The space is intended for non-profit organizations or charities whose use is primarily office, administration, program coordination, or related mission-support work. Organizations with complementary, community-serving, or adjacent missions may be particularly well suited to the environment.

Floor Plan



NEIGHBOURING BUSINESSES

1. Safeway
2. T&T Supermarket
3. Shoppers Drug Mart
4. RBC Royal Bank
5. TD Canada Trust
6. Scotiabank
7. CIBC
8. BMO
9. Tim Hortons
10. BC Liquor Store

SUBJECT PROPERTY

OAK ST.

CAMBIE ST.

W 49TH AVE

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