

FOR SUBLEASE

2920 VIRTUAL WAY

— VANCOUVER, BC —

6,330 SF - 126,169 SF
HIGH TECH OFFICE AT
RENFREW SKYTRAIN STATION



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THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE



PROPERTY DETAILS

SIZE

1 st Floor	6,330 SF
2 nd Floor	50,228 SF
3 rd Floor	50,614 SF
4 th Floor	18,997 SF
Total	126,169 SF

Note: Space is divisible per floor.

ASKING RATE

Please Contact Listing Agent

TAXES & OP. COSTS

\$19.34 PSF (2022 est.)

FURNITURE

Negotiable

AVAILABLE

On notice

SUBLEASE TERM

December 30, 2024,
carry on term available

HIGHLIGHTS & FEATURES

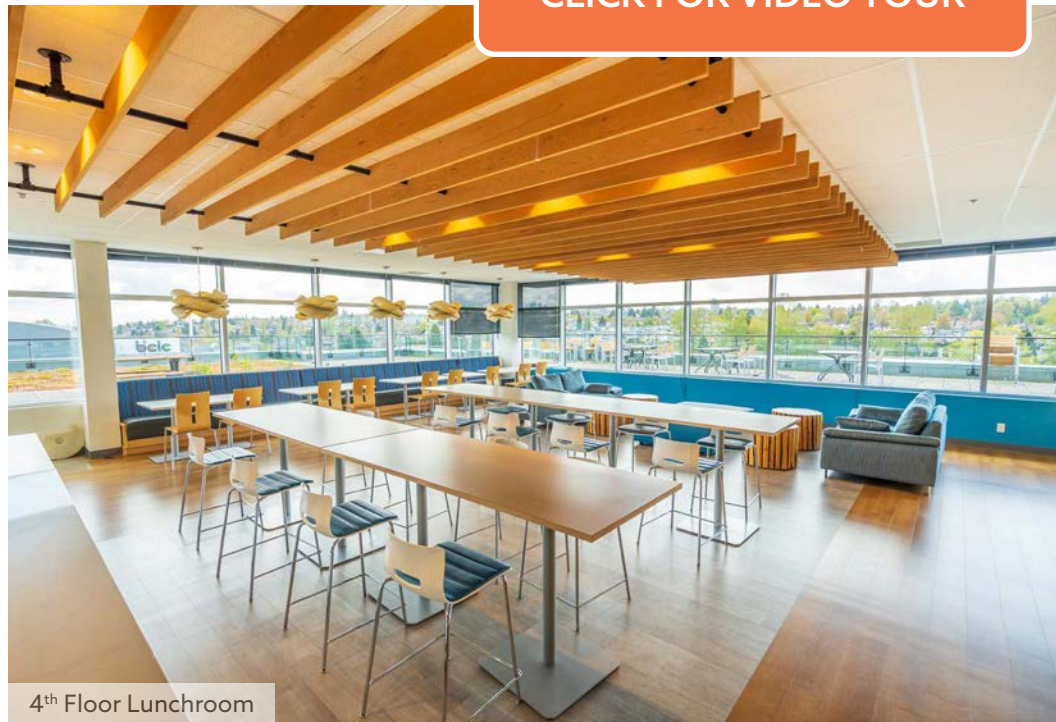
- + High ceilings with large windows allowing ample light
- + Open office space
- + Multiple lounge and gathering areas
- + Spacious lunchrooms, coffee areas, and kitchenettes on each floor
- + Multiple glass meeting rooms and private offices
- + Large expansive rooftop deck
- + Dedicated bicycle storage
- + Fitness facilities
- + Underground parking with 1,960 SF storage space
- + Feature staircase connecting all floors
- + LEED Gold certified building



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Open Office



4th Floor Lunchroom

EXCELLENT OFFICE FEATURES

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Reception



Direct Elevator Access



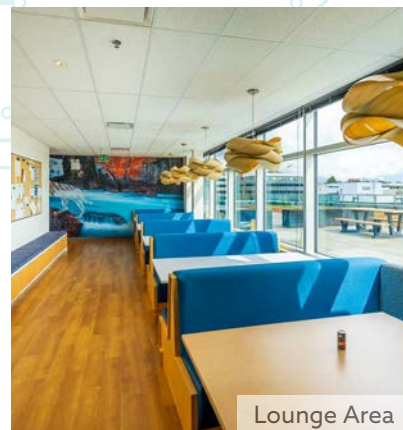
4th Floor Lunchroom



4th Floor Kitchenette



Conference Room



Lounge Area



Lounge Area



Open Office/Private Glass Offices



Boardroom

FIRST CLASS AMENITIES

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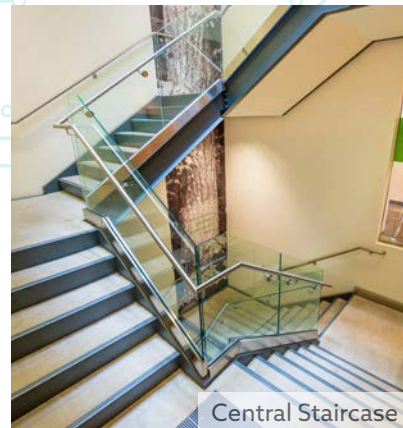
Fitness Facilities



Bike Storage



Lobby



Central Staircase



Rooftop Deck

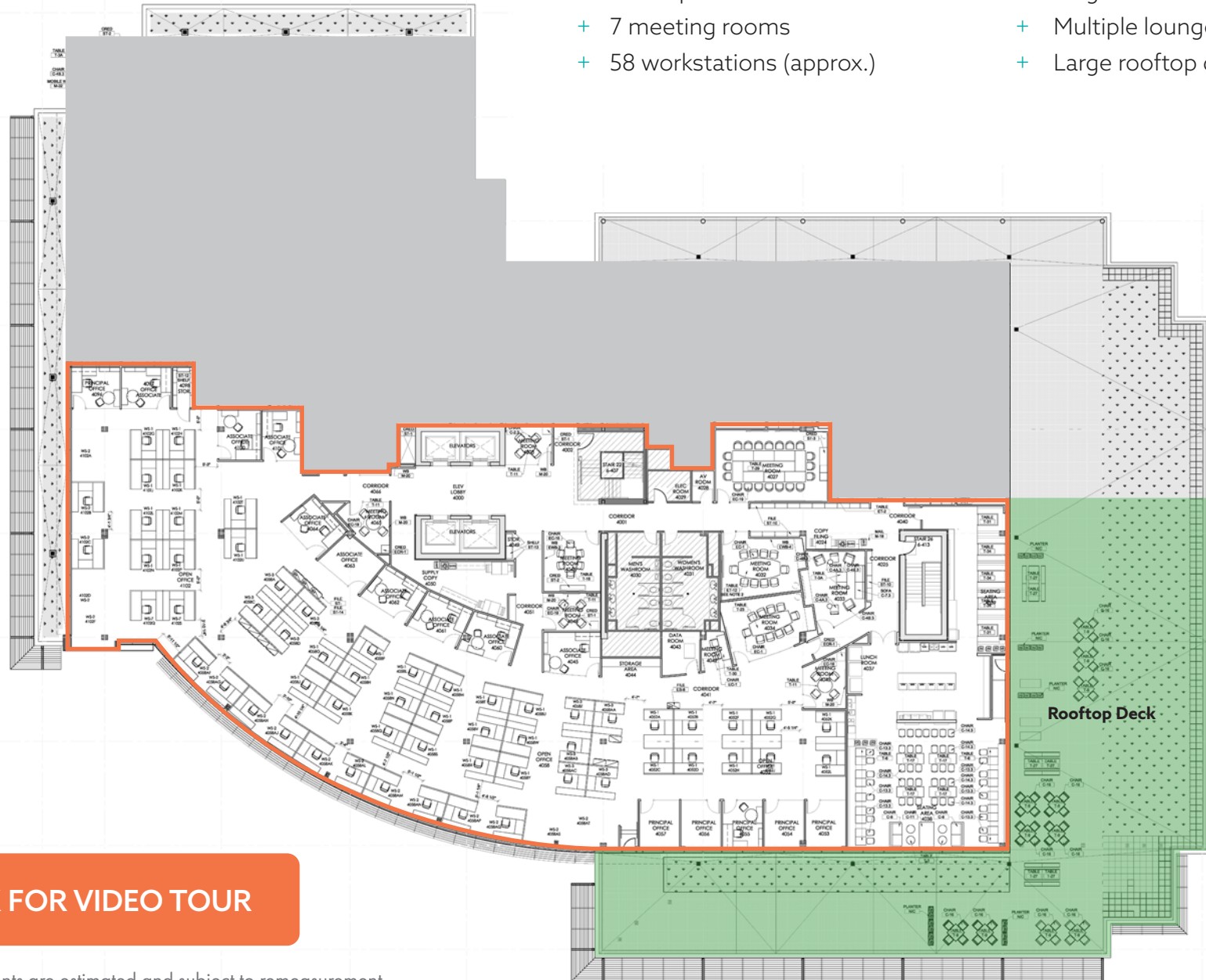


Rooftop Deck

4th FLOOR

18,997 SF*

- + Mix of private offices & call rooms
- + 7 meeting rooms
- + 58 workstations (approx.)
- + Large lunchroom & coffee area
- + Multiple lounge areas
- + Large rooftop deck



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*All measurements are estimated and subject to remeasurement.

3rd FLOOR

50,614 SF*

- + Mix of private offices & call rooms
- + 13 meeting rooms
- + 175 workstations (approx.)
- + Lunchroom & coffee area
- + 2 Kitchenettes & lunchrooms
- + Multiple lounge areas



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*All measurements are estimated and subject to remeasurement.

2nd FLOOR

50,228 SF*

- + Reception area
- + Mix of private offices & call rooms
- + 8 meeting rooms
- + 2 Conference rooms
- + 162 workstations (approx.)
- + 1 Production room
- + Lunchroom & coffee areas
- + Filing room
- + Multiple lounge areas

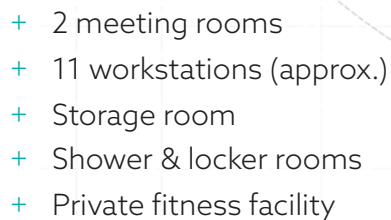


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*All measurements are estimated and subject to remeasurement.

OR

6,330 SF*



P3 STORAGE 1,960 SF*

-
- The floor plan shows a large blue storage room labeled "STORAGE ROOM (FURNITURE BY OWNER)". To the right of this room is a smaller area labeled "STORAGE". Below the main storage room are three restrooms, each marked with a wheelchair icon, and a set of double doors. The plan also shows a staircase and various wall partitions.

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THE LOCATION

2920 Virtual Way is part of the Broadway Tech Centre located in the established Renfrew Heights neighbourhood within a 2-minute walking distance to the Renfrew SkyTrain Station making it a convenient destination for tenants. The central location

is also surrounded by three of Vancouver's major thoroughfares – Grandview Highway/ Trans Canada Highway, Boundary Road, and Lougheed Highway/Highway 7, providing easy access to all major neighbourhoods.

NEARBY AMENITIES 5 KM RADIUS



573+
Restaurants



73+
Breweries & Bars



213+
Cafes



1,842+
Retail & Services

2920 VIRTUAL WAY SUBJECT PROPERTY



RENFREW STATION
(2 MIN WALK)



broadway
tech centre

RUPERT STATION



DOWNTOWN VANCOUVER

AMENITIES



broadway
tech centre



Broadway Tech Flex Fitness
3,200 SF fitness centre for tenants



End-of-Trip Facilities
Secured change rooms, showers,
and lockers in parkade



Bicycle Lockers
Secured bicycle facilities



Conference Room
Fully furnished conference room



Outdoor Patio & BBQ
Patio available for booking private
events equipped with 2 gas barbecues



Electric Car Charging
Designated charging stalls located in
3 areas of the underground parkade



EVO Car Sharing
2 EVO Car sharing locations at the
surface parking lot



YMCA Child Care Centre
Child care located directly at
Broadway Tech Centre

CONTACT US

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