



**CUSHMAN &
WAKEFIELD**

FOR LEASE // OFFICE SPACE

1001 WEST BROADWAY

VANCOUVER, BC

SUITE 300 - 5,148 SF

SUITE 502 - 1,735 SF



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OPPORTUNITY

A unique opportunity to position your business in an office suite with spectacular views and move in ready improvements. This central West Broadway location is one of Vancouver's most desired office/retail streets because of its diverse food, service and amenity offering. This location is close to VGH, City Hall, and is minutes to downtown via Canada Line or Cambie/Granville Streets.

AVAILABLE AREAS

Suite 300 - 5,148 sf - Available Immediately

- Nicely improved office premises
- Large private patio with expansive North Shore Mountain and Downtown views
- Abundant glazing and natural light exposure
- Efficient open area layout
- Two (2) private offices
- Boardroom
- Staff room / kitchenette

Suite 502 - 1,735 sf - Available June 1, 2023

- Nicely improved office premises
- Spectacular North Shore Mountain and Downtown views
- Abundant glazing and natural light exposure
- Reception
- Open area
- Four (4) private offices
- Boardroom
- Staff room / kitchenette

PARKING

One (1) stall per 800 sf leased @ prevailing monthly rates. Hourly visitor parking available.

ZONING

C-3A Commercial (General Office)

NET RENT

Contact listing team

ADDITIONAL RENT (2023)

\$21.77 psf per annum (includes utilities and in-suite janitorial)

AMENITIES NEARBY



BUILDING

1001 West Broadway occupies the northwest corner of Broadway and Oak Streets, with no impediments to its north views. The building is fully serviced with twin elevators, upgraded HVAC systems, updated lobby area and secure well managed underground parking. The building is proudly and professionally managed by the owner, whose offices are located in the building.



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