



\$5.00 PSF Net
Extension Possibilities
Flexible Term

For Sublease: Office

535 Thurlow Street, Suite 202

5,577 SF of Improved Downtown Office Premises
at Exceptional Short Term Economics

Lennard:

520-800 West Pender Street, Vancouver
604.636.2620

lennard.com

Property Details

535 Thurlow Street, Suite 202

The Opportunity

A unique opportunity to sublease approximately 5,577 SF of well improved office premises in the heart of downtown Vancouver. The premises are configured for a modern technology or professional services user, with a predominantly open plan layout complemented by private offices, collaboration areas and supporting staff amenities.

The shorter remaining sublease term creates a particularly compelling economic opportunity, with the premises being offered at a heavily discounted net rent of \$5.00 PSF. For tenants requiring a longer term solution, extension possibilities may also be available.

Property Highlight

- Steps to major transit: walk to Burrard Station and Vancouver City Centre Station
- Open plan configuration with the existing six (6) private offices, one (1) boardroom and one (1) meeting room
- Improved technology/office premises, ideally suited to a tech company, professional services firm or similar
- Move in ready opportunity for a tenant wanting quality downtown premises, very low occupancy costs and flexibility



Available Space
Unit 202: 5,577 SF
(Approximately)



Listing Agent
Aaron Ulinder
Personal Real Estate Corporation
Managing Director
& Executive Vice President
C. 604.614.3455
aulinder@lennard.com



Asking Rent
\$5.00 PSF
Additional Rent (2025)
\$16.34 PSF
+ management fee



Expiry Date
March 31, 2027
Availability
October 2026



Local Map

535 Thurlow Street

Prime Location

Ideally positioned in Vancouver's Central Business District, 535 Thurlow Street offers unparalleled access to Vancouver's premier amenities and transit. Steps away from world-class dining at Din Tai Fung, Joe Fortes, and Il Nido, with quick lunch options like Mr. Shawarma and Hello Nori nearby.

The area serves as a vibrant retail and cultural hub, home to flagship stores like MUJI, Zara, and the Rolex Boutique, alongside local staples like Thierry and Indigo.

With the Vancouver Art Gallery, Scotiabank Theatre, and Burrard Station nearby, this location provides a perfect balance of professional prestige and urban convenience in the heart of the West End.

Local Amenities

- 1

Sushi California
- 2

Din Tai Fung
- 3

Joe Fortes Seafood and Chop House
- 4

Il Nido
- 5

Joey Bentall One
- 6

Heritage Asian Eatery
- 7

Bahubali Biryani House Downtown
- 8

Nook Coal Harbour
- 9

Melville Café
- 10

The Bee's Knees Coffee & Bakery
- 11

JOSS
- 12

P2B Restaurant + Bar
- 13

Fit4Less
- 14

Royal Centre
- 15

Shoppers Drug Mart
- 16

Scotiabank Theatre Vancouver
- 17

Canada Post

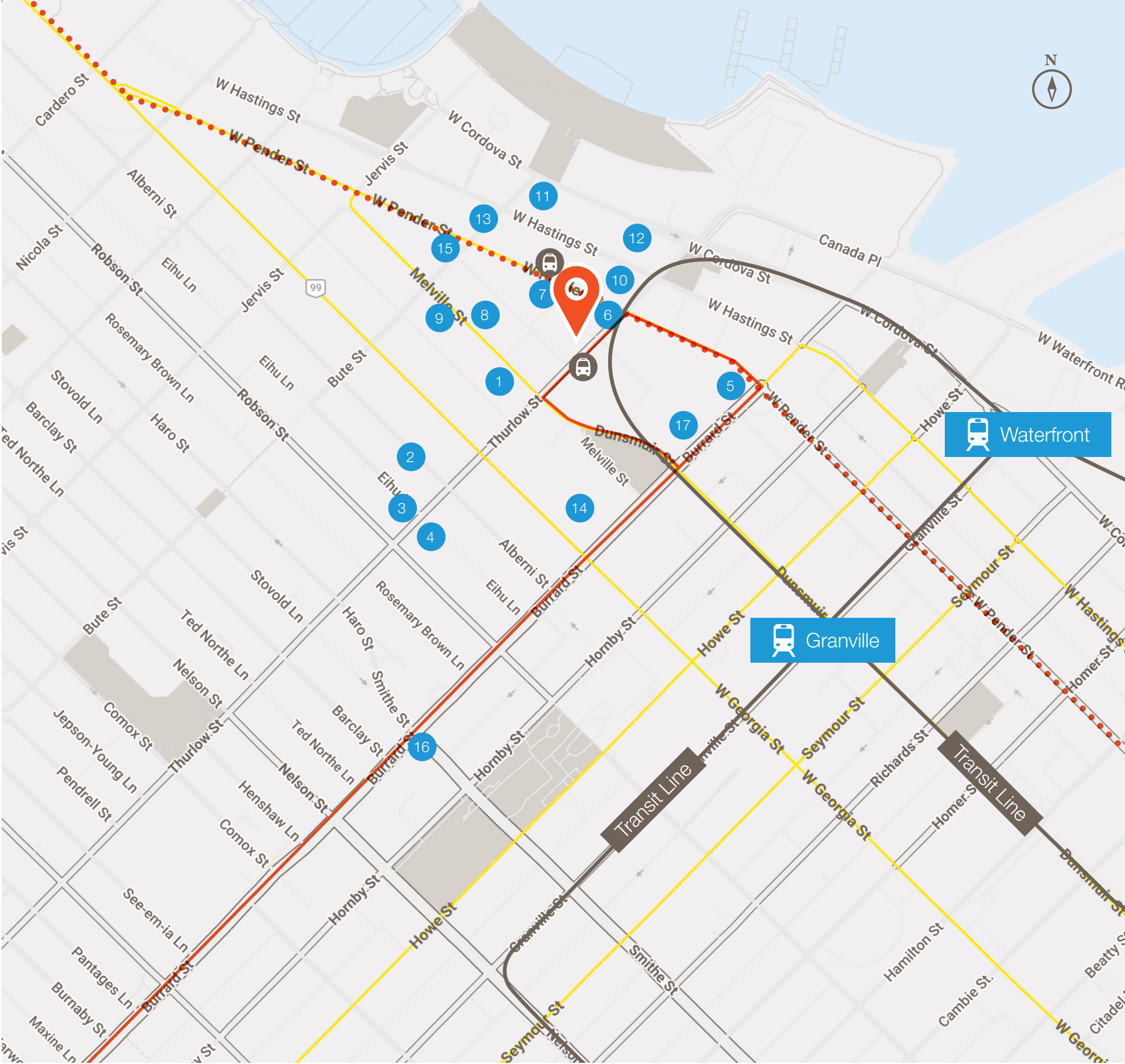
- 

Bus Stop
- 

019 Metrotown Station to Stanley Park
- 

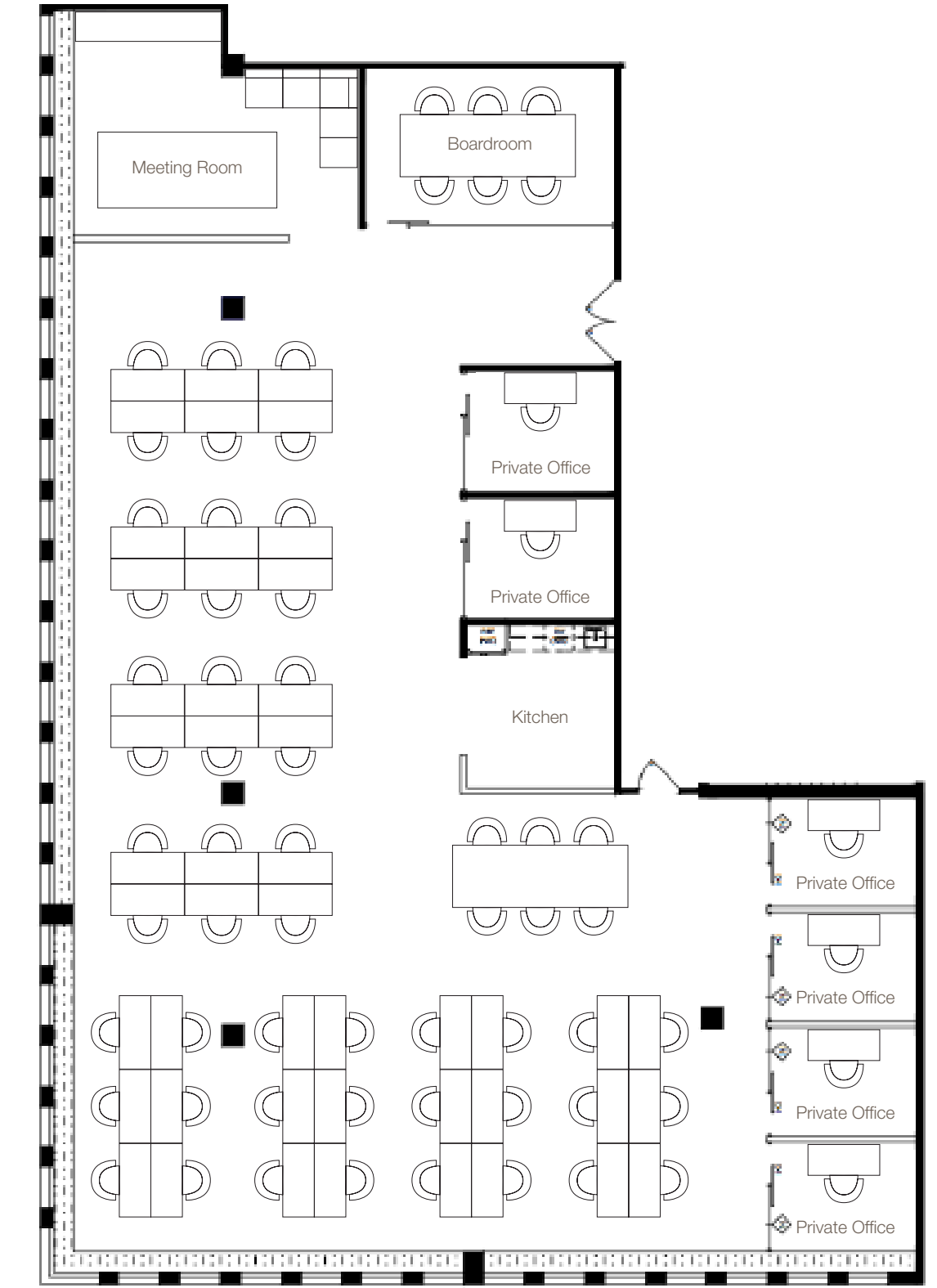
002 Macdonald to Burrard Station



 Subject Property

Floor Plans

535 Thurlow Street, Suite 202



Photos



A *bright* future
for your business
is right here.



Lennard:

Aaron Ulinder Personal Real Estate Corporation
Managing Director & Executive Vice President
C. 604.614.3455
aulinder@lennard.com

520-800 West Pender Street, Vancouver
604.636.2620
lennard.com

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.