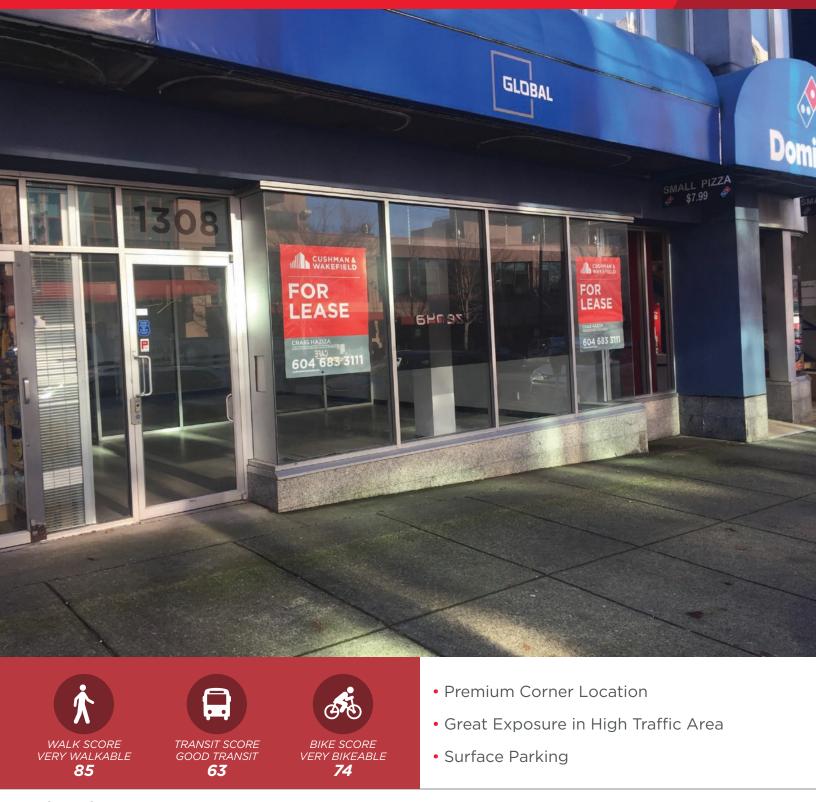


## FOR LEASE **1308 WEST BROADWAY** VANCOUVER, BC



**Craig Haziza** Vice President Retail Sales and Leasing 604 640 5891 craig.haziza@cushwake.com

# CUSHMAN & WAKEFIELD

## FOR LEASE **1308 WEST BROADWAY** VANCOUVER, BC

#### BROADWAY

#### LOCATION

The property is centrally located along the Broadway corridor between Oak and Granville Streets on the South East corner of Broadway and Birch. The property is ideally suited to serve the growing office, retail and residential population south of the downtown core.

#### THE BUILDING

The building is a two storey building with glazing fronting West Broadway and wrapping around the corner to also front Birch Street. The building is unusual for West Broadway in that it features a large level surface parking lot located behind the building which can be accessed either on Birch Street or on foot through an exposed breezeway connecting the parking area to the West Broadway storefronts. The available area consist of 1,277 sf which was previously occupied by a paint store. The area is improved to an open plan with a back room.

#### ZONING

C3A allowing for a wide variety of retail, service, restaurant, office or medical uses.

AVAILABLE AREA 1,277 sf

#### **ASKING RENT**

\$38.00 psf

### TAXES & OPERATING COSTS

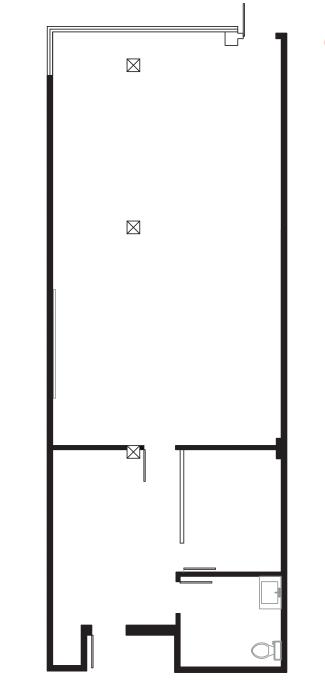
\$26.60 psf

#### AREA TENANTS

Staples, Toys R Us, Sleep Country, Hyundai, Domino's, Wild Birds Unlimited, Indigo, Starbucks, FYI Doctors, Boston Pizza



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