



 **JLL** SEE A BRIGHTER WAY

For Sublease

2855 Arbutus Street
Vancouver, BC

THE BUILDING & LOCATION

Prime west side office building. The building is located on the northwest corner of Arbutus Street and West 13th Avenue in Vancouver's Kitsilano neighbourhood. Arbutus Street is the major north south thoroughfare connecting Kerrisdale, Point Grey and Shaughnessy to Kitsilano and the Broadway Corridor. 5-minute walk to West Broadway and close to Arbutus Corridor rail line, transit, grocery markets, coffee shops and restaurants. Building amenities include a tenant conference room and shower room. Recently, the building has been outfitted with the mCloudelectrostatic filtering systems and sensors to ensure high indoor air quality with 24/7 monitoring.

SALIENT DETAILS



SUITE
101



SIZE
2,823 s.f.



AVAILABILITY
October 1, 2026
(potentially sooner)



BASIC RENT
Contact listing agents



ADDITIONAL RENT
\$18.00 psf/pa (2026)



FURNITURE
Available

THE SUITE

Nicely appointed and furnished office for sublease in the heart of Arbutus Corridor Vancouver. The space is built out with 6 offices with two of them being connected, a meeting room, open work area, a generous size lunch/meeting area comes with various appliances and a server/storage room. Space is situated on the ground floor providing fantastic exposure for a prospective tenant. Up to 4 parking stalls located in the building's secured underground parkade can also be leased for additional costs.





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