

# Premium Office Space

# 2145-2165 West Broadway

VANCOUVER, BC



## Contact Agents

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- + Long-term lease available
- + Prominent Signage Opportunity
- + Ample Windows
- + Views

2145-2165 West Broadway  
Vancouver, BC

Office Space | For Lease

# The Opportunity

To lease from 8,431 - 59,977 SF of premium office space in two prominent West Broadway office buildings connected at the 2nd level by an internal skywalk. The buildings are situated in the heart of the culturally rich and vibrant community of Kitsilano. As one of Vancouver's most historic and popular neighbourhoods, Kitsilano continues to lead the city in the Live, Work, Play lifestyle.



## Property Details

### AVAILABLE AREA

#### 2165 W BROADWAY

Lower Main	8,117 SF
Main Floor	9,704 SF
2nd Floor	12,371 SF
3rd Floor	8,680 SF
<b>Total</b>	<b>38,872 SF</b>

#### 2145 W BROADWAY

Main Floor	12,674 SF
2nd Floor	8,431 SF
<b>Total</b>	<b>21,105 SF</b>



### ASKING NET RENT

Contact Agents

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### ADDITIONAL RENT

\$13.07 PSF (2024 est.)

\$19.55 PSF (2024 est.)

### PARKING

75 stalls

42 stalls

\$125.00 per month plus applicable taxes

### AVAILABILITY

Immediate

Immediate

## Features



Outside decks



Secure gated parking



Prominent signage



Racquetball court



End of trip facilities

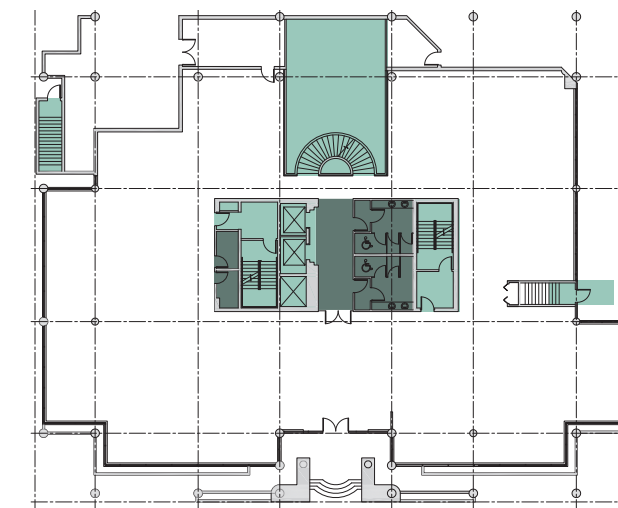


Nearby access to Arbutus Greenway

## Sample Floor Plans

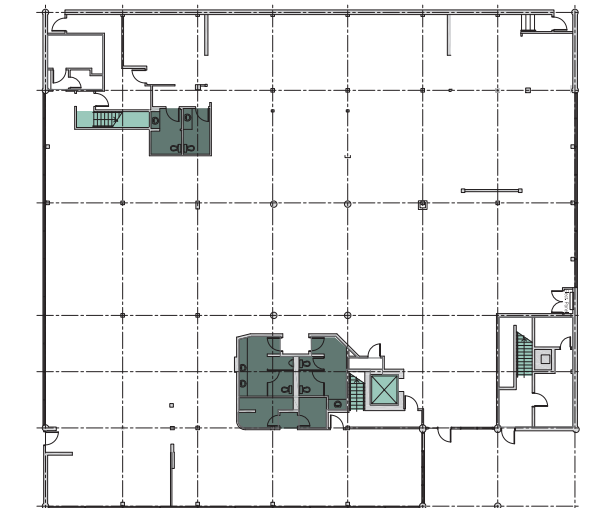
MAIN FLOOR

### 2165 W BROADWAY



COMMON AREA  
MAJOR VERTICAL PENETRATION

### 2145 W BROADWAY



COMMON AREA  
MAJOR VERTICAL PENETRATION

PLANS NOT TO SCALE

# Premium Office Space



2145-2165 W BROADWAY  
VANCOUVER, BC

DOWNTOWN  
VANCOUVER

KITS  
BEACH

KITSILANO  
NEIGHBOURHOOD

BURRARD ST

T FUTURE STATION

ARBUTUS ST

WEST BROADWAY

CONNAUGHT PARK

90



WALKER'S  
PARADISE

Daily errands do not  
require a car.

77



EXCELLENT  
TRANSIT

World-class public  
transportation.

96



VERY  
BIKEABLE

Biking is convenient  
for most trips.

Source: Walkscore.com

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