

FOR SUBLEASE

Marine Building

// 355 BURRARD STREET, VANCOUVER, BC



City and mountain views throughout the space.

355 Burrard Street

THE OPPORTUNITY

Known as an iconic landmark, The Marine Building stands at the centre of Vancouver's financial district, situated at the corner of Burrard and West Hastings. The central location is transit friendly and boasts proximity to an abundance of on-site and nearby amenities. This bright and modern improved tech-office space offers stunning city views, with an abundance of natural light throughout.

Unit	800
Area	10,637 SF
Availability	Immediately
Sublease Expiry	April 2031
Basic Rent	\$20.00 PSFPA
Additional Rent	\$28.21 PSFPA (2025 est.)

KEY FEATURES AND AMENITIES



CITY &
MOUNTAIN
VIEWS



NATURAL
LIGHT



PRIME
LOCATION



MODERN
FURNITURE
AVAILABLE



PARKING & EV
CHARGING

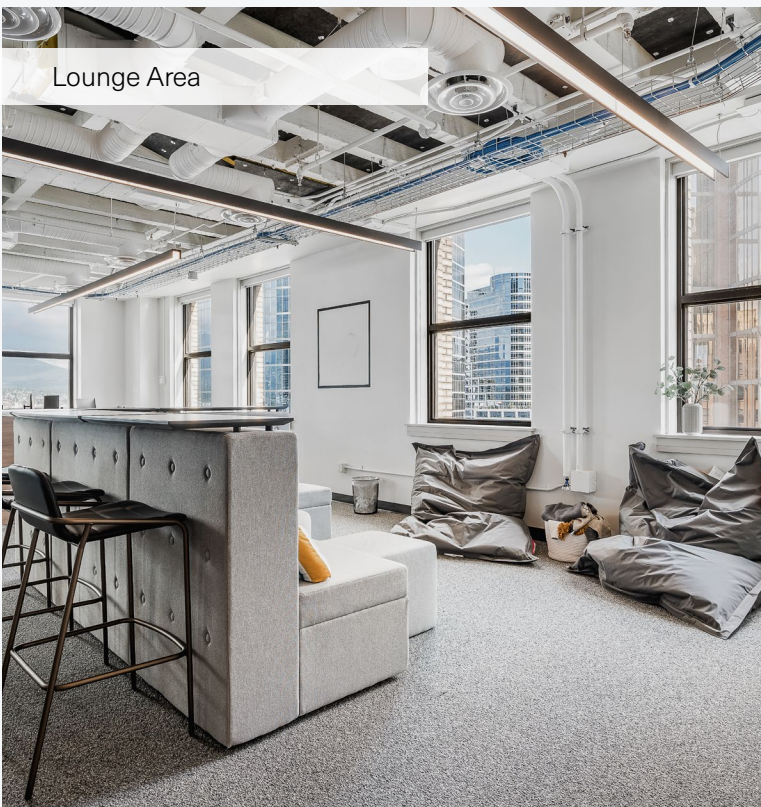




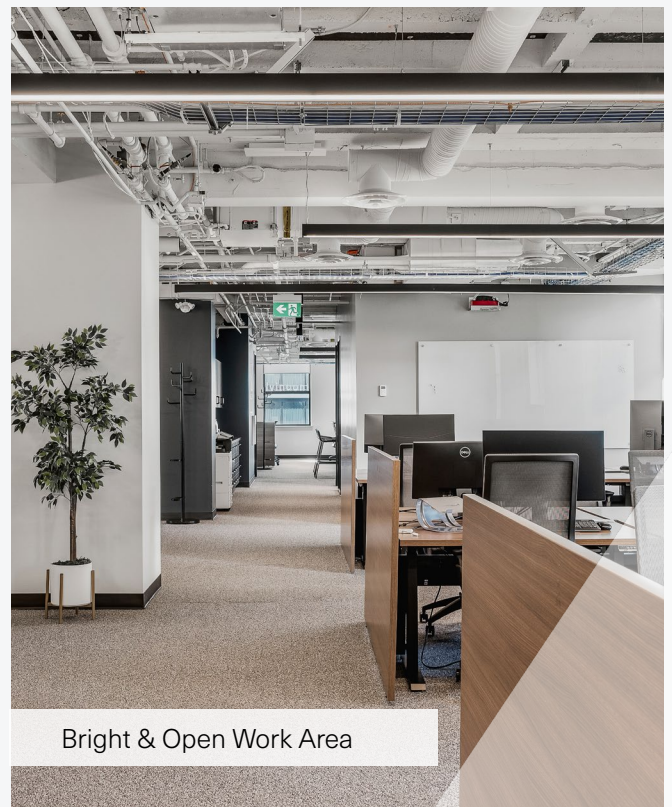
Meeting Room



Large Kitchen



Lounge Area



Bright & Open Work Area

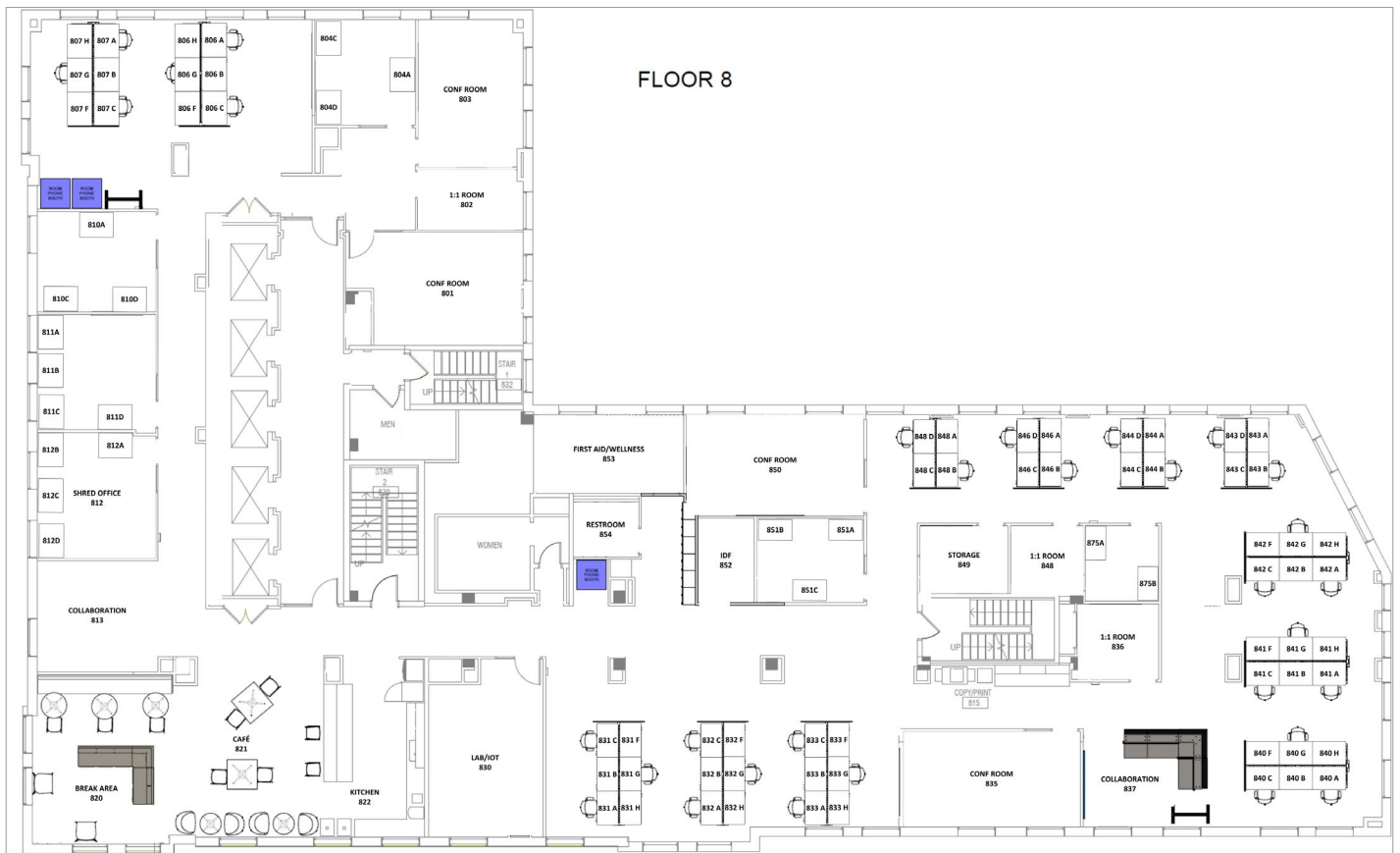
→ Modern design and functionality, featuring bright, open work areas, private meeting rooms, and comfortable lounge areas.



UNIT 800

10,637 SF (APPROX.)

The unit boasts an open layout with three open office areas, multiple convergence rooms, a kitchen and break area, and multiple separate lounge spaces.





KITCHEN + LOUNGE



BOARDROOM

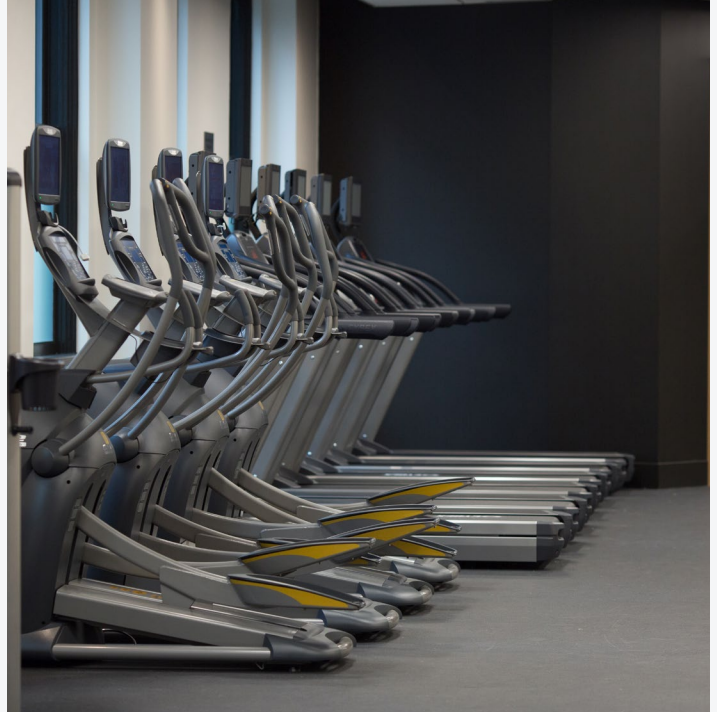


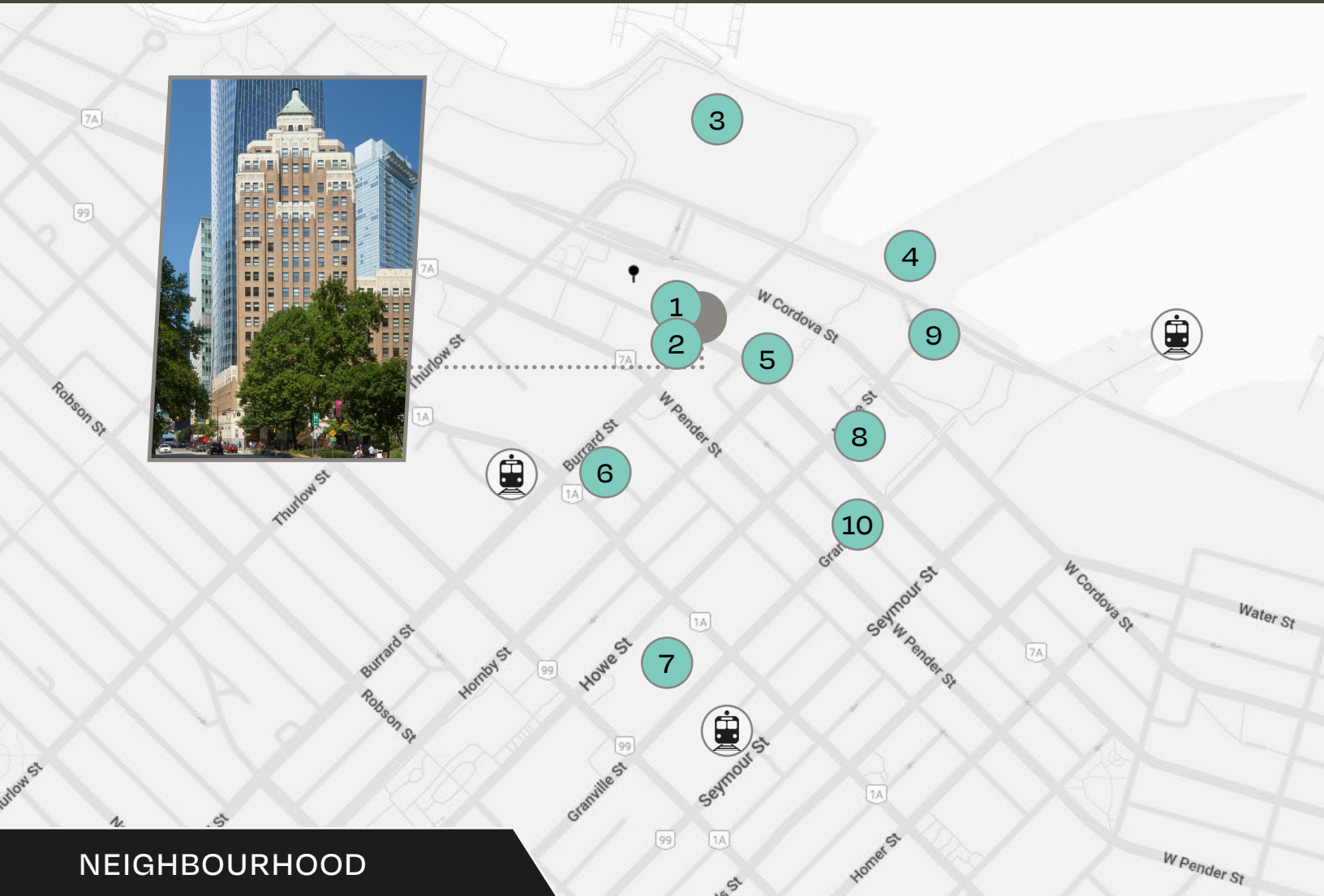
MODERN FURNITURE

→ Furniture is negotiable and potentially available.

Premium Amenities for Modern Workspaces

- Bike Lockers
- Concierge
- Coworking in Building
- Fitness Facility
- Meeting Room
- Parking & EV Charging
- JJ Bean Coffee Roasters
- Brass Fish Tavern
- Security Guard
- Showers





NEIGHBOURHOOD

1. Nightingale
2. JJ Bean Coffee Roasters
3. Vancouver Convention Centre
4. Pan Pacific Vancouver
5. The Vancouver Club
6. Cactus Club Cafe
7. CF Pacific Centre
8. Sinclair Centre
9. Miku Vancouver
10. Trees Organic Coffee



TRANSIT SCORE

100



WALK SCORE

74



BIKE SCORE

68



For more information, please contact:



Christopher O'Neill

Personal Real Estate Corporation

ASSOCIATE VICE PRESIDENT

+1 604 764 0907

christopher@floorspace.ca

FLOORSPACE

900 West Hastings St., Suite 520

Vancouver, BC Canada

V6C 1E5

www.floorspace.ca

THIS DOCUMENT HAS BEEN PREPARED BY FLOORSPACE COMMERCIAL INC. FOR ADVERTISING AND GENERAL INFORMATION ONLY. ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES WE DEEM RELIABLE, AND WE HAVE NO REASON TO DOUBT ITS ACCURACY; HOWEVER, NO GUARANTEE OR RESPONSIBILITY IS ASSUMED THEREOF, AND IT SHALL NOT FORM ANY PART OF FUTURE CONTRACTS. PROPERTY INFORMATION IS SUBMITTED SUBJECT TO ERRORS AND OMISSIONS AND ALL INFORMATION SHOULD BE CAREFULLY VERIFIED. ANY INTERESTED PARTY SHOULD UNDERTAKE THEIR OWN INQUIRIES AS TO THE ACCURACY OF THE INFORMATION. ALL MEASUREMENTS QUOTED HEREIN ARE APPROXIMATE. THIS PUBLICATION IS THE COPYRIGHTED PROPERTY OF FLOORSPACE COMMERCIAL INC. AND/OR ITS LICENSOR(S). COPYRIGHT © 2025 FLOORSPACE COMMERCIAL INC.

