

FOR SUBLEASE

#807 - 1166 Alberni Street, Vancouver

Turn-key Medical & Wellness Office on Alberni Street

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OPPORTUNITY

An exceptional opportunity to sublease a fully improved, turn-key medical and wellness office in Vancouver's prestigious downtown Alberni District. The space offers an ideal combination of functionality, professional finishes and a high-quality patient experience, allowing an incoming operator to establish or expand their practice with minimal additional investment.

LOCATION

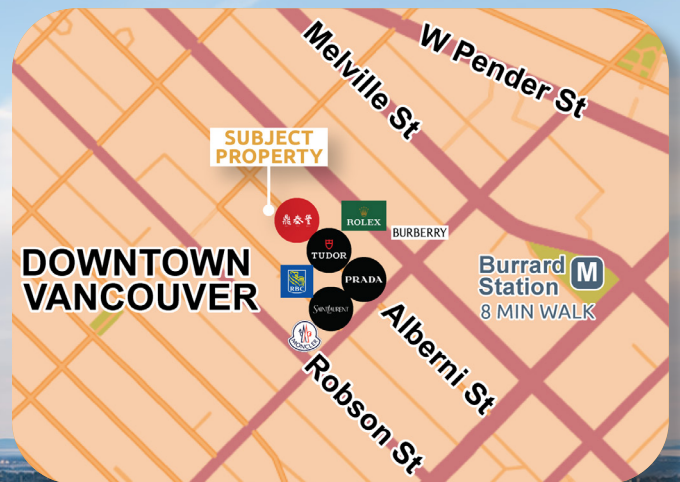
Prominently situated at the corner of Alberni & Bute in Vancouver's West End, the property is surrounded by premium retail, restaurants, services and residential density. Robson Street and Alberni's luxury retail corridor are just steps away, while on-site amenities include a fitness facility with showers, common boardroom, rooftop patio, secure bike storage, parking and EV charging, providing added convenience for both staff and clients.

WEST END

4 MIN DRIVE



SUBJECT PROPERTY





PROPERTY DESCRIPTION

The 1,703 SF premises feature four generously sized treatment rooms with dedicated sinks, a private office, comfortable lounge area, custom reception desk and well-appointed kitchen/lunchroom. Additional improvements include upgraded HVAC and ventilation, medical-grade finishes and modern- sliding doors that add a distinctive and polished aesthetic throughout. The existing configuration is well suited for medical, wellness, therapeutic and health practitioners seeking a professional move-in-ready environment.

DETAILS

Civic Address:

#807 – 1166 Alberni Street, Vancouver

Current Zoning:

DD

Year Built:

1980

Total Square Footage*:

+/- 1,703 SF

Parking:

Ample paid underground lot

Features:

4 spacious treatment rooms with sinks, private office, lounge area, bespoke reception desk and kitchen/lunchroom

Asking Sublease Rent:

Contact Listing Agent

2026 Additional Rent*:

\$25.33/SF/Annum

Availability:

Immediate

Lease Expires:

April 30, 2030

**All measurements and additional rent are approximate.
Tenant to verify if deemed important.*

Treatment Room



Reception Area



Kitchenette



PROPERTY HIGHLIGHTS



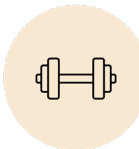
Turnkey Medical & Wellness Clinic with Quality Improvements

1,703 SF space with medical-grade finishes, four treatment rooms with dedicated sinks, private office, client lounge, reception area, and kitchen/lunchroom.



Functional Layout & Infrastructure

Well-planned layout designed for medical, wellness, therapeutic, and health users, supported by quality infrastructure for day-to-day operations.

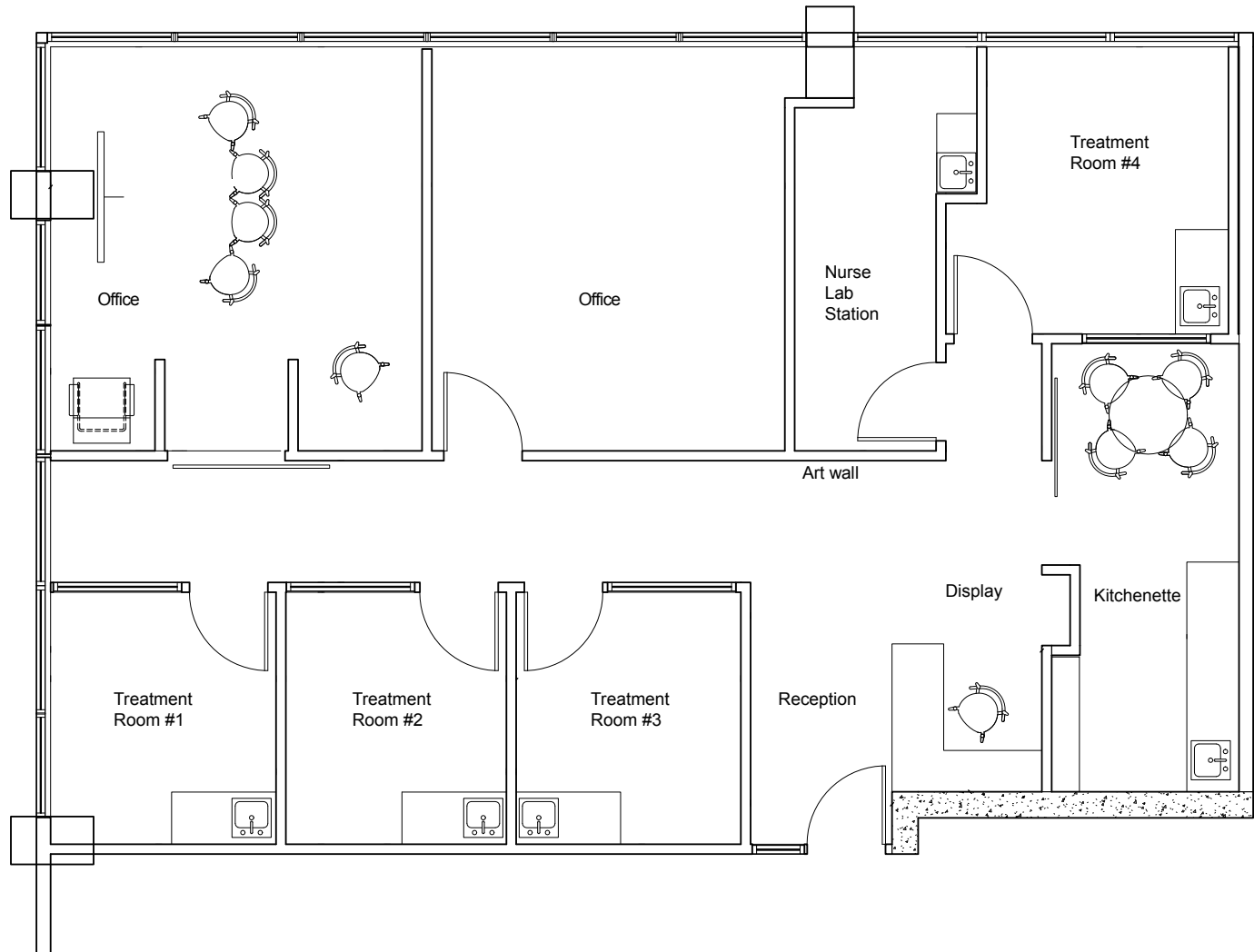


On-Site Amenities

Fitness facility with showers, common boardroom, rooftop patio, secure bike storage, abundant parking, EV charging, and a pet-friendly environment.



FLOORPLAN



**Floor plan is provided for illustrative purposes and reflects the current configuration of the premises.*

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