FOR SALE

840 Cambie Street

VANCOUVER, B.C.



ALLIED CBRE



Executive Summary



A Boutique Downtown Heritage Office Building Offering Significant Upside, Strategically Positioned Where Vancouver's Central Business District Converges with Yaletown and the Stadium District.

840 Cambie Street (the "Property") presents an excellent opportunity to acquire an 82,365 sq. ft., five-storey heritage brick-and-beam office building with exceptional future flexibility. Originally constructed in 1912 with extensive renovations completed in 2008, the Property is situated on a prominent 17,614 sq. ft. site, and will be delivered vacant (tenants expiring in 2026), creating a compelling offering for owner-users seeking a well-located boutique modern office environment or investors aiming to reposition and capitalize on Vancouver's steady office fundamentals.

Located on the edge of Vancouver's Yaletown neighbourhood, the Property is steps to world-class dining, entertainment, and other amenities, with convenient rapid transit and arterial road connections throughout Metro Vancouver. Its generous floorplates, boutique character, and adaptable configuration support a broad range of tenancies, while its underlying Downtown District (Area C3) zoning and proximity to significant residential projects position it as a strategic covered land play with long-term redevelopment potential. The area continues to experience meaningful evolution through ongoing mixed-use development, addition of major institutional anchors, and the continued draw of nearby stadiums, hotels, and retail corridors, enhancing tenant appeal and providing a robust foundation for long-term value creation.

Salient Details

Address	840 Cambie Street Vancouver, B.C.
PID	008-075-158
Site Size	17,614 SF (0.40 Acres)
Number of Storeys	5 Storeys + Lower Level
Average Floorplate	~17,000 SF
Net Rentable Area	82,365 SF
Number of Parking Stalls	20 Stalls
Official Development Plan	Downtown DD - Area C3
Pricing	Contact Agents for More Details

Stacking Plan

CLICK HERE TO VIEW FLOORPLANS

ANIMALLOGIC
(Netflix Animation Studios)

FAIRLEIGH DICKINSON UNIVERSITY
FORTITER ET SUAVITER

5	9,824 SF
4	17,803 SF
3	17,663 SF
2	17,740 SF
1	17,450 SF
LL	1,885 SF

Investment Highlights

Trophy Heritage Office Asset

- 840 Cambie Street represents an exceptional opportunity to acquire an institutional-quality boutique office building in a high-demand urban district, delivered fully vacant and poised for either immediate owner-user occupancy or a comprehensive investor-driven repositioning.
- Currently occupied by Animal Logic/Netflix Animation Studios (Floors 3–5) and Fairleigh Dickinson University (Floors 1–2 and LL), the existing tenancies provide insight into historical demand for mid-size efficient floorplates and quality creative office space in this location.
- The downtown office market is showing early indicators of stabilization, with rising leasing inquiries, falling sublease volumes, and renewed investor interest in early 2026.

Adaptable Floorplates with Boutique Heritage Character

- The building features efficient, rectangular floorplates of approximately 17,000 sq. ft., and are adaptable to wide range of tenants and uses.
- Built in 1912, the Property offers a heritage aesthetic, including exposed bricks and beams, open ceilings, and an open-concept plan, providing an attractive environment for tech, creative, educational, production, and studio users, segments which have historically demonstrated demand both in this submarket and across Downtown Vancouver.
- The Property was renovated between 2006 and 2008, with recent efficiency upgrades including a building automation system (2021), rooftop HVAC replacement (2023), and LED lighting retrofit across common areas, tenant suites, and the exterior (2023).

17,614 SF

Site Size

82,365 SF

Net Rentable Area

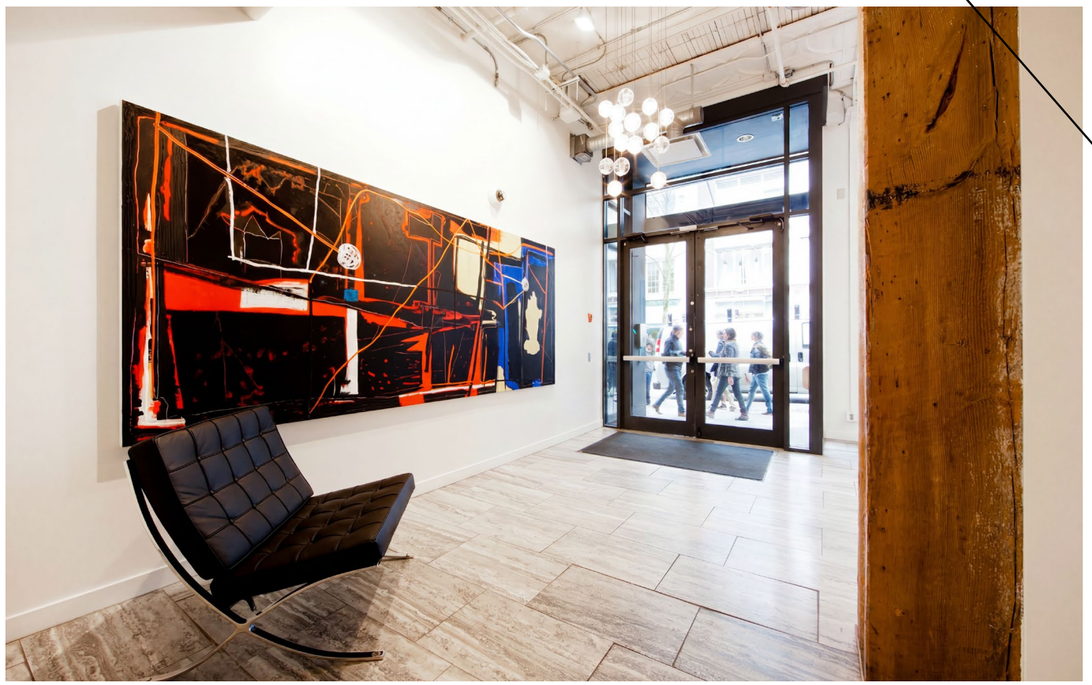
5+1

Storeys

99

Walk Score







Investment Highlights

Flexible Ownership Opportunity with Value-Add Upside

- The Property provides a number of flexible ownership opportunities, with value-add upside potential.
- Owner-users may acquire the Property for immediate occupancy. Alternatively, investors may acquire the Property and execute a comprehensive lease-up strategy through implementing a strategic leasing program to drive occupancy, optimize tenant mix, and stabilize the asset, positioning it for maximum value enhancement.
- The Property is also suitable for developers looking to capitalize on the site's existing Downtown District Area C3 zoning and pursue redevelopment of the Property to residential uses.

Covered Land Play Supported by Surrounding Redevelopment

- Given its location, lot size, and zoning context, 840 Cambie Street carries meaningful long-term redevelopment appeal.
- While the existing structure provides strong near- to mid-term in-place income, the Property also benefits from future redevelopment potential under the Downtown District Area C3 designation.
- Previous rezoning and redevelopment proposals for the site include a 389-room hotel concept and an approximately 200,000 sq. ft. residential tower with active retail at grade.
- Recent projects nearby demonstrate market and city support for high-density residential and mixed-use concepts in the immediate area, including Amacon's Block Residences.
- Located next door at 828 Cambie Street, Block Residences is a mixed-use condominium and rental project comprising a 30-storey tower with six-story podium. The project will include a market strata and market rental building with 187 strata units and 6 market rental units, while retaining the existing heritage façade.










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Location Overview

840 Cambie Street is exceptionally well-located at the convergence of Yaletown, the Central Business District, and the Cambie-Robson Stadium District, within one of Downtown Vancouver's most walkable and amenity-rich areas. Steps from BC Place, Rogers Arena, The Post, and the Vancouver Public Library, the Property is surrounded by extensive dining, retail, entertainment, and cultural destinations that support both daytime and evening activity.

The Property benefits from excellent transit connectivity, with several SkyTrain stations nearby providing quick access across Metro Vancouver. The Canada and Expo Lines link directly to the Central Business District, the Broadway Corridor, and major regional hubs like Metrotown, Brentwood, and Richmond, reinforcing the area's evolution toward transit-oriented development.

Ongoing neighbourhood transformation, driven by mixed-use projects, key institutional anchors, new hotels, and the steady draw of nearby stadiums and retail corridors, continues to enhance the area's appeal for office, creative, and institutional users. A growing cluster of technology and creative firms, along with high-profile employers, contributes to a strong employment base supported by abundant restaurants, services, and cultural institutions, solidifying the area as a vibrant urban setting that continues to strengthen as additional developments come online.

The Property's central positioning, in conjunction with its robust amenity base, strong transit access, and proximity to ongoing redevelopment, create a solid foundation for near-term tenant demand and long-term value creation. These factors make 840 Cambie well-suited to a wide range of uses while offering a compelling platform for future redevelopment.



99 Walk Score

100 Transit Score

Some of Vancouver's Best Restaurants and Entertainment Venues are Located within a 750 Metre Radius of the Property.

Restaurants

Provence Marinaside
Homer St. Café & Bar
Blue Water Cafe
Elisa Steakhouse
Brix & Mortar
Okeya Kyujiro
Minami Restaurant
Social Corner Yaletown
The Keg
Rodney's Oyster House
Capo & The Spritz
Lupo Restaurant
The Flying Pig
MeeT in Yaletown
Hapa Izakaya
Robba da Matti
Dovetail
The Victor

Hotels & Entertainment

BC Place
Rogers Arena
Parq Casino
Harbour Event Centre
The Douglas
JW Marriott Parq
Queen Elizabeth Theatre
Roundhouse Community Centre
Pacific Centre
The Orpheum
Vogue Theatre

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VINCENT MINICHIELLO
PERSONAL REAL ESTATE CORPORATION
Senior Vice President
CBRE National Investment Team
604-662-5191
vincent.minchiello@cbre.com

LUKE GIBSON
PERSONAL REAL ESTATE CORPORATION
Senior Vice President
CBRE Limited
604-662-5142
luke.gibson@cbre.com

DUNCAN MACLEAN
PERSONAL REAL ESTATE CORPORATION
Executive Vice President
CBRE National Investment Team
604-662-5163
duncan.maclean@cbre.com

CYNTHIA JAGGER
PERSONAL REAL ESTATE CORPORATION
Executive Vice President
CBRE Limited
778-838-7383
cynthia.jagger@cbre.com

CBRE

CBRE LIMITED | 1021 W HASTINGS ST. | SUITE 2500 | VANCOUVER, BC

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