



CUSHMAN &  
WAKEFIELD



# BENTALL 4 CENTRE

1055 DUNSMUIR STREET, SUITE 2200  
VANCOUVER, BC

**FOR SUBLEASE** | HIGH QUALITY, FULLY FURNISHED OFFICE SPACE  
9,310 SF AVAILABLE FOR SUBLEASE

**FLEXIBLE DEMISING OPTIONS** of 1,200 SF, 1,655 SF & 6,455 SF

**FULL 22ND & 23RD FLOORS** can be combined direct for up to 34,000 SF







# PROPERTY HIGHLIGHTS

Bentall 4 Centre, located at 1055 Dunsmuir Street in Vancouver Downtown, is a part of the Bentall Centre Complex. This Class A office tower spans 35 storeys and offers 548,000 sf of premium office space.

- Cushman & Wakefield ULC (“C&W”) is pleased to present the opportunity to sublease Suite 2200, AAA office space, at Bentall Four.
- Flexible size options available from 1,200 SF up to 9,310 SF.
- Balance of the 22nd floor and full 23rd floor are available direct with the Landlord and can be combined with the sublet premises on a direct basis for up to 34,000 sf. of contiguous high bank space.

Unit	Suite 2200
Available Area	Total 9,310 SF
• Option A	Approx. 1,200 SF
• Option B	Approx. 6,455 SF
• Option C	Approx. 1,655 SF
Asking Net Rent	Contact Listing Agents
Additional Rent	\$28.50 PSF, per annum (2024 est.)
<b>Availability</b>	<b>Nov/Dec 2024</b>
<b>Sublease Expiry</b>	<b>February 28, 2026</b>
<b>Furniture</b>	<b>Available</b>



# FLOOR PLAN

## SUITE 2200 APPROX. 9,310 SF

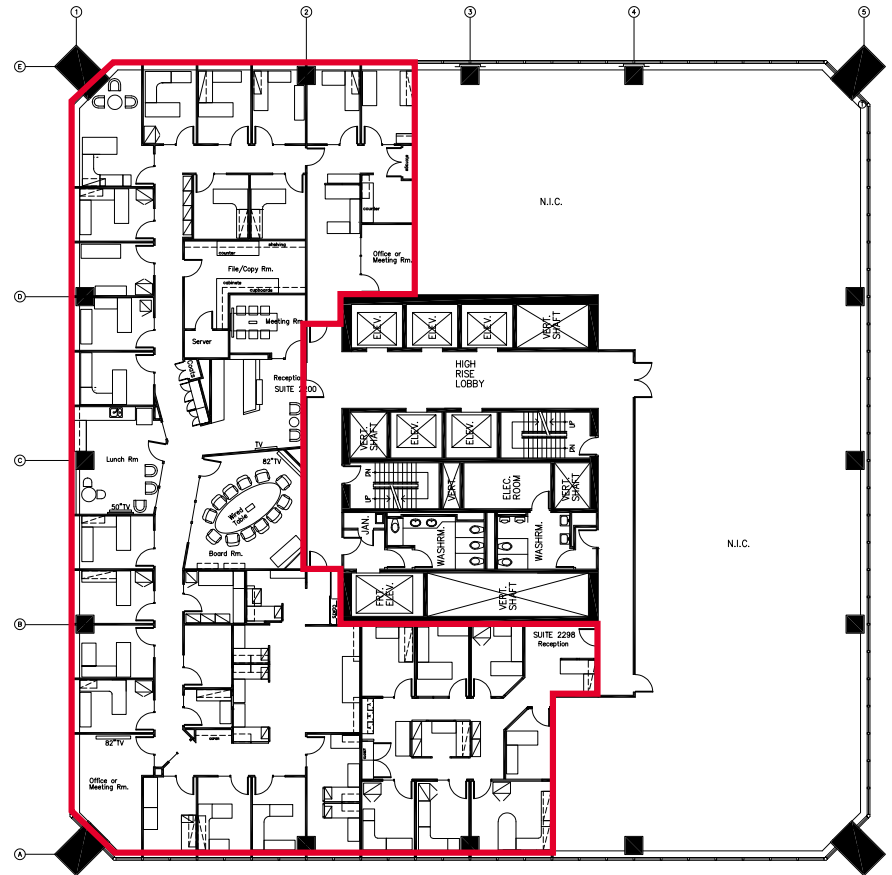
### SUITE FEATURES:

- Improved space with furniture in excellent condition
- 22 window offices
- 8 internal offices
- 1 large boardroom & 2 medium boardrooms
- Large modern lunchroom
- Open area with workstations
- Receptions
- Storage
- Server room with File/Copy Room
- Excellent views to West, South and North



### OPTION A (1,200 SF) SUITE FEATURES | OPTION A

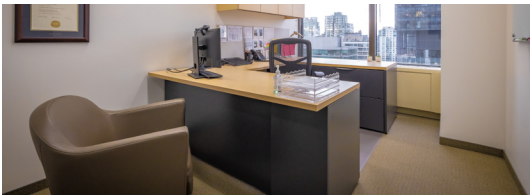
- North facing
- 2 window offices
- 1 large office or meeting room
- Storage
- Workstation



# FLOOR PLAN

## OPTION B (6,455 SF) SUITE FEATURES | OPTION B

- Excellent views to West, South and North
- 17 window offices
- 4 internal offices
- 1 large office/meeting room
- Open area
- 4 workstations
- Large lunchroom
- 1 medium meeting room
- Server room with file/copy room
- Reception

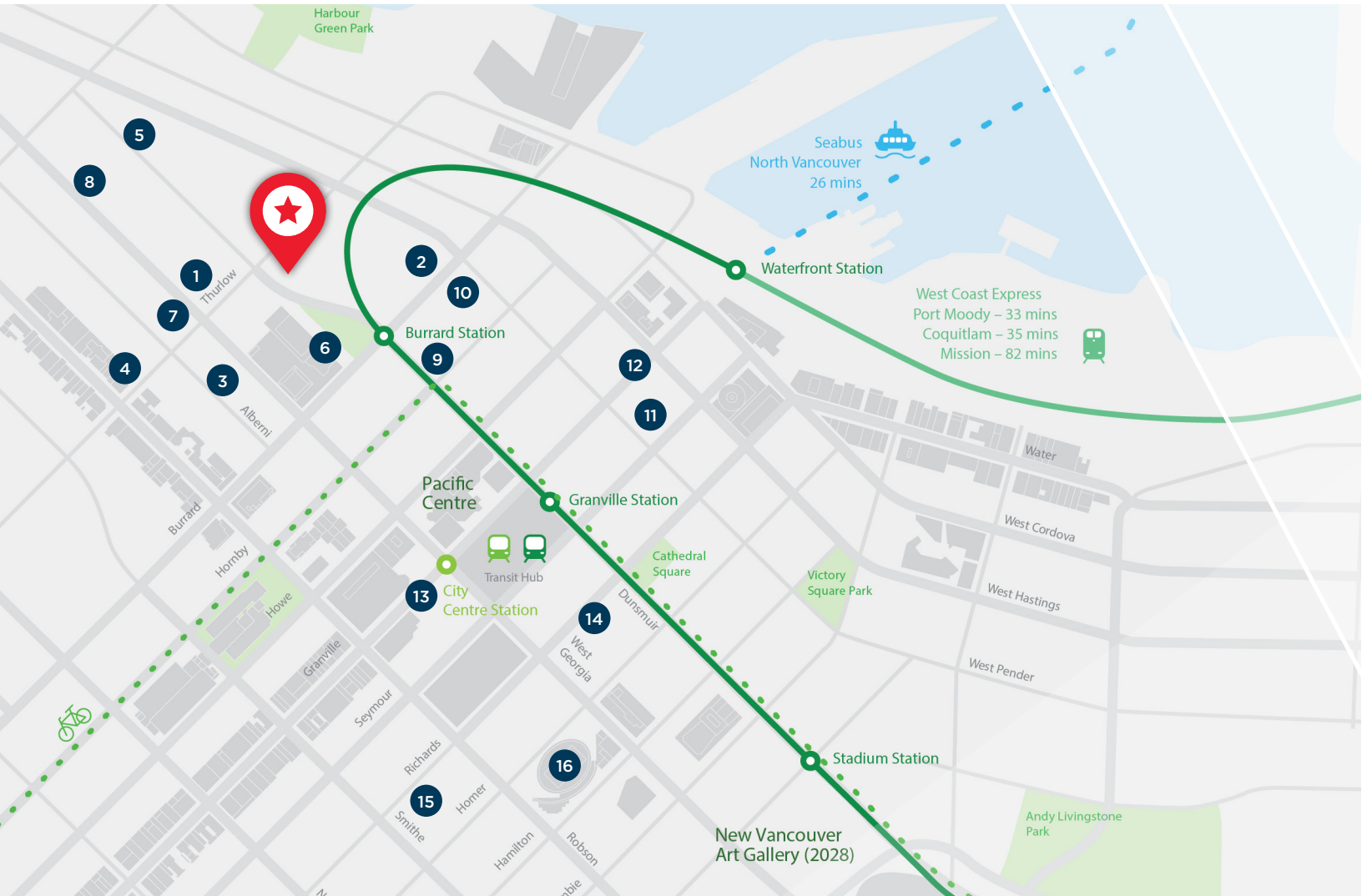


## OPTION C (1,655 SF) SUITE FEATURES | OPTION C

- South facing
- 3 window offices
- Reception
- 4 internal offices
- Storage/closet

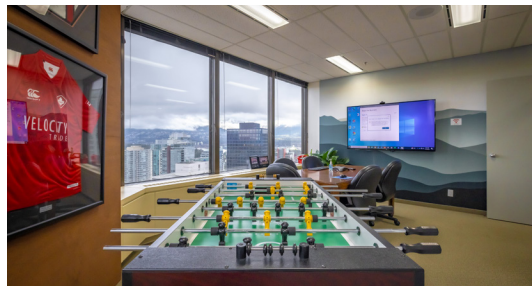


# LOCATION MAP



## NEARBY AMENITIES

1. 49th Parallel Café & Lucky's Doughnuts
2. JOEY Bentall One
3. Thierry Alberni
4. Joe Fortes Seafood & Chop House
5. Tableau Bar Bistro
6. Hyatt Regency Vancouver
7. Shangri-La Vancouver
8. Paradox Hotel Vancouver
9. Hotel Le Soleil
10. Bentall 5
11. University Canada West
12. Waterfront Canada Line Station
13. Winners
14. Cafe Medina
15. Rainbow Park
16. Vancouver Public Library







*For more information  
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