

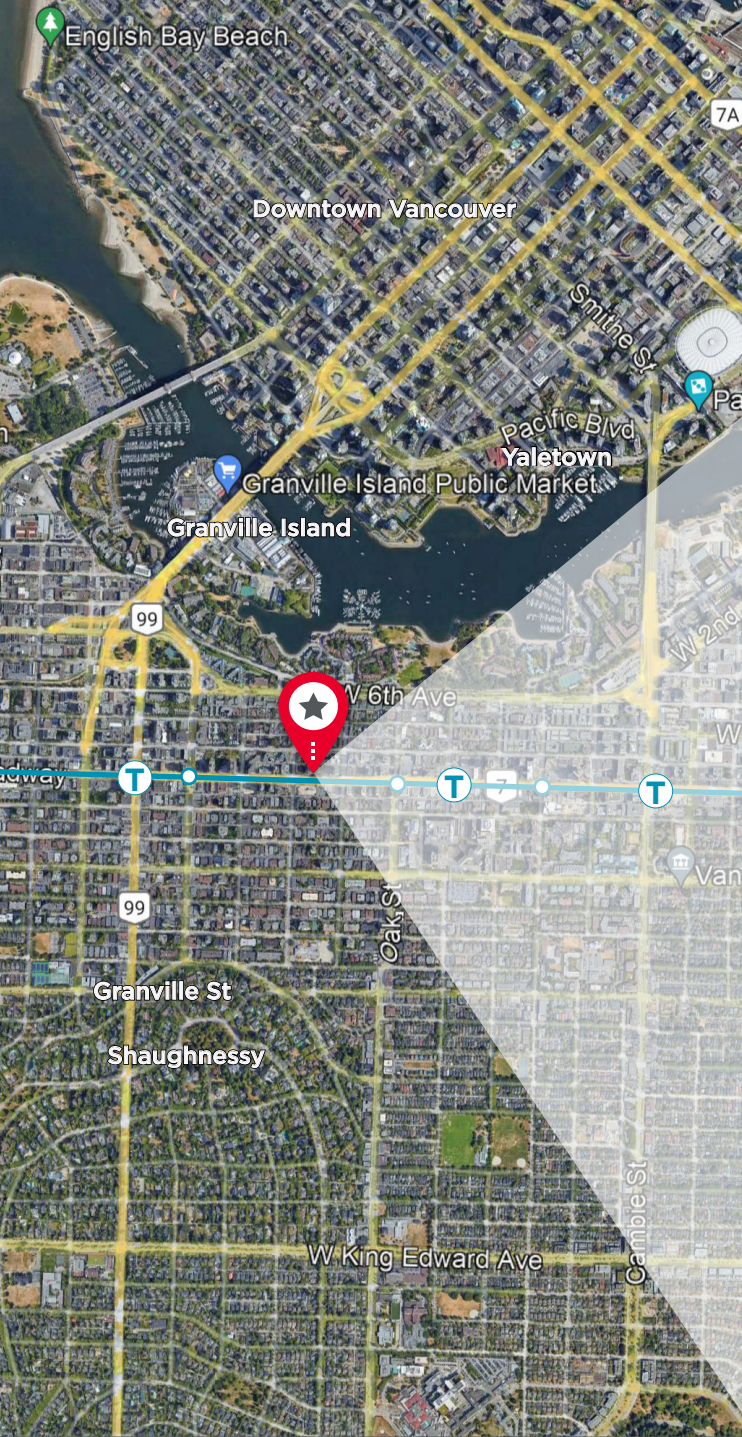
**CUSHMAN &  
WAKEFIELD**

# FOR LEASE // OFFICE SPACE

SUITE 260  
**1177 W BROADWAY**  
VANCOUVER, BC

**1,159 SF OFFICE SPACE**

LOCATED ALONG THE INCOMING  
BROADWAY SKYTRAIN LINE



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## LOCATION

The property is located on the north side of West Broadway between Oak and Granville Street in the Fairview neighbourhood of West Broadway. This 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 and will soon be serviced by the Broadway skytrain line.

## AVAILABLE SPACE

Suite 303 - 1,684 SF

- Recently improved
- One elevator office
- Two parking or office
- Two parking or office
- Reception area
- Kitchenette and storeroom
- Elevator exposure
- Ample natural light and south facing

Suite 260 - 1,159 SF

- Elevator exposure with double glass doors
- Built out with reception, boardroom, one large private office and kitchenette
- South facing suite, with abundance of natural light

## PARKING

- \$150 per month plus tax for random parking stall
- \$300 per month plus tax for reserved parking stall

## ZONING

C-3A Commercial (General Office)

## NET RENT

Please contact listing agent

## ADDITIONAL RENT

\$16.74 PSF, per annum (2024 estimate)

## AVAILABILITY

Immediate

## AMENITIES NEARBY



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## SUITE 260

