

**AVISON
YOUNG**

For Sublease

2nd & 3rd floor - 2025 W Broadway
Vancouver, BC



Avison Young is pleased to present the opportunity to sublease two full floors consisting of 45,119 sf of recently renovated office space in the Broadway Corridor.

Ronan Pigott*, Executive Vice President
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**Ronan Pigott Personal Real Estate Corporation*

Robin Buntain*, Principal
604 647 5085
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**Robin Buntain Personal Real Estate Corporation*

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Property details

SIZE

2nd Floor: 22,207 sf
3rd Floor: 22,912 sf
Total: 45,119 sf

With an additional **16,837 sf** of contiguous space available on a headlease basis.

AVAILABLE

With notice

SUBLEASE RATE

Please contact listing agents

ADDITIONAL RENT

\$26.98 (2025 estimate)





SUBLEASE TERM EXPIRES

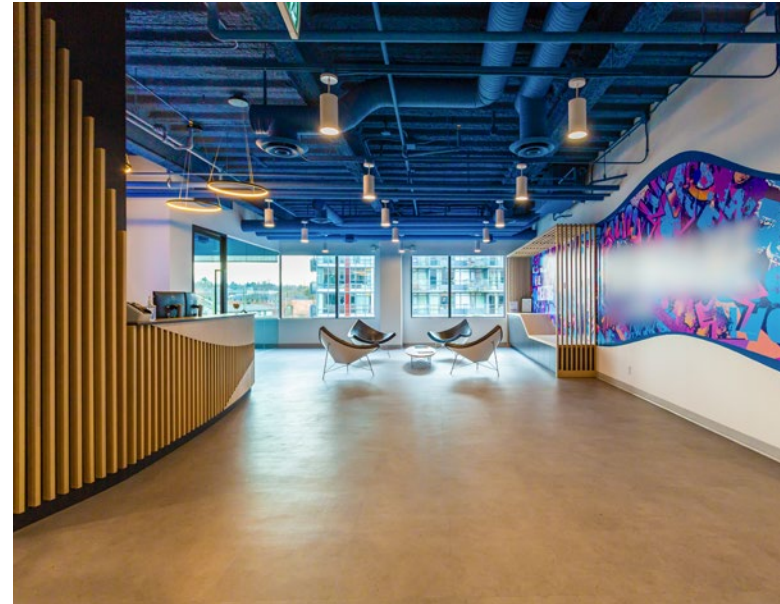
December 30, 2031

Location












2025 West Broadway is a five-storey office building with ground floor retail. The building is located on the Broadway Corridor, a major commercial node with excellent vehicular exposure and in proximity to the downtown core. Located within one block of the future Arbutus Station for the Millennium Line and bus loop, this busy corridor boasts convenient transit and vehicle access through Vancouver to UBC. The building offers attractive views and access to outdoor decks.

Building highlights

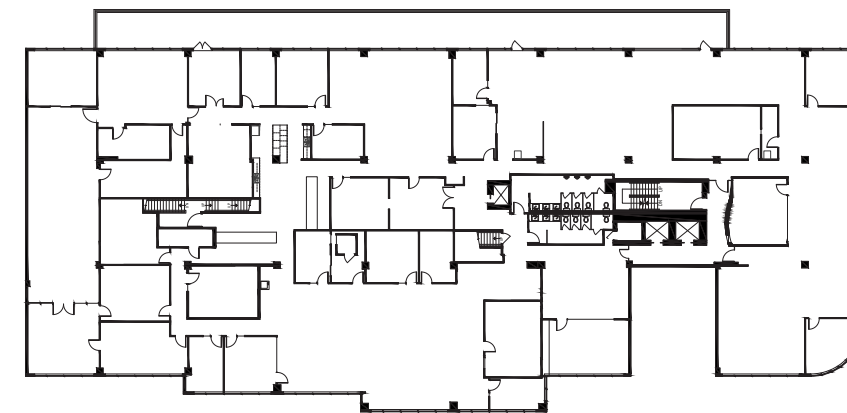
-  Newly renovated
-  Underground parkade
-  On-site fitness room
-  BOMA Best - Silver



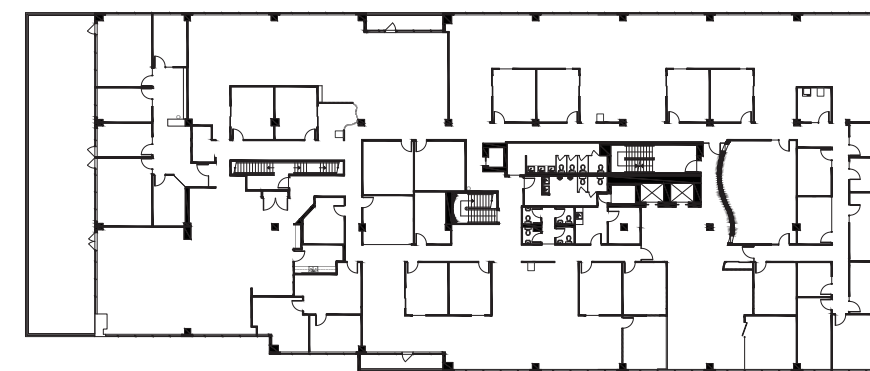
Space highlights

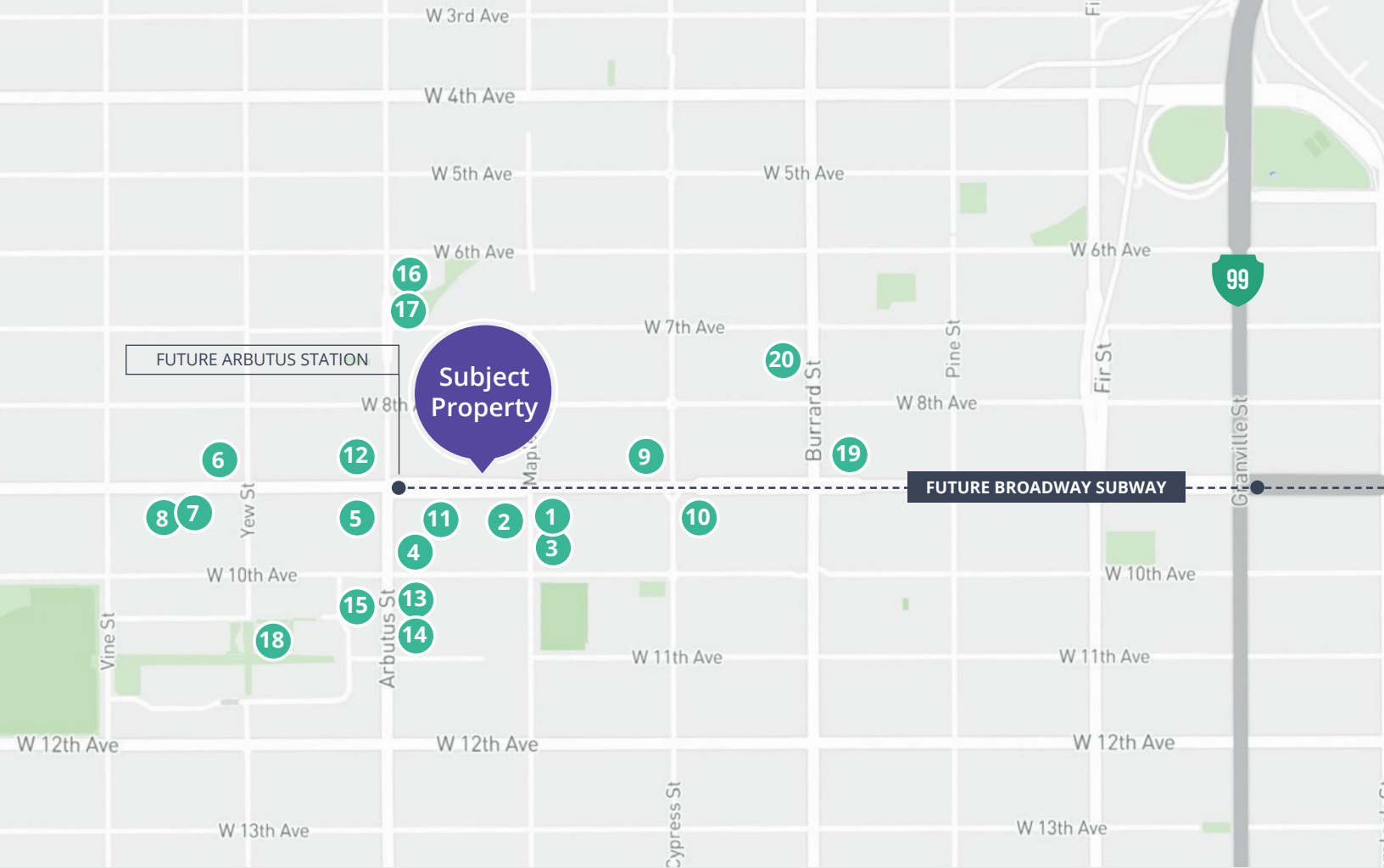
-  Recently renovated
-  Interconnecting staircase
-  An abundance of private offices and meeting rooms
-  Open plan workstations throughout the space
-  Large kitchen and staffroom on both floors
-  Private patio
-  Large server room
-  Storage rooms
-  Copy room
-  Private washrooms on both floors
-  Freight elevator access

2nd floor plan



3rd floor plan





 **97** Walk Score
"Walker's Paradise"

 **78** Transit Score
"Excellent Transit"

 **97** Bike Score
"Biker's Paradise"

Nearby amenities

- | | | |
|--------------------------------------|----------------------------------|------------------------------------|
| 1. Greens Organic and Natural Market | 7. London Drugs | 14. Plaisir Sucré |
| 2. Pallet Coffee Roasters | 8. Edible Flours | 15. Trees Organic Coffee Kitsilano |
| 3. Blenz Coffee | 9. Akbar's Own Indian Restaurant | 16. Arbutus Coffee |
| 4. Napoletana Pizza | 10. LE COQ FRIT | 17. Delamont Park |
| 5. Gyo Para Gyoza & Ramen Bar | 11. BCLIQUOR | 18. Arbutus Greenway Park |
| 6. Livni Café & Bakery | 12. Shell | 19. Denny's Restaurant |
| | 13. Subway | 20. Unchai Restaurant |

Contact for more information

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