



CUSHMAN & WAKEFIELD



FOR SUBLEASE | 3,777 SF

1505 WEST 2ND AVENUE

Suite 300, Vancouver, BC

Move-in ready office
with amazing views
of False Creek and
North Shore Mountains





LOCATION

Situated in a desirable west side area along the seawall, 1505 West 2nd is just steps away from Granville Island. The neighborhood boasts numerous amenities, such as a bustling Public Market, a spacious marina, a boutique hotel, various performing arts theaters, and proximity to the Armoury District. Excellent public transit options are available, with the new Broadway extension line station conveniently located at Granville and West Broadway. Downtown Vancouver and YVR Airport are easily accessible, ensuring a quick commute.

DETAILS

- Turnkey space ready for occupancy
- High quality leasehold improvements in place throughout premises
- Built out with nine large perimeter offices with glass
- Two meeting rooms and large boardroom
- Open workspace area
- Kitchenette
- IT / Storage room



In-suite shower



Double glass doors with reception area



Furniture available



Abundance of light



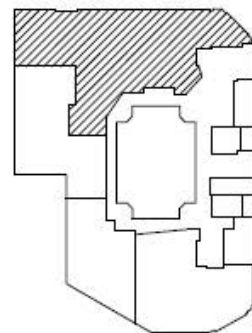
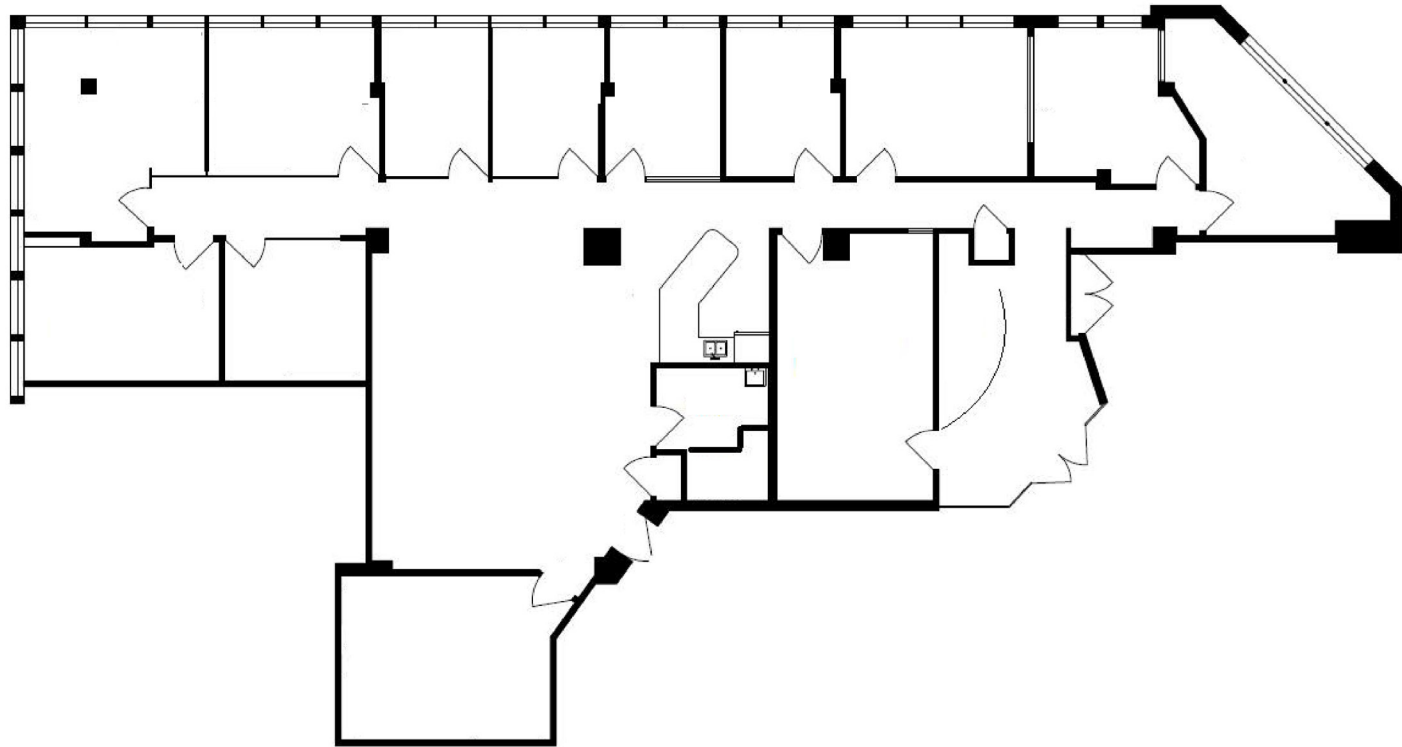
PROPERTY HIGHLIGHTS

Available Area:	3,777 SF
Net Rent:	Please contact sublisting agents
Additional Rent (2024 est):	\$21.12 PSF
Availability:	Immediately
Sublease Term:	June 30, 2025
Parking:	5 stalls available

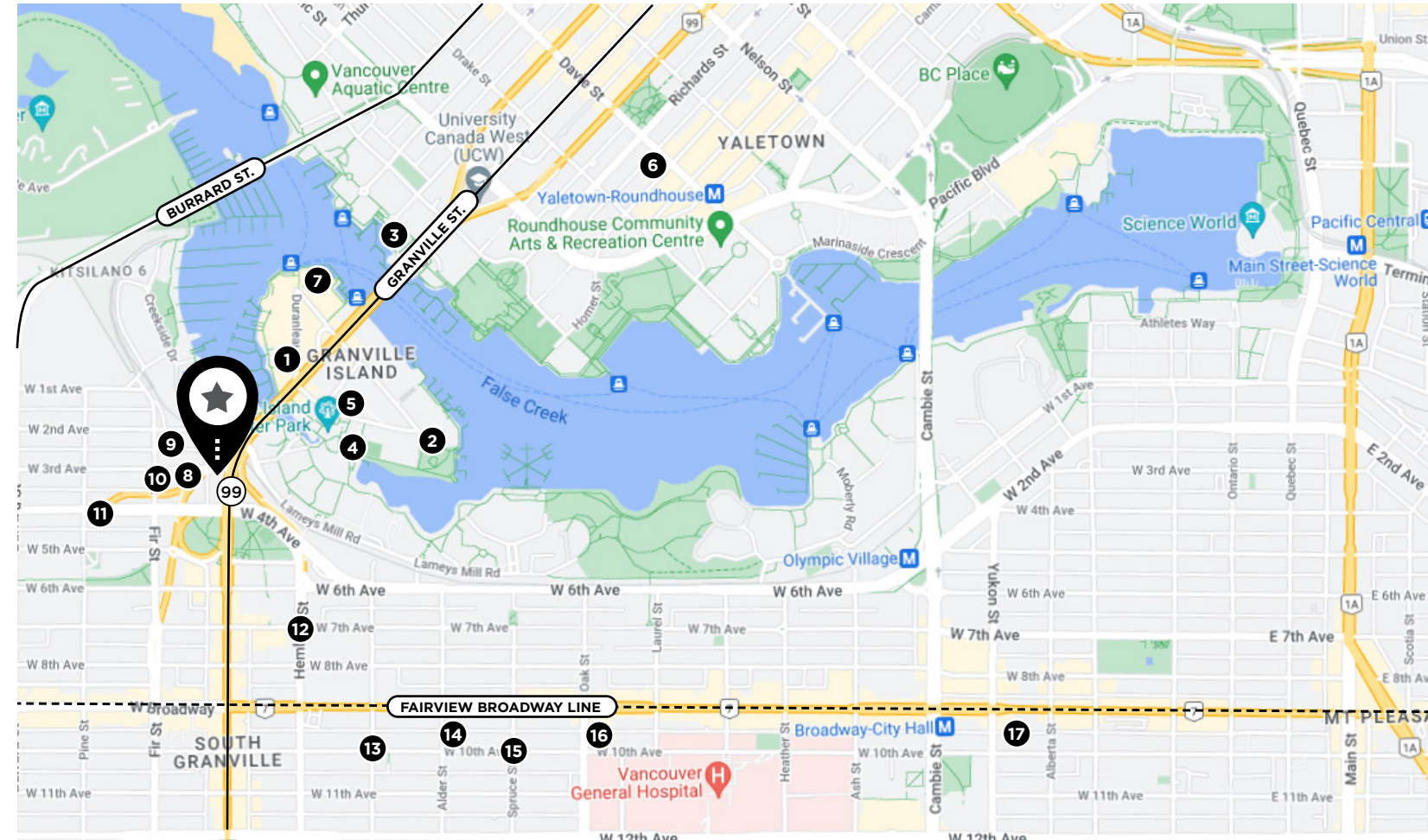


FLOOR PLAN 3RD FLOOR

SUITE 300
3,777 SF AVAILABLE



THE LOCATION



AMENITIES

- | | | |
|---------------------------------------|---------------------------------|-------------------------------|
| 1. The Keg Steakhouse + Bar | 7. Blue Parrot | 14. Waves Coffee House |
| 2. Dockside Restaurant | 8. Tru Cafe | 15. DALINA Broadway |
| 3. Ancora Waterfront Dining and Patio | 9. Oidé Coffee | 16. Tim Hortons |
| 4. Espresso Bar & Grill Bistro | 10. Prado Cafe | 17. Joti's NOFRILLS Vancouver |
| 5. Off the Tracks | 11. Justin's NOFRILLS Vancouver | |
| 6. JJ Bean Coffee Roasters | 12. Wicked Cafe | |
| | 13. Fufú Café | |

For more information, please contact:

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