

AVISON YOUNG

For Sublease

347 East Cordova Street
Vancouver, BC

Character-rich office
space in the heart of
Strathcona, designed
to inspire creativity
and collaboration.

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com
*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin, Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com



347 East Cordova Street



PROPERTY DETAILS

SIZE

1,500 sf

AVAILABLE

Immediately

SUBLEASE EXPIRY

May 30, 2028

ADDITIONAL RENT

\$9.24 psf (2026 estimate)

ASKING RATE

Contact listing agents

LOCATION

347 East Cordova Street (The Lambert House) is a designated heritage building originally constructed in the 1890s and extensively renovated in 1901. This well-preserved Queen Anne-style property showcases distinctive period architecture and has a long history within Vancouver's Strathcona neighbourhood, including its association with longstanding community service organizations. Today, the standalone building offers unique character office space for commercial use in a central location.

SUITE HIGHLIGHTS



Two-story stand-alone commercial office building



DEOD zoning



Two (2) offices/meeting rooms



Open-plan office area



Ground floor washroom



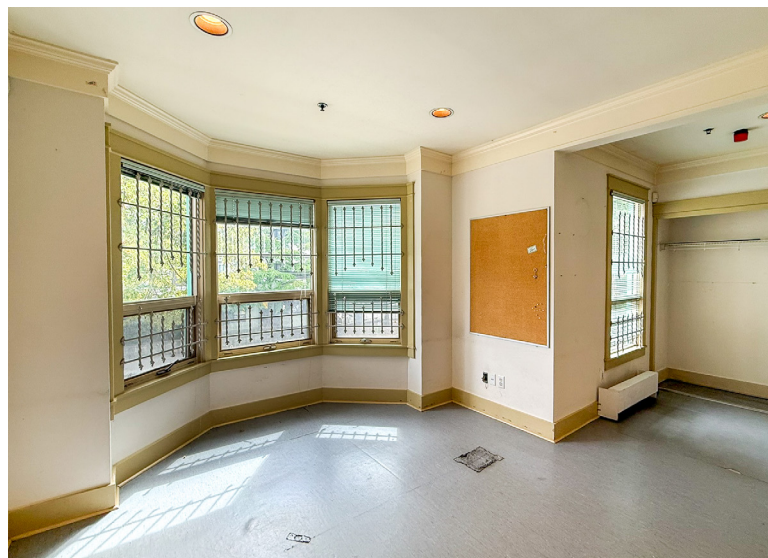
Reception area

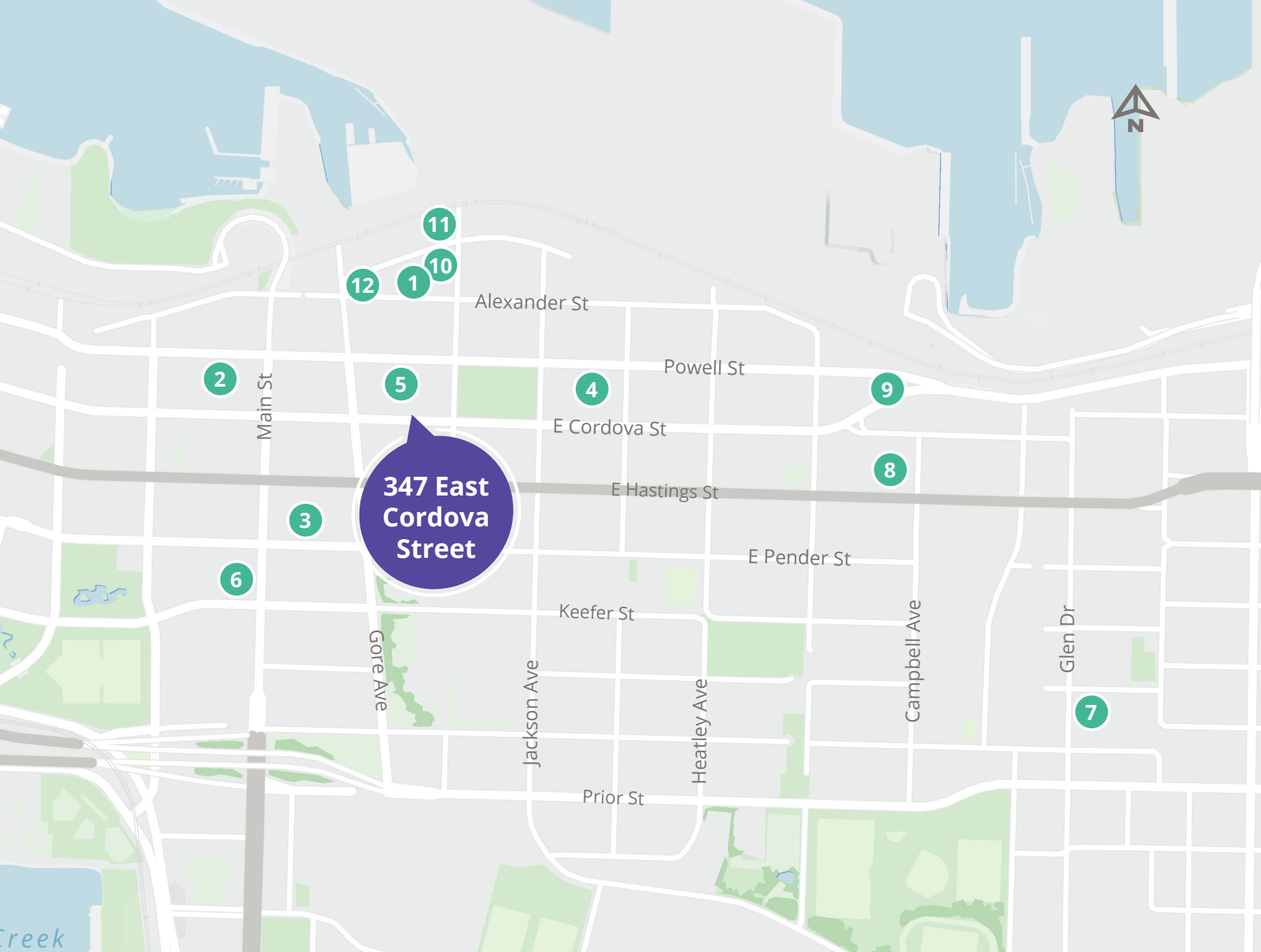


Kitchen



Free surface parking





Nearby amenities

- | | | |
|---------------------------|-----------------------------|---------------------|
| 1. Pallet Coffee Roasters | 5. Tommy's Whole Grain | 9. Starbucks |
| 2. Cadeaux Bakery | 6. Virtuous Pie | 10. Belgard Kitchen |
| 3. Mello | 7. Peace and Culture Coffee | 11. Railtown Café |
| 4. Dosanko Restaurant | 8. Prototype Coffee | 12. Ask For Luigi |

Contact for more information

Glenn Gardner*, Principal
604 647 5092
glenn.gardner@avisonyoung.com

*Glenn Gardner Personal Real Estate Corporation

Stephanie Yeargin, Vice President
604 757 4985
stephanie.yeargin@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**
Platinum member

© 2026 Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.