



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE // OFFICE SPACE**

**1001 WEST BROADWAY**

VANCOUVER, BC

**SUITE 502 - 1,735 SF**



**Andrei Jelescu**

Personal Real Estate Corporation  
Associate Vice President  
604 640 5812  
andrei.jelescu@cushwake.com

**Marc Gerow**

Senior Associate  
Commercial Sales & Leasing  
604 508 5919  
marc.gerow@cushwake.com

**Matthew MacLean**

Personal Real Estate Corporation  
Executive Vice President  
604 640 5855  
matthew.maclean@cushwake.com



### 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**

- 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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