



OFFICE SPACE | FOR LEASE

#501 - 550 West 6th Avenue

VANCOUVER, BC

CBRE

Contact Agent

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550 WEST 6TH AVENUE
VANCOUVER, BC


Located in the heart of Vancouver's Broadway Corridor, 550 West 6th Avenue offers exceptional access to urban amenities and transit. Ideally located just steps from the Olympic Village Station on the Canada Line and future Millennium Line Broadway Extension, with direct access to major bike routes and the False Creek Seawall, this destination offers seamless connectivity throughout Vancouver and the Lower Mainland.


Professional, well managed, attractive office building.


 **Asking Net Rent**
Call Listing Agent


 **Additional Rent**
\$22.85 PSF (2026 Estimate)

 **Parking**
Underground parking
1 stall per 500 SF leased at market rents


 **Unit 501**
3,804 SF (approx.)

 **Available**
June 1, 2026 (approx.)

 **Entry**
Directly across from the elevator

85 
TRANSIT
SCORE

98 
WALK
SCORE

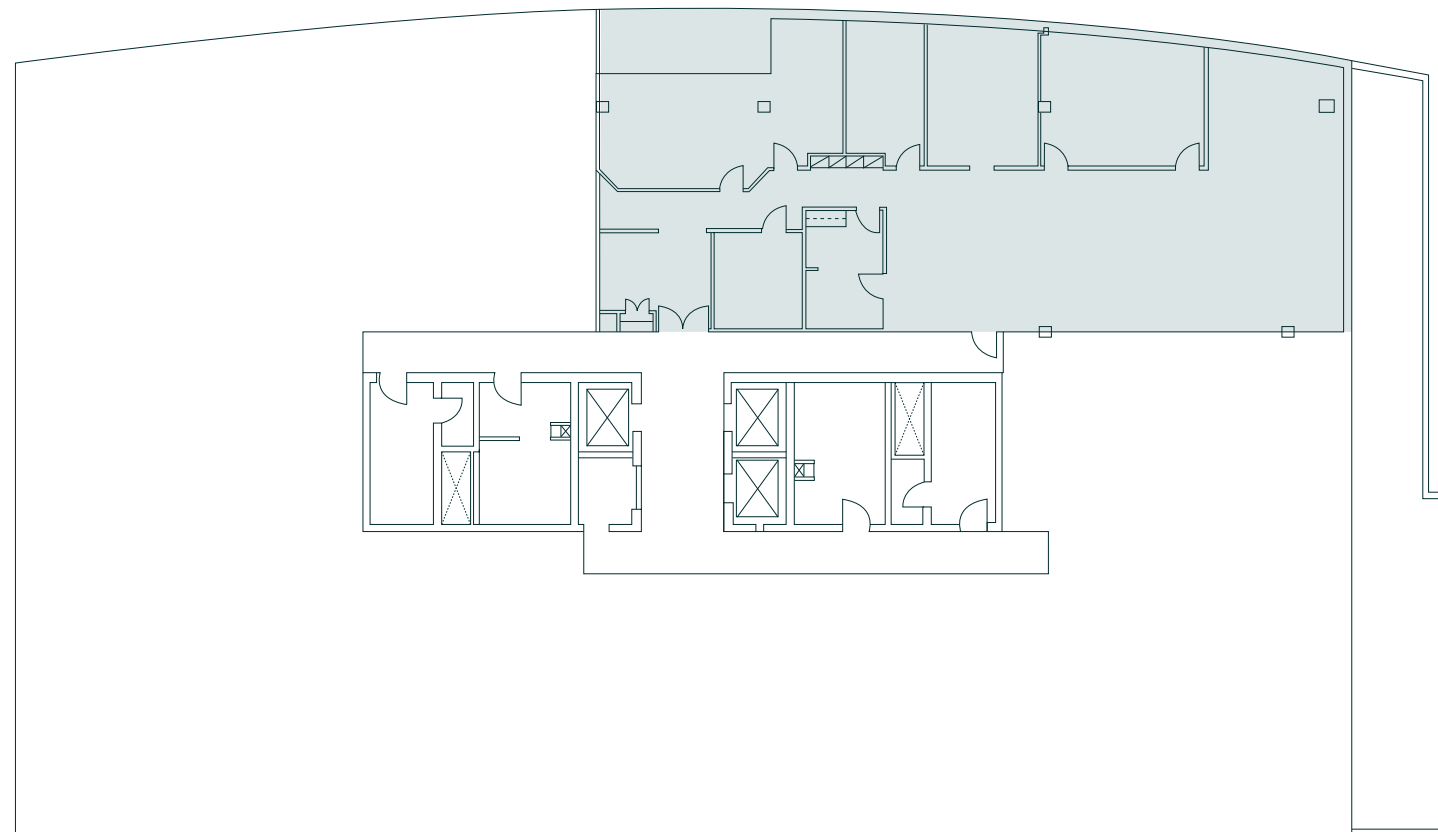
96 
BIKE
SCORE

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550 WEST 6TH AVENUE
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Unit 501

3,804 SF (approx.)
Available April 1, 2026



Floor plan is not to scale.

Features

- + Fully improved premises including 5 offices, boardroom, storage room, and open area.
- + Premises located on the NE corner of the 5th floor with good views to the north and east.
- + Ample window line.
- + Building amenities include showers, lockers, and bike storage.
- + 5-level building constructed circa 1992.
- + Direct access into and out of downtown via the Cambie Street Bridge and Canada Line rapid transit.



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550 West 6th Avenue is located one block west of Cambie Street directly opposite the Olympic Village Canada Line Station. A short walk from various amenities on Cambie Street and West Broadway. Also, very close to the many amenities of Granville Island. The building is conveniently close to Cambie Street Bridge for quick access into and out of downtown. West 6th Avenue provides direct access to the West and East areas of Vancouver. This location has the conveniences of the Broadway Corridor without the congestion.



Neighbourhood Amenities

Cafes

- Marulilu Cafe
- Allegro Coffee Co.
- Elysian Coffee Broadway
- Starbucks
- Caffe Cittadella
- Cafe & Life Co
- Blenz Coffee

Restaurants

- La Taqueria
- Peaceful Restaurant
- Chipotle Mexican Grill
- Hokkaido Ramen Santouka
- Mexicano Taco Ltd.
- Benkei Ramen Noodle Shop
- Pizzamia Gourmet Pizza Bar
- Sha Lin Noodle House
- Yolks
- McDonald's
- A&W Restaurant
- Hokkaido Ramen Santouka
- Pho Extreme Xe Lua
- Cactus Club Cafe
- Afgan Horsemen Restaurant
- Wendy's

Shopping

- Lululemon Athletica
- Shinola
- Change of Scandinavia
- Running Room
- The North Face
- Independent Goldsmith
- T-shirt.ca
- Best Buy
- Canadian Tire
- BC Liquor
- Homesense

Entertainment

- Black Dog Video
- Cineplex Inc.
- The Park Theatre
- Fox Cabaret
- Open Studios
- Elan Fine Art
- Science World
- BC Sports Hall of Fame
- Vancouver International Film Centre
- Pacific Coach - Day Tours
- Vancouver New Music Society

Banking

- TD Bank
- RBC Royal Bank
- CIBC
- Vancity Savings Credit Union
- Coast Capital
- Coast Capital Savings
- TD Bank Financial Group
- Kingmark Current Exchange Inc.
- Central 1

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