

# 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

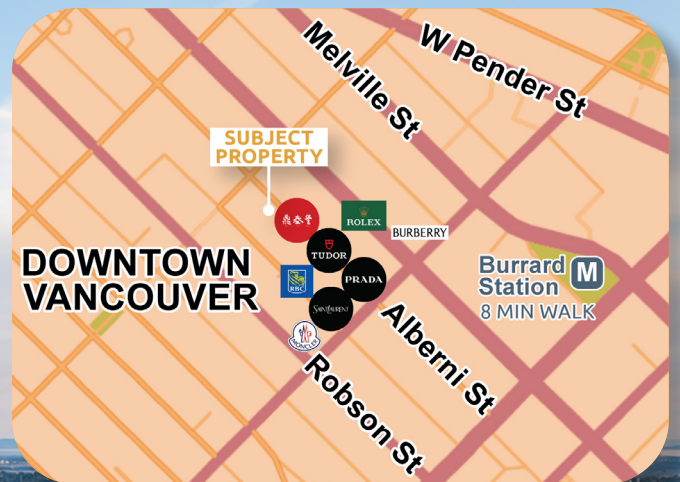
Prominently situated at the corner of Alberni & Bute in Vancouver's West End, the property is surrounded by premium retail, restaurants, services and residential density. Robson Street and Alberni's luxury retail corridor are just steps away, while on-site amenities include a fitness facility with showers, 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



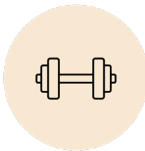
## Turnkey Medical & Wellness Clinic with Quality Improvements

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.

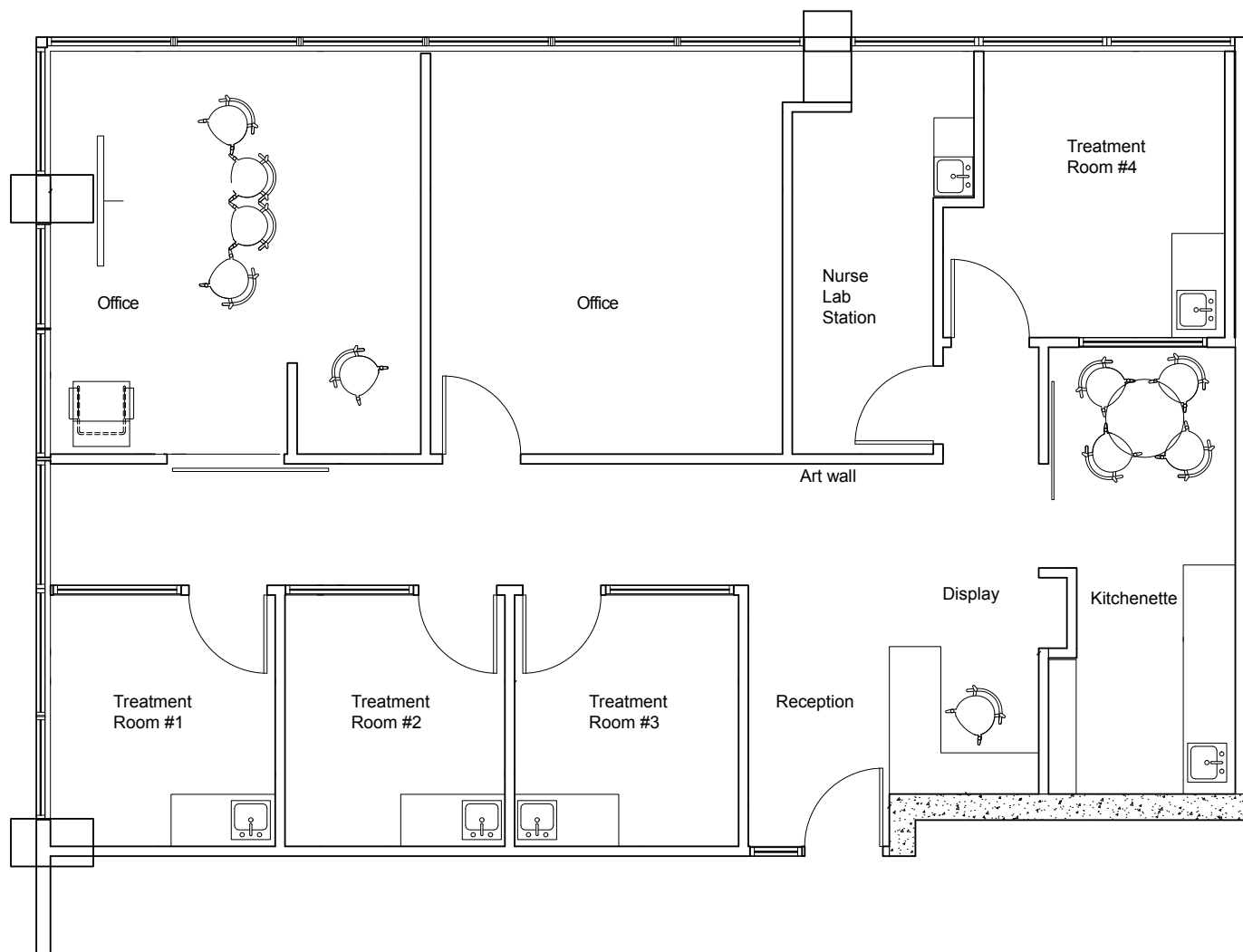


## On-Site Amenities

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



# FLOOR PLAN



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

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