



FOR LEASE

1285 W Broadway
Vancouver, BC



PRIME LOCATION ON THE BROADWAY CORRIDOR

Ideally situated at the corner of West Broadway and Birch Streets, this class “A” office building is in the heart of the Broadway Corridor with stunning views of Downtown Vancouver’s skyline

1285 West Broadway is easily accessible by transit and will be minutes away from the new South Granville Skytrain station which will connect to all other Skytrain lines. Within walking distance to restaurants and retail shops on West Broadway and Granville Street, this location is surrounded by amenities.

AVAILABLE SPACE

Suite	Area	Type	Availability
680	1,222 SF	Office	Feb 1., 2024
800	8,533 SF	Office	Immediately

LEASING RATES

BASIC RENT

Contact listing agent

OPERATING COST & TAXES (2024 EST.)

\$24.21 / SF

PARKING INFO

\$140-\$210/mo + applicable taxes

1:550sf ratio

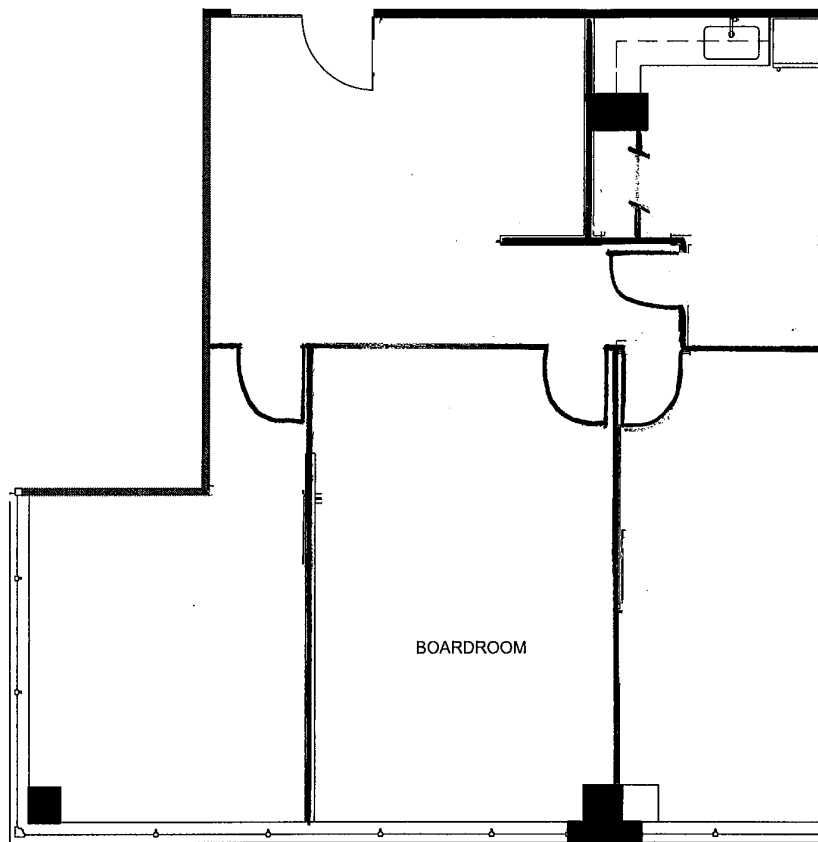
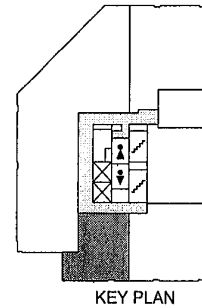


#680 - 1285 West Broadway, Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 1,222sf | Availability: February 1, 2023

Bright south facing unit with boardroom, kitchen, and space for reception.



LENIA CALICO

604 220 9519

lcalico@warringtonpci.com

300 – 1030 West Georgia St., Vancouver, BC V6E 2Y3

E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.



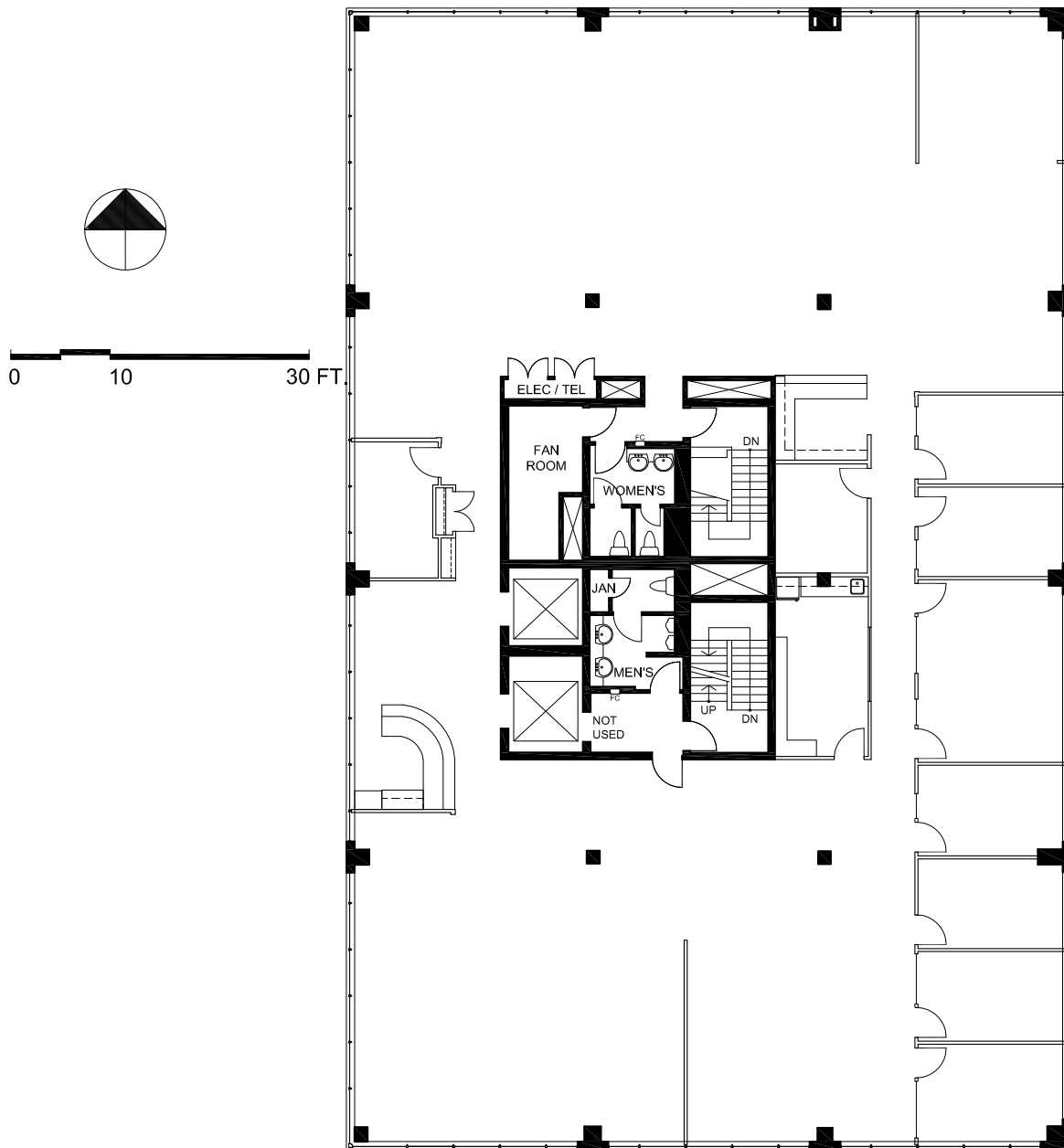
WARRINGTON PCI
MANAGEMENT

#800 - 1285 West Broadway, Vancouver

BASIC RENT: CONTACT LISTING AGENT

Rentable Area: 8,533sf | Available Immediately

Top floor office space with inspiring views. Unit consists of 2 full-sized washrooms, a full-sized kitchen and multiple private offices.



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WARRINGTON PCI
MANAGEMENT

BUILDING AMENITIES

This building has numerous on-site amenities including both visitor and secure tenant-only parking, a fitness facility, shower rooms, bike storage, and a large common boardroom.

- Close proximity to skytrain
- Bike storage and rentable tenant lockers
- Built 1983 and renovated in 2017
- Fitness facility and shower room
- Loading bay
- 209 parking stalls



Underground
Parking



Fibre Internet
Connections



Fitness Facility



On-Site
Security



Walk Score

93



Bike Score

74



Transit Score

80



ABOUT THE AREA

- Numerous restaurants and amenities nearby
- 5 minute drive to Downtown Vancouver
- Close proximity to Vancouver General Hospital
- Multiple bike routes near the building
- Walking distance to new South Granville Skytrain Station
- Quick access to False Creek and the Seawall
- Many nearby transit options



Granville Island

Granville Loop Park

Charleston Dog Park

Granville St.

1285 W. Broadway

Future South Granville Skytrain Station

Boston Pizza

W 8th Ave Royal Seoul House

West Broadway

Staples

Subway

Vancouver General Hospital Health District

Cactus Club



wpm

WARRINGTON PCI
MANAGEMENT

LEASING ENQUIRIES

Lenia Calico

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*Visit [our website](#) for more information and
leasing opportunities*



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