

FOR LEASE

1985 West Broadway, Vancouver, BC
Class A West Broadway Office Premises



- Prime West Broadway / Kitsilano location, at the corner of West Broadway & Maple Street
- Abundant restaurant, cafe, retail, and services amenities nearby on West Broadway and on Fourth Avenue
- Convenient access to major vehicular, transit, and bike routes and an eight-minute drive to Downtown Vancouver
- First-class office building, with updated building systems and well-appointed common areas

Available:

Unit	Sq. Ft.	Description
110	3,689	Main floor unit with street exposure. Improved for open plan use, and suitable for retail, fitness, healthcare office, education, or other uses (subject to city approvals)
200	12,586	Full floor second floor occupancy. Primarily open plan, improved with 13 offices, meeting room, server room, lunchroom, and storage.
330	3,436	North facing suite with mountain and partial city skyline views. Improved with 6 offices, meeting room, lunchroom, and open work area.

Net Lease Rate:	Please contact TPMG Capital for lease rate information.
Taxes & Op. Costs:	\$22.65 PSF per annum (estimate for year ending June 30, 2019; in-suite utilities & janitorial included)
Parking:	Gated, reserved monthly parking available at the ratio of one stall per 500 sq. ft. leased, current monthly charge is \$110 per stall plus taxes



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