



**CUSHMAN &
WAKEFIELD**

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



WALK SCORE
VERY WALKABLE
85



TRANSIT SCORE
GOOD TRANSIT
63



BIKE SCORE
VERY BIKEABLE
74

- Premium Corner Location
- Great Exposure in High Traffic Area
- Surface Parking

Craig Haziza

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



**CUSHMAN &
WAKEFIELD**

FOR LEASE 1308 WEST BROADWAY VANCOUVER, BC

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

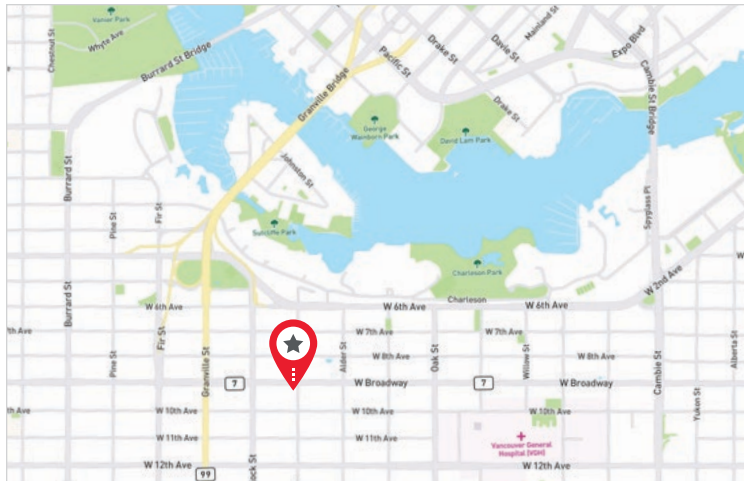
\$38.00 psf

TAXES & OPERATING COSTS

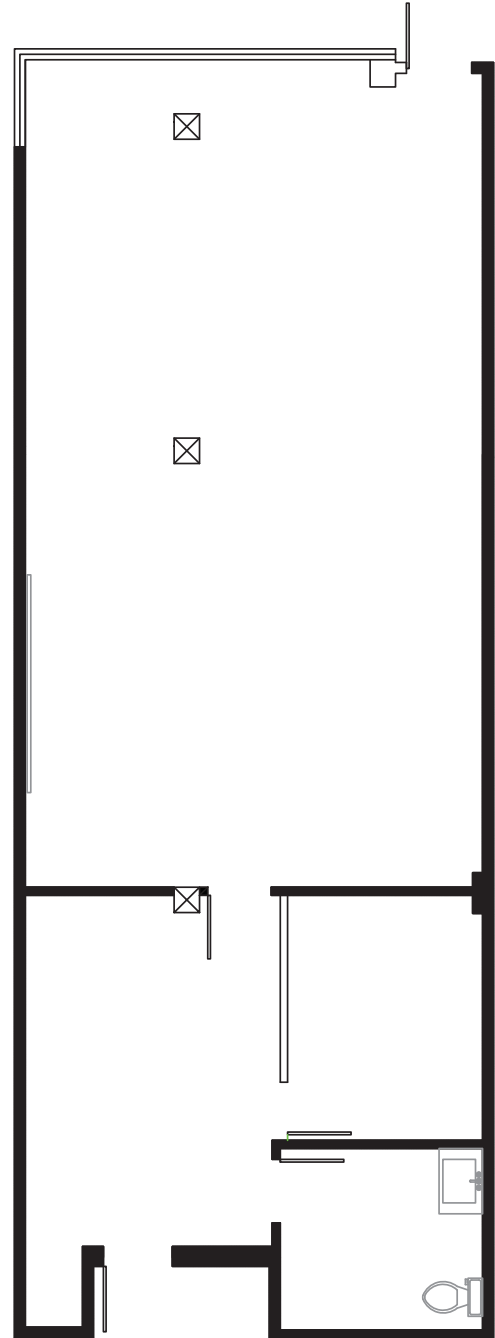
\$26.60 psf

AREA TENANTS

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



BROADWAY



Craig Haziza

Vice President

Retail Sales and Leasing

604 640 5891

craig.haziza@cushwake.com