

For Sublease // 9,400 SF

1166 Alberni Street

// PRIME 2ND FLOOR OFFICE SPACE



Xandar





THE OPPORTUNITY

1166 Alberni Street

Area	2nd Floor: 9,400 SF
Term Expiry	June 30 th , 2026
Availability	Early 2023
Basic Rent	Please contact listing agent
Additional Rent	\$24.60 (2023 est.)
Furniture	Potentially available



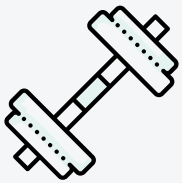
LARGE BOARDROOM



MEETING ROOM



BUILDING AMENITIES



//
Fitness facilities



//
Large common
boardroom



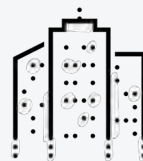
//
Showers & change
rooms



//
Underground
parking



//
Bike Storage



//
Large Patio



MULTIPLE
BOARDROOMS
AND MEETING
AREAS.

Located on the second floor, the space includes an employee lounge facing a large terrace to an expansive window-line drawing a connection to the streetscape below.

// Unique perspective to the outdoors

1166 Alberni is located at the corner of Alberni and Bute, offering access to a bustling neighbourhood of professionals, dining and shopping on Robson Street, and quick access to the West End and the Seawall.

The ground floor retail component of 1166 Alberni is home to JJ Bean, A&W, Kirin Restaurant, Subway and Pink Elephant Thai and the BC Liquor, including Urban Fare across the street.

THE LOCATION

1166 Alberni Street



TRANSIT SCORE



100



WALK SCORE



97

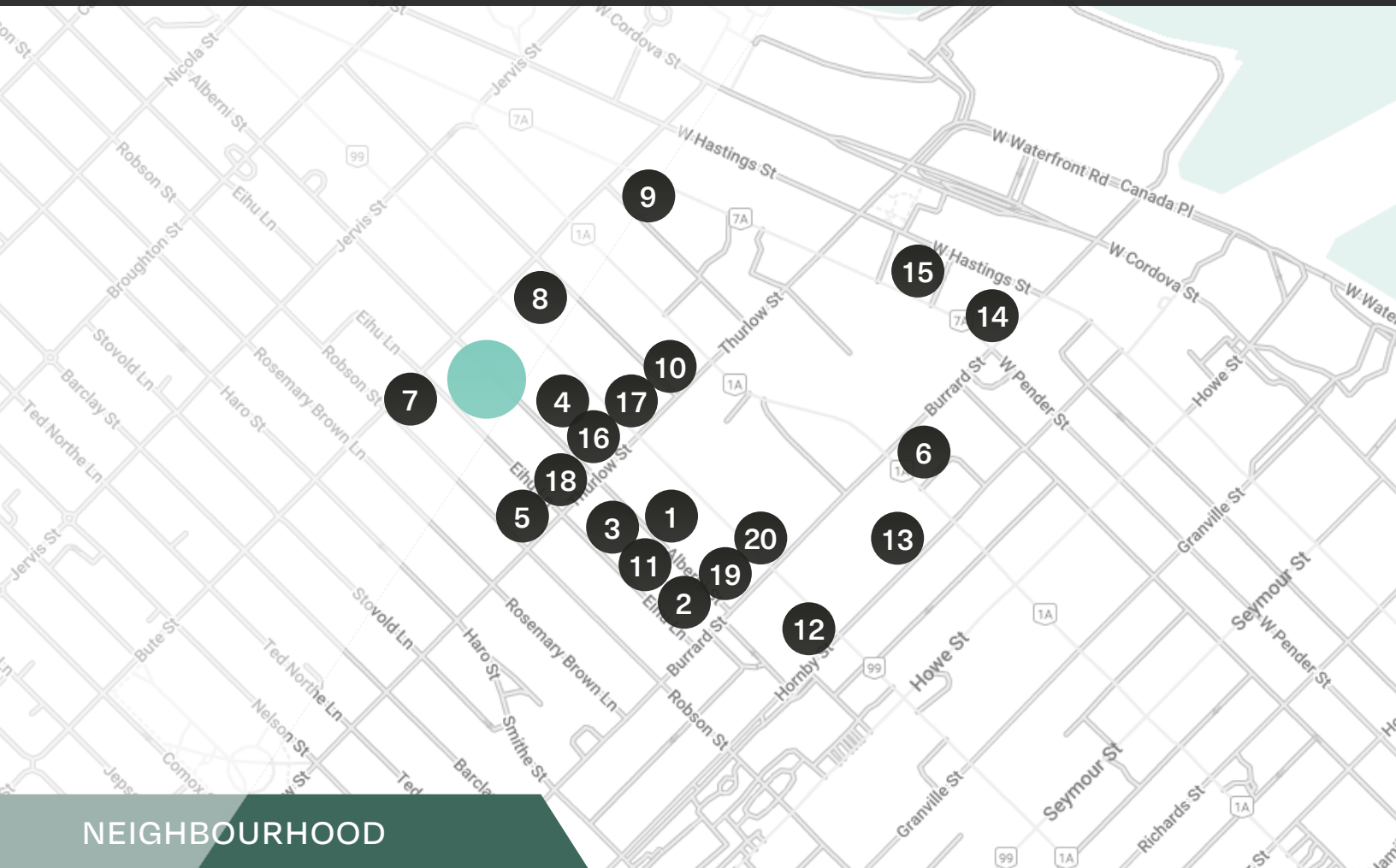


BIKE SCORE



88





NEIGHBOURHOOD

1. Thierry
2. Black & Blue
3. Coast
4. The Keg Steakhouse + Bar
5. Joe Fortes Seafood & Chop House
6. Cactus Club Cafe
7. Breka Bakery & Cafe
8. Mott 32 Vancouver
9. Tableau Bar Bistro
10. 49th Parallel Cafe & Lucky's Doughnuts
11. Kobe Japanese Stakehouse
12. Notch8 Restaurant & Bar
13. Hy's Steakhouse & Cocktail Bar
14. JOEY Bentall One
15. Tacofino Oasis
16. Burnello Cucinelli / Thom Brone
17. Burberry
18. Moncler
19. Tiffany & Co
20. Hermes

→ Kitchen and lounge with multiple seating areas and access to private washrooms and shower.

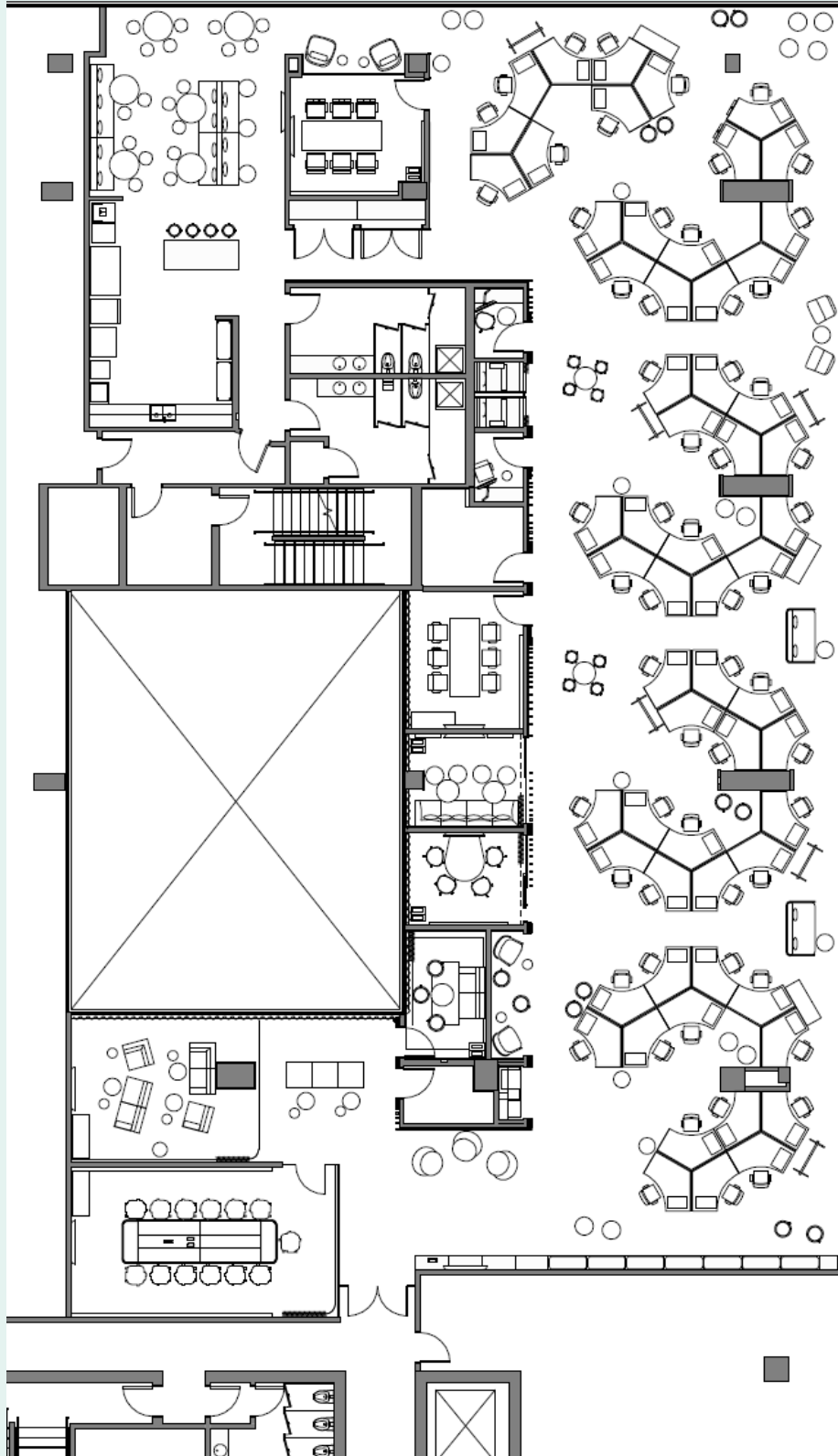


KITCHEN + SOCIAL



MEETING ROOM

→ High-tech meeting rooms designed with comfort in mind.





MODERN KITCHEN



LOUNGE AREA

→ Collaboration spaces designed to work as a group, or to be used as a breakout social area.



COLLABORATION AREA

FLOORSPACE

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