



OFFICE SPACE FOR LEASE

1678 WEST BROADWAY VANCOUVER, BC



OPPORTUNITY

Situated at 1678 West Broadway located in the highly sought after Fairview neighbourhood is the opportunity to lease 1,514 sf of functional office space.

LOCATION

Located on West Broadway near Pine Street ideally positioned offering easy and convenient access to downtown, Kitsilano and Mount Pleasant via car, bike or transit. This is an ideal location within close proximity to all expected amenities including: coffee shops, restaurants, banks, fitness facilities and shopping along West Broadway and South Granville.



WALK SCORE
WALKER'S PARADISE
93



TRANSIT SCORE
EXCELLENT TRANSIT
76



BIKE SCORE
BIKER'S PARADISE
92

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AVAILABLE OFFICE UNITS

UNIT 101 - 1,514 SF

- Well improved move-in ready office space
- Three private offices
- Open work area
- Street facing ground floor unit with prominent Broadway exposure
- Kitchenette

UNIT 201 - 3,762 SF

- Entire second floor premises
- Six private offices
- Two large boardrooms / work areas
- Open work areas
- Kitchenette

ZONING

C-3A Commercial. This flexible zone can accommodate a wide variety of general office, medical and professional uses.

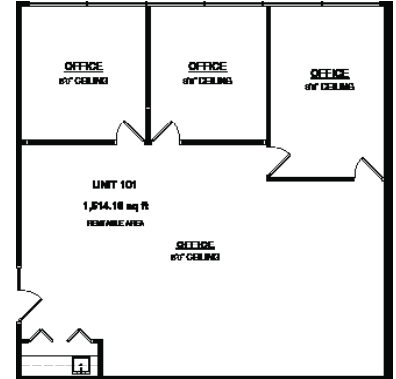
LEASE RATE

Contact listing agents

ADDITIONAL RENT

\$20.77 per sq. ft. per annum (2023 estimate)

UNIT 101



UNIT 201

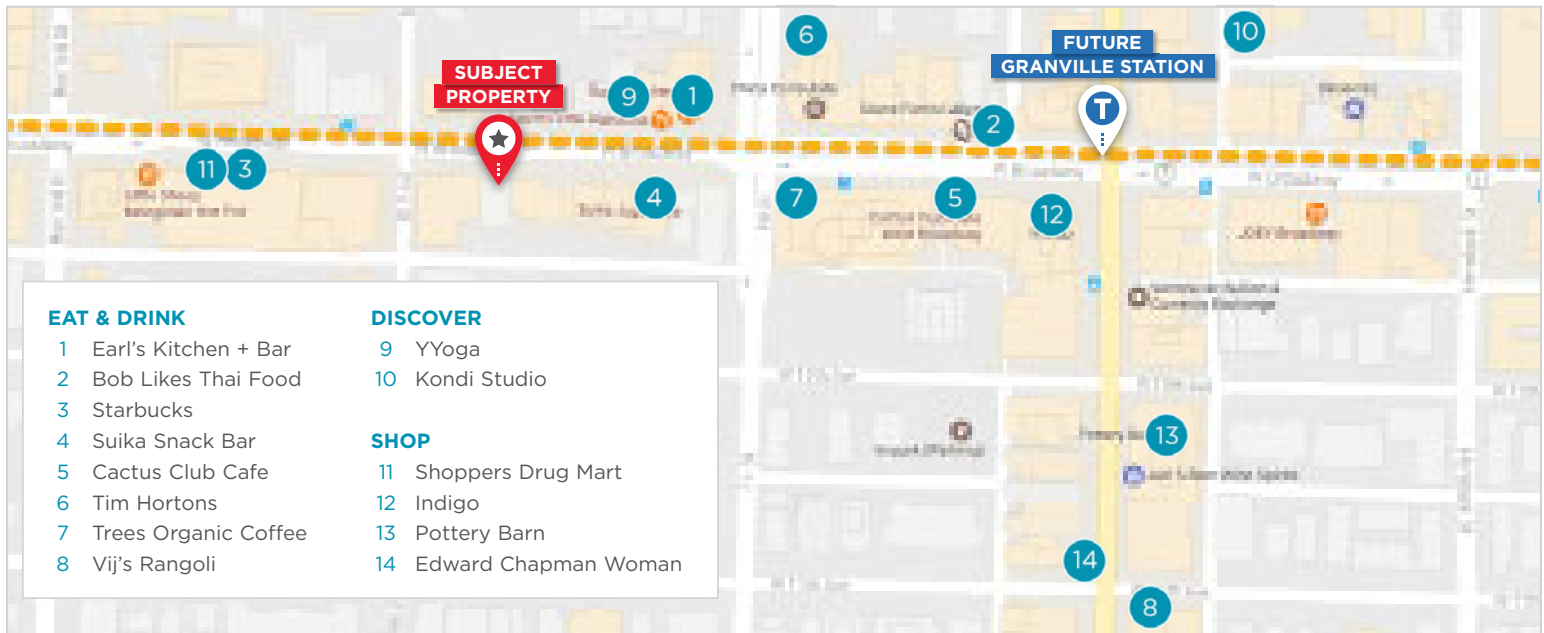


PARKING

#101 - 2 reserved stalls
* Stalls are \$100/month (plus GST)

AVAILABILITY

Immediate



EAT & DRINK

- 1 Earl's Kitchen + Bar
- 2 Bob Likes Thai Food
- 3 Starbucks
- 4 Suika Snack Bar
- 5 Cactus Club Cafe
- 6 Tim Hortons
- 7 Trees Organic Coffee
- 8 Vij's Rangoli

DISCOVER

- 9 YYoga
- 10 Kondi Studio

SHOP

- 11 Shoppers Drug Mart
- 12 Indigo
- 13 Pottery Barn
- 14 Edward Chapman Woman

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