



# FOR LEASE / OFFICE SPACE

## 1690 WEST BROADWAY

VANCOUVER, BC

1,190 SF - 9,609 SF AVAILABLE



### OPPORTUNITY

Located at 1690 West Broadway, this prime Fairview location presents a unique opportunity to lease built out office space, or street front retail/office space. West Broadway has long been coveted as one of Vancouver's premier office and retail destinations due to its central position, a reputation that continues to strengthen as Fairview evolves into a vibrant, high-density mixed-use neighborhood.

### LOCATION

Situated at the intersection of West Broadway and Pine Street, this location offers excellent accessibility to downtown, Kitsilano, and Mount Pleasant by car, bike, or transit. It's perfectly positioned near a wealth of amenities such as coffee shops, restaurants, banks, fitness centers, and shopping along West Broadway and South Granville.

**Andrei Jelescu**  
Personal Real Estate Corporation  
Associate Vice President  
+1 604 640 5812  
andrei.jelescu@ca.cushwake.com

**Matthew MacLean**  
Personal Real Estate Corporation  
Executive Vice President  
+1 604 640 5855  
matthew.macleam@ca.cushwake.com

**Sydney Oslund**  
Senior Associate  
+1 604 262 8775  
sydney.oslund@cushwake.com

**1ST FLOOR AVAILABILITIES:**

**OPTION 1: UNIT 102 (2,791 SF)**

- Street facing ground floor unit
- Prominent Broadway street exposure
- Three perimeter offices/meeting rooms
- Interior meeting room/office
- Enclosed kitchen/lounge area
- Large open work area
- Grade loading access at rear

**OPTION 2: UNIT 102A (1,347 SF)**

- Built out office space with 3 perimeter large offices/meeting rooms, one interior office, reception area, and interior open space
- Broadway street front exposure
- New leasehold improvements completed throughout suite
- Hardwood flooring and new paint

**OPTION 3: UNIT 102B (1,444 SF)**

- Built out with storage room, enclosed kitchen and large open area
- Grade Rear loading door
- New hardwood flooring throughout open area

**PARKING**

\$90.00/stall/month (plus GST)

**BASIC RENT**

Please contact listing agents

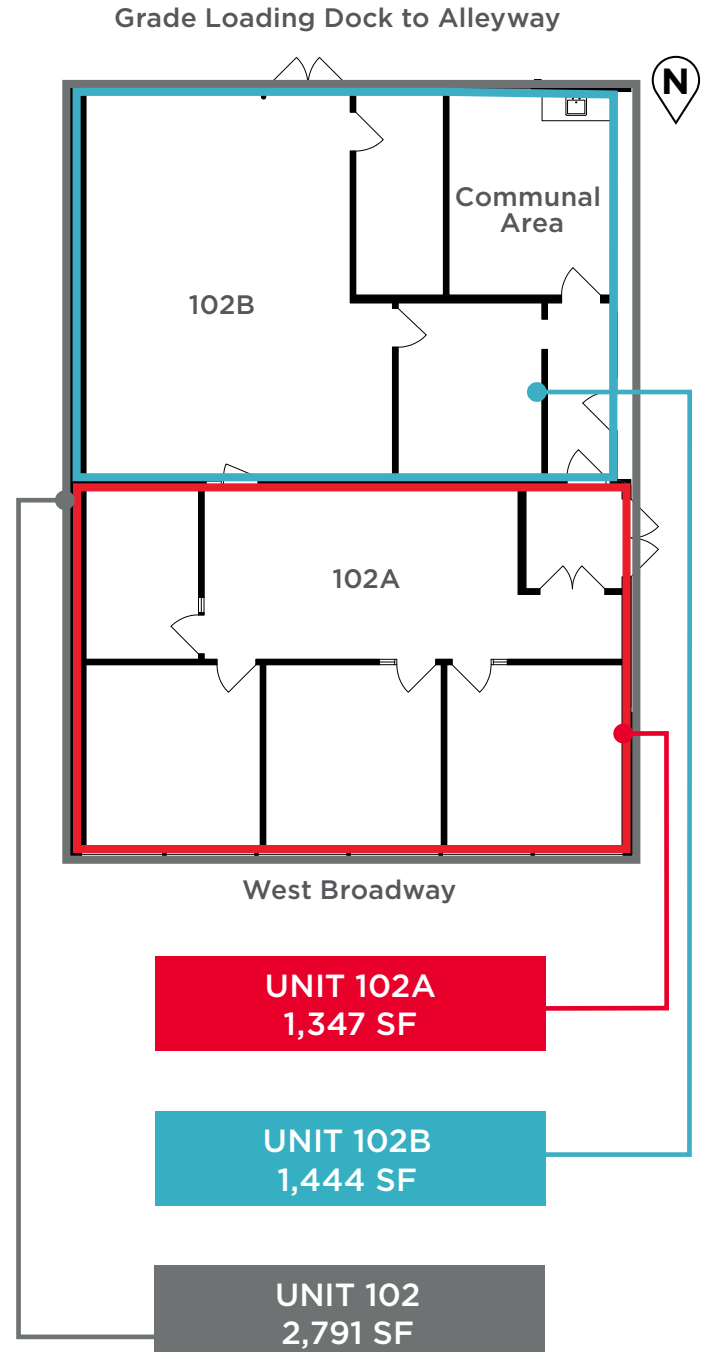
**ADDITIONAL RENT**

\$19.50 PSF (2024 estimate)

**ZONING**

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

**FLOOR PLAN**



**2ND FLOOR AVAILABILITIES:**

**SUITE 201 (1,190 SF)**

\*Sublease with term until November 30, 2025

- Move-in ready suite
- Built out with two meeting rooms/large private offices and large open workspace area
- Bike racks in place at front entrance area
- North facing suite with plenty of natural light



**SUITE 202 (5,632 SF)**

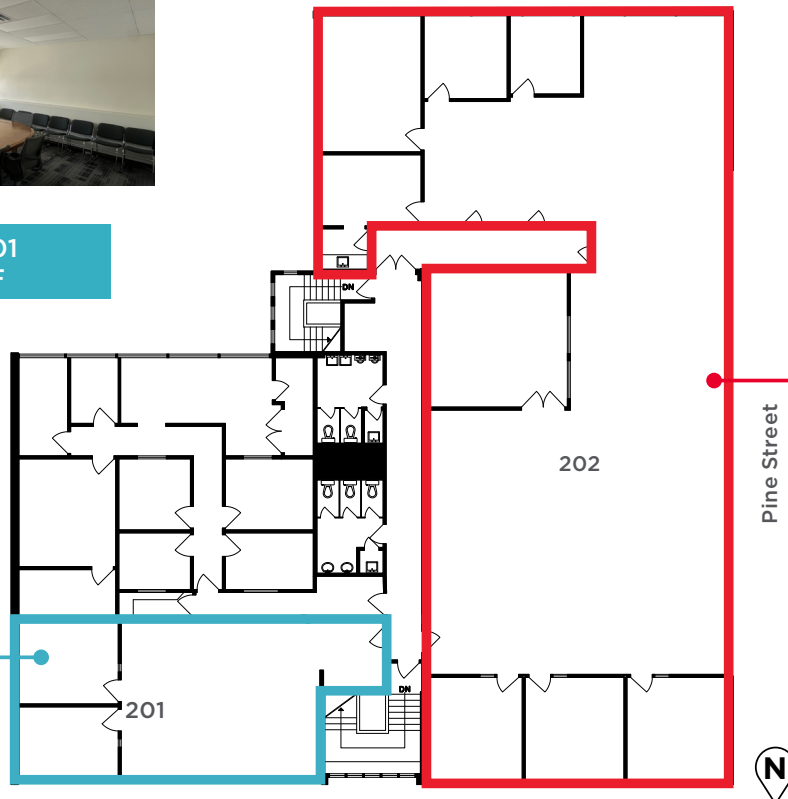
\*Sublease with term until November 30, 2025

- Move in ready corner suite
- Built out with 5 perimeter large offices/ meeting rooms, 2 boardrooms and large open workspace area
- Enclosed kitchenette with lounge area
- Inundated with natural light with North, West and South facing views
- Turnkey opportunity with furniture available



**SUITE 201**  
1,190 SF

**SUITE 202**  
5,632 SF



**West Broadway**  
**FLOOR PLAN**

**BASIC RENT**

Please contact sub-listing agent

**ADDITIONAL RENT**

\$19.50 PSF (2024 estimate)

**Hayden Elliott**

Vice President

+1 604 640 5831

hayden.elliott@NAIcommercial.ca



# FOR LEASE / OFFICE SPACE

## 1690 WEST BROADWAY

VANCOUVER, BC



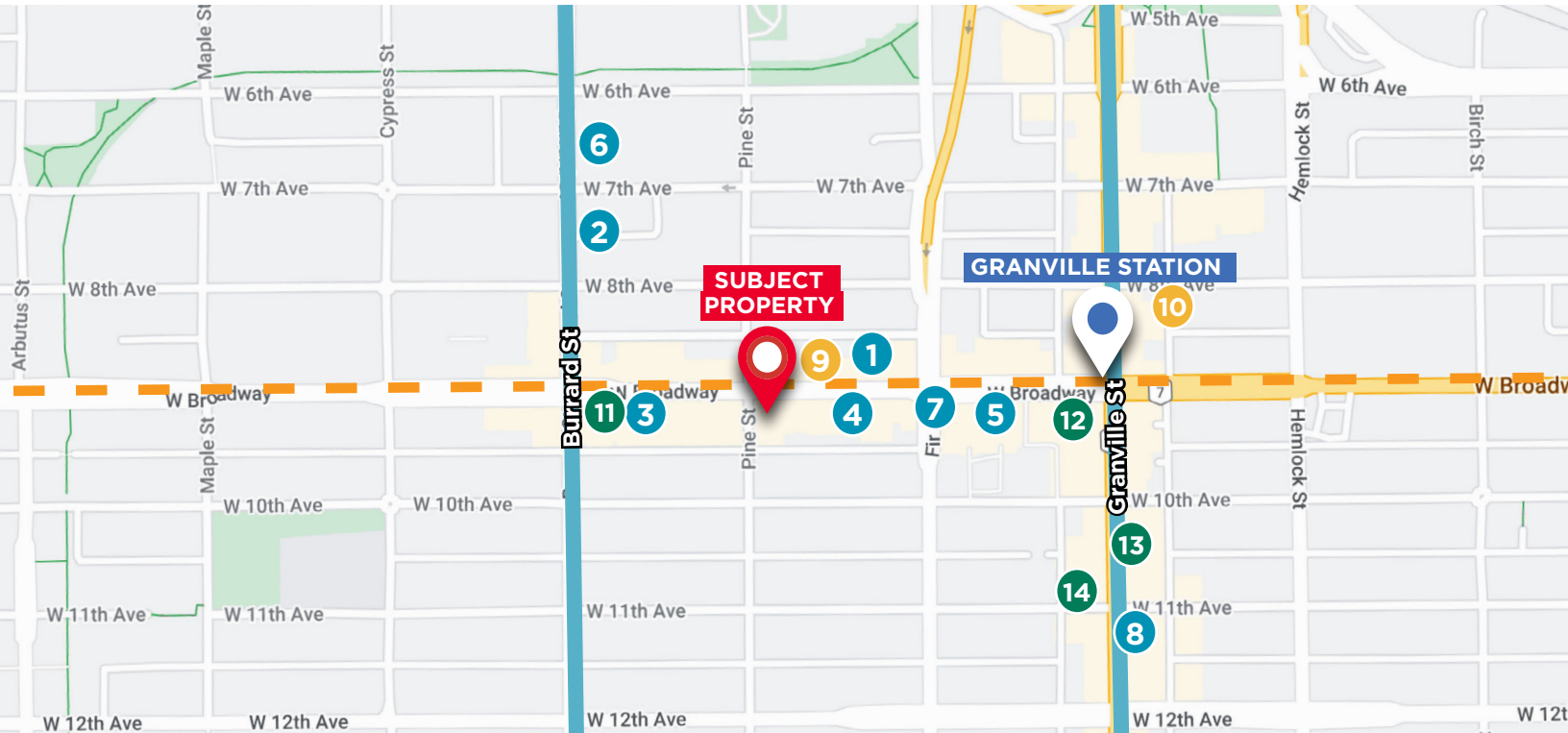
**BIKE SCORE**  
BIKER'S PARADISE  
**97**



**TRANSIT SCORE**  
EXCELLENT TRANSIT  
**80**



**WALK SCORE**  
WALKER'S PARADISE  
**98**



### EAT & DRINK

- 1 Earl's Kitchen + Bar
- 2 Mazuya Sushi
- 3 Starbucks
- 4 Suika Snack Bar
- 5 Cactus Club Cafe
- 6 Gateau Henry
- 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

#### Andrei Jelescu

Personal Real Estate Corporation  
Associate Vice President  
+1 604 640 5812  
andrei.jelescu@ca.cushwake.com

#### Matthew MacLean

Personal Real Estate Corporation  
Executive Vice President  
+1 604 640 5855  
matthew.maclean@ca.cushwake.com

#### Sydney Oslund

Senior Associate  
+1 604 262 8775  
sydney.oslund@cushwake.com

Suite 1200 - 700 West Georgia Street | PO Box 10023, Pacific Centre | Vancouver, BC V7Y 1A1 | +1 604 683 3111 | [cushmanwakefield.ca](http://cushmanwakefield.ca)

©2024 Cushman & Wakefield ULC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.