

Freestanding Office Building

For Lease or Sale

Colliers

Accelerating success.

3455 VICTORIA DRIVE, VANCOUVER, BC

The Opportunity

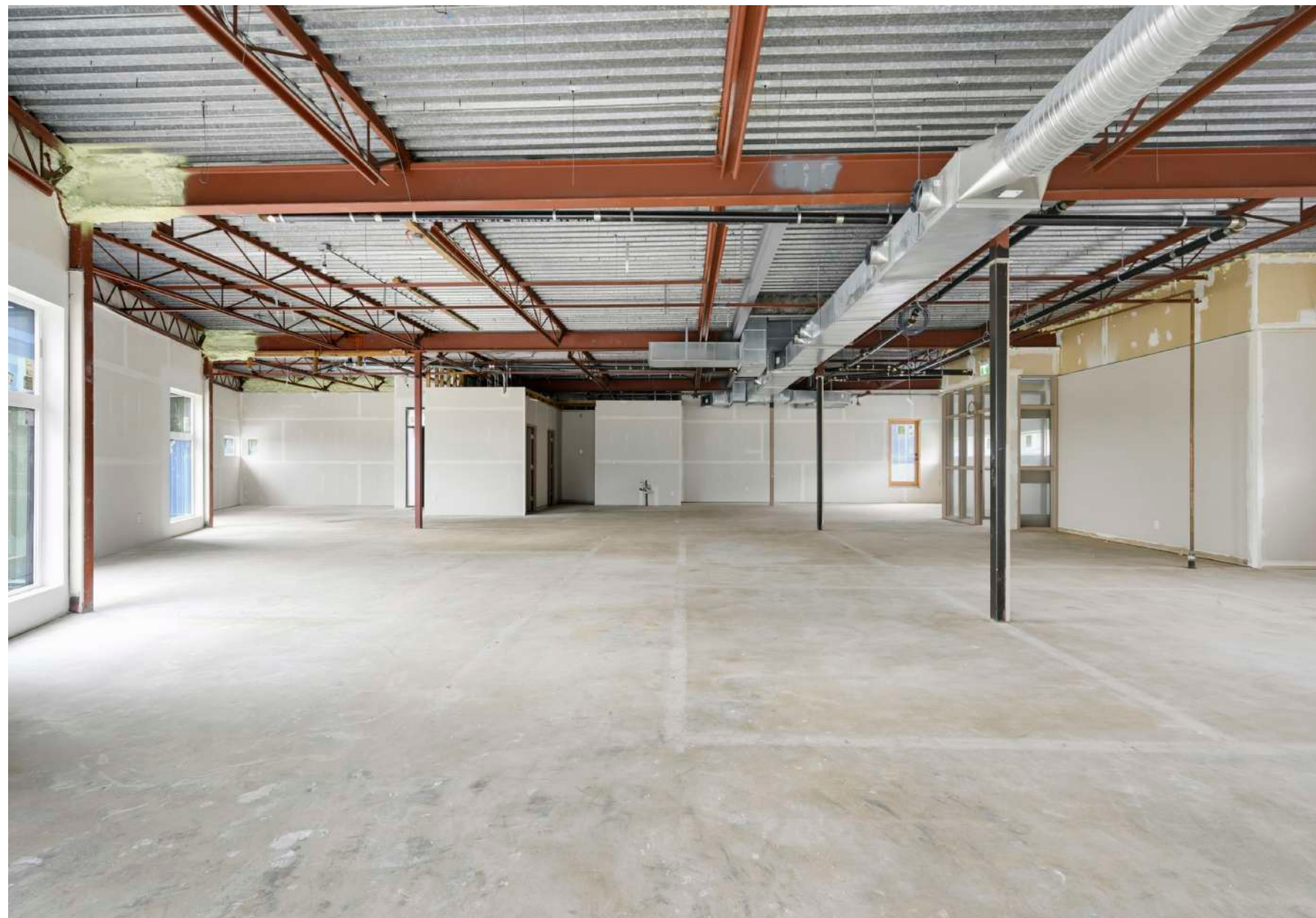
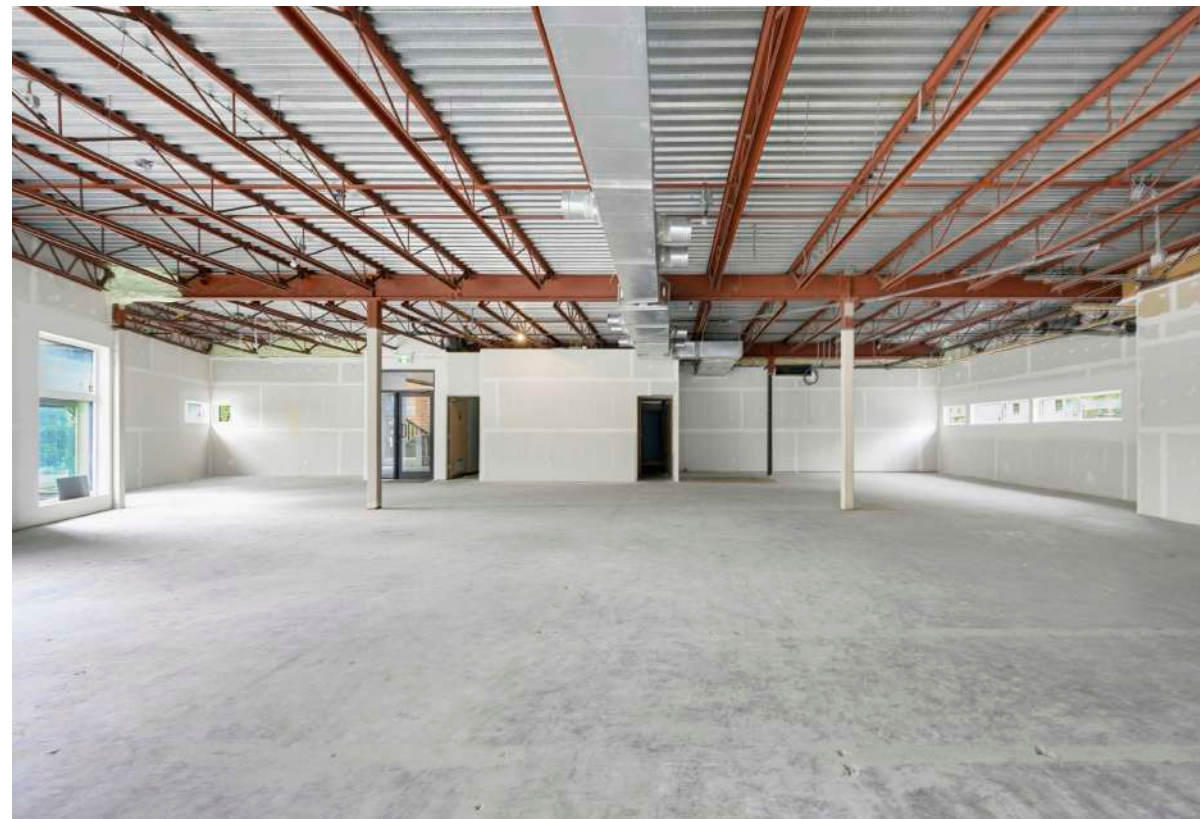
Opportunity to lease or purchase a modern, freestanding office building delivered in shell condition, allowing businesses to design and build a workspace tailored to their unique operational requirements.

Positioned along the prominent Victoria Drive corridor, the property benefits from excellent street frontage and visibility, providing a strong corporate presence in one of East Vancouver’s most established commercial neighbourhoods.

Salient Facts

Civic Address	3455 Victoria Drive, Vancouver, BC	
PID(s)	011-689-323 and 011-689-340	
Legal Description	LOT 1, BLOCK 10, PLAN VAP3727, DISTRICT LOT 195, NEW WESTMINSTER LAND DISTRICT, LOCKS 10 & 11	
Availability	Immediately	
Available Area	Floor 1	3,373 SF
	Floor 2	3,632 SF
	Total Area	7,005 SF
Purchase Price & Net Rent	Contact listing agents	
Property Taxes	\$26,570.04 (2026)	
Additional Rent	\$12.71 PSF (est. 2026)	
Zoning	C-2A	
Parking	10 underground parking stalls	
Condition	Premises is delivered in shell condition	





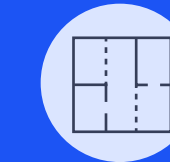
Key Features



Available for lease or sale



Freestanding office building in shell condition



Opportunity to customize a purpose-built office layout



Secure underground parking



Extensive exterior improvements recently completed including cladding, windows, roofing, HVAC



Prominent frontage along Victoria Drive with signage opportunities



Large windows providing natural light throughout



Convenient access to Downtown Vancouver, Broadway Corridor and Highway 1



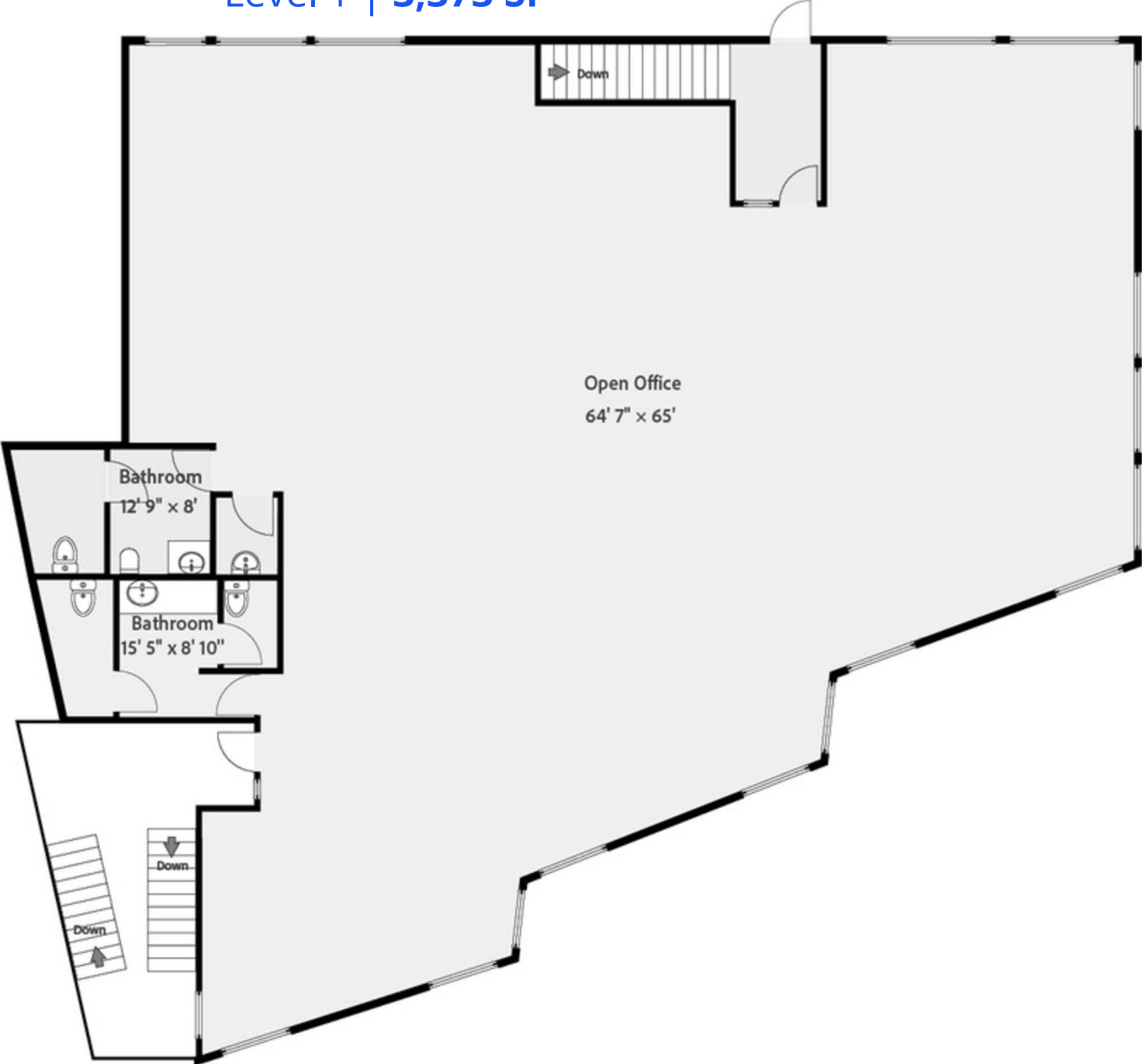
Well-served by public transit and nearby amenities

Floor Plans

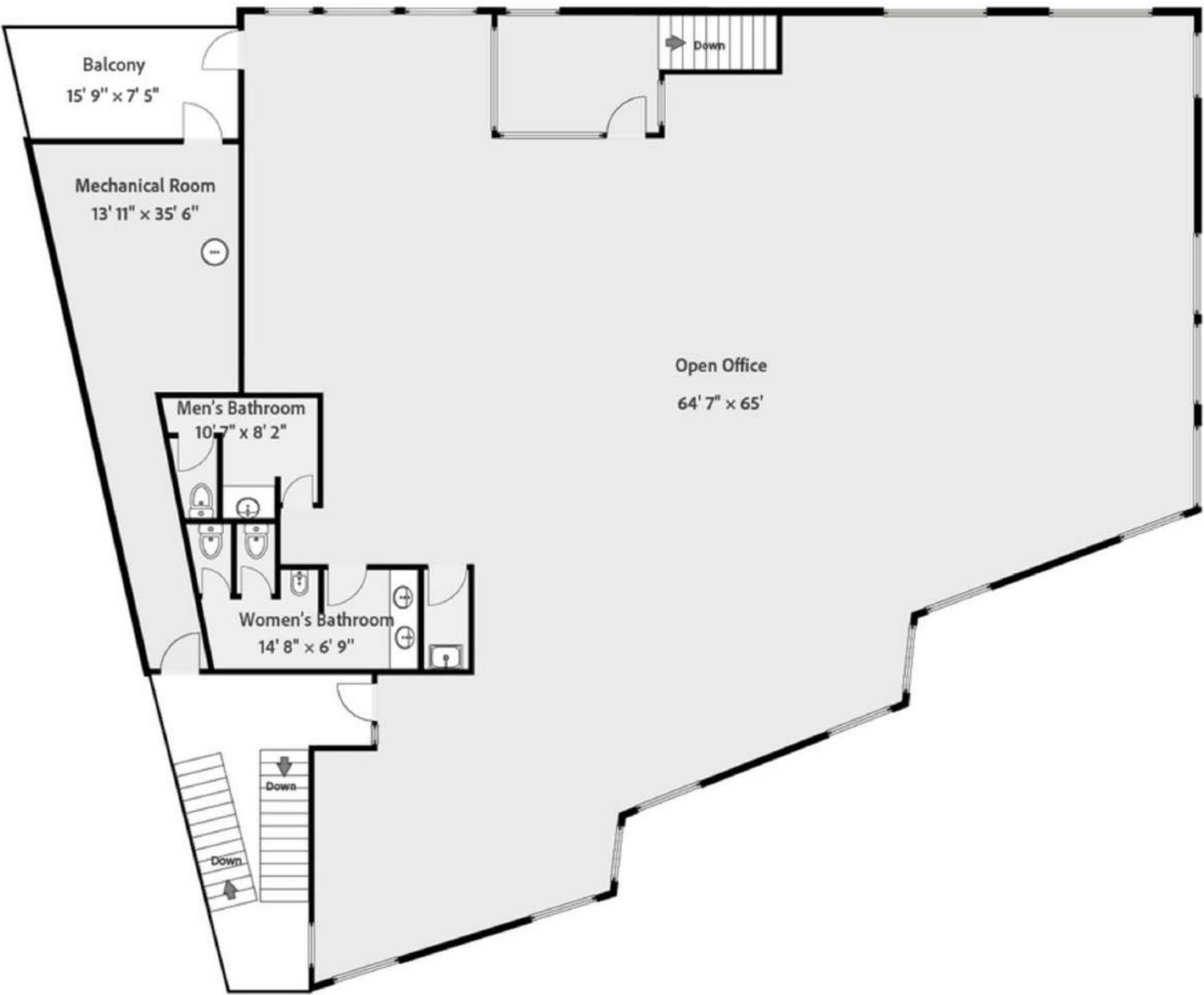
Underground Parking | 3,600 SF



Level 1 | 3,373 SF



Level 2 | 3,632 SF



Location Overview

Located in Vancouver’s centrally positioned Kensington-Cedar Cottage neighbourhood, 3455 Victoria Drive offers businesses exceptional connectivity to Downtown Vancouver and the broader Metro Vancouver neighbourhoods. The property is easily accessed via Victoria Drive, Kingsway, East Broadway, and Highway 1, providing efficient commuting for employees and convenient access for clients.

Located a few steps away is Trout Lake, offering expansive green space, walking trails, sports fields and the Trout Lake Community Centre.

The surrounding area features a wide range of cafés, restaurants, retail services, and everyday amenities, all within walking distance. Excellent public transit connections and nearby cycling infrastructure further enhance accessibility, making this an ideal location for businesses seeking a well-connected office environment in one of Vancouver’s most established commercial corridors.

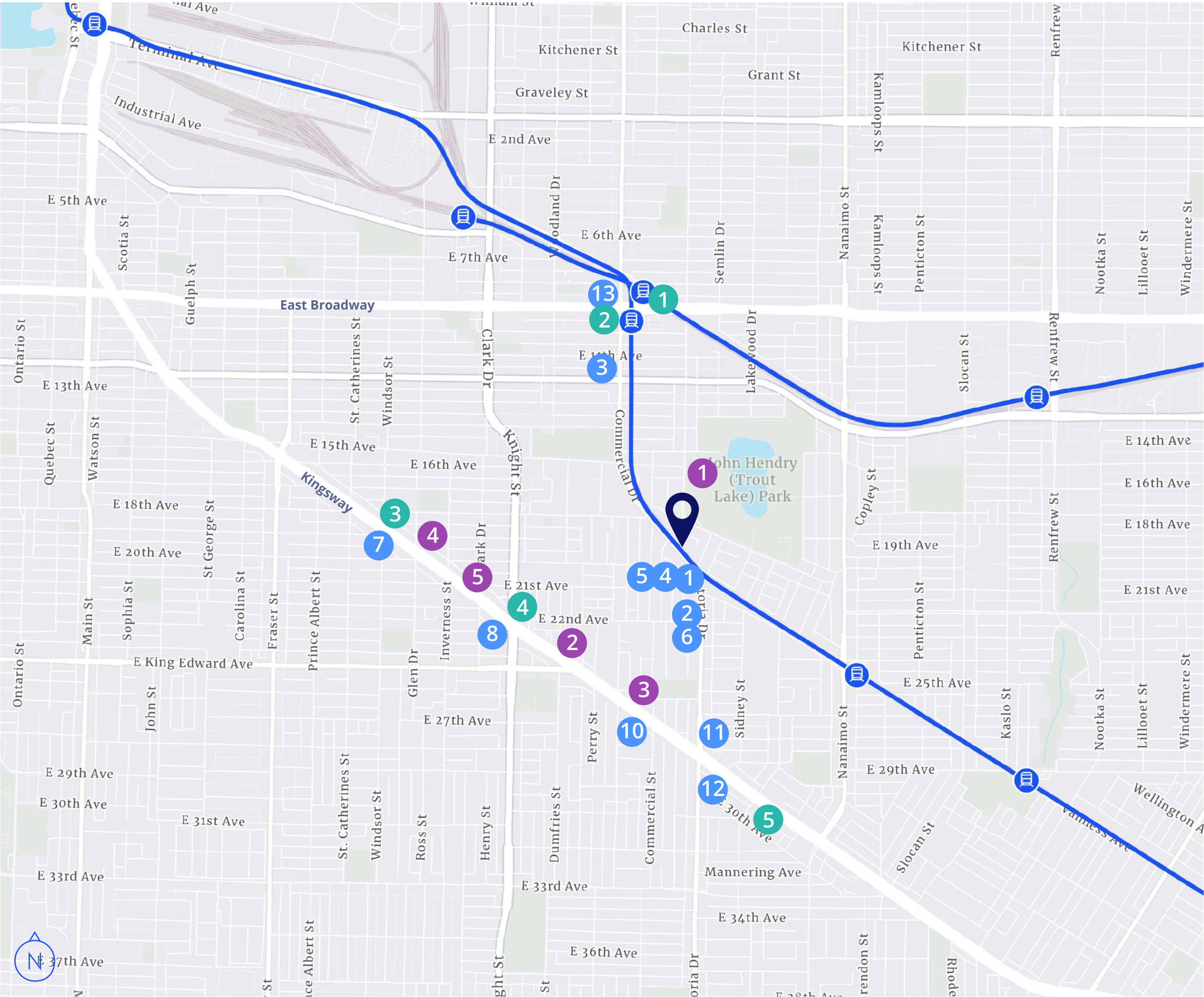
Nearby Amenities

Cafés & Restaurants

- 1 Kokomo
- 2 Collective Goods
- 3 The Borrow
- 4 Chance Cafe
- 5 Flourist Milling Inc
- 6 Commercial Street Cafe
- 7 Matcha Corner Cafe
- 8 Pallet Coffee Roasters
- 10 Subway
- 11 McDonald’s
- 12 The Tipper Restaurant
- 13 Bon’s Off Broadway

Retailers & Grocery

- 1 Shoppers Drug Mart
 - 2 BMO
 - 3 CIBC
 - 4 Save-On-Foods
 - 5 T&T Supermarket
- Gym & Recreation
- 1 Trout Lake Community
 - 2 Anytime Fitness
 - 3 30 Minute Hit
 - 4 Evolution Fitness & Lagree
 - 5 All Fit | Cycle & Strength





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