

Suite 303 and 400

1401 W Broadway

Vancouver, BC

Located in the heart of the Broadway Corridor, one block east of Granville Street.

Direct access to downtown via the Hemlock Street ramp to Granville Bridge and walking distance to Granville Island. Numerous retail amenities within walking distance.

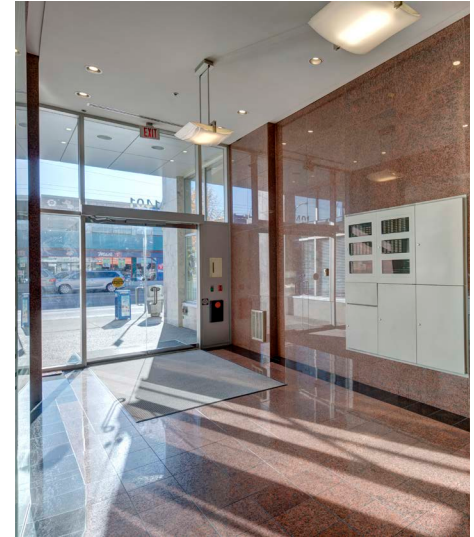
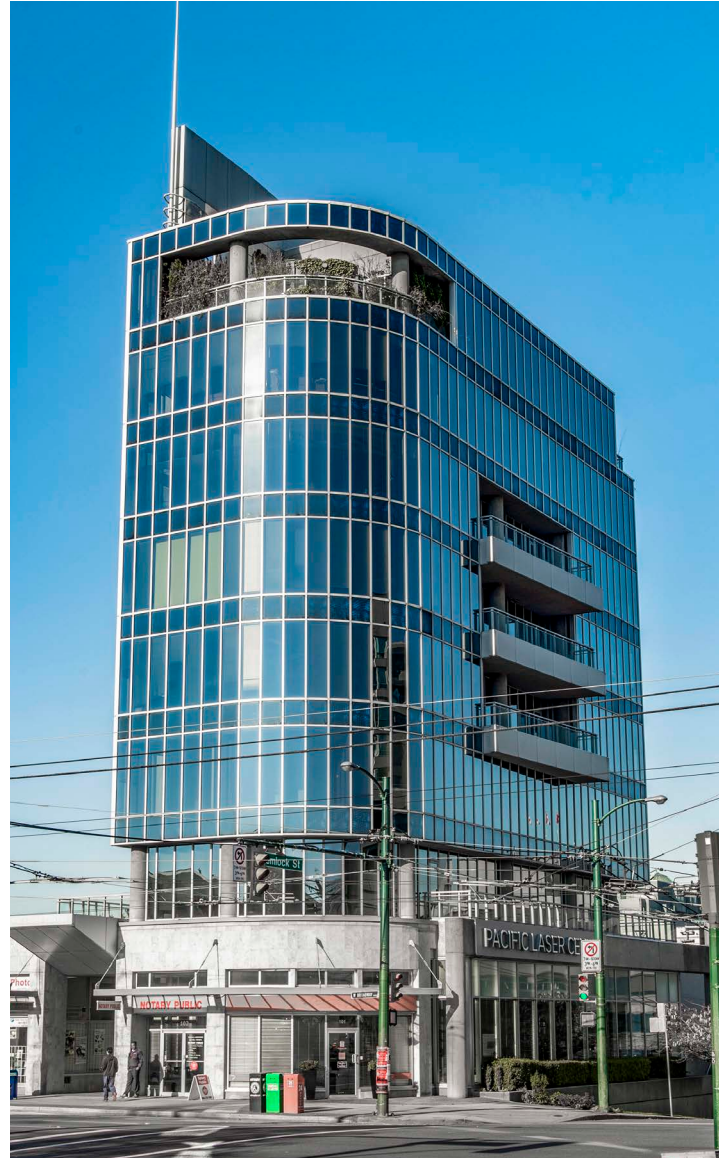
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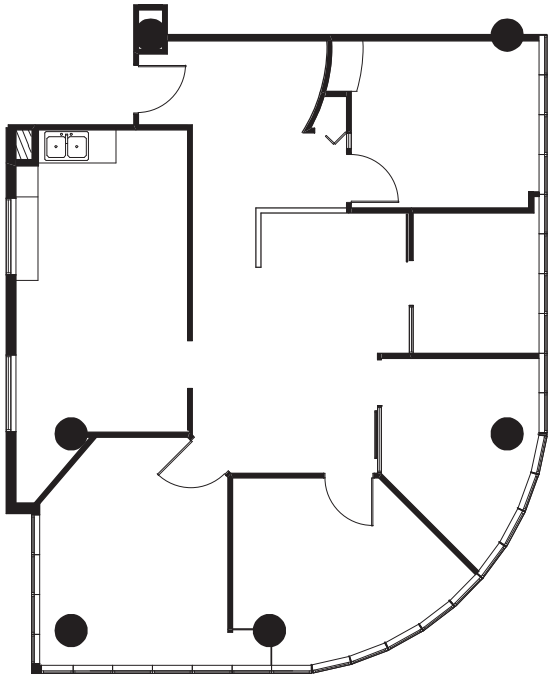


SUITE 303

1,394

SQUARE FEET

Available November 1, 2026

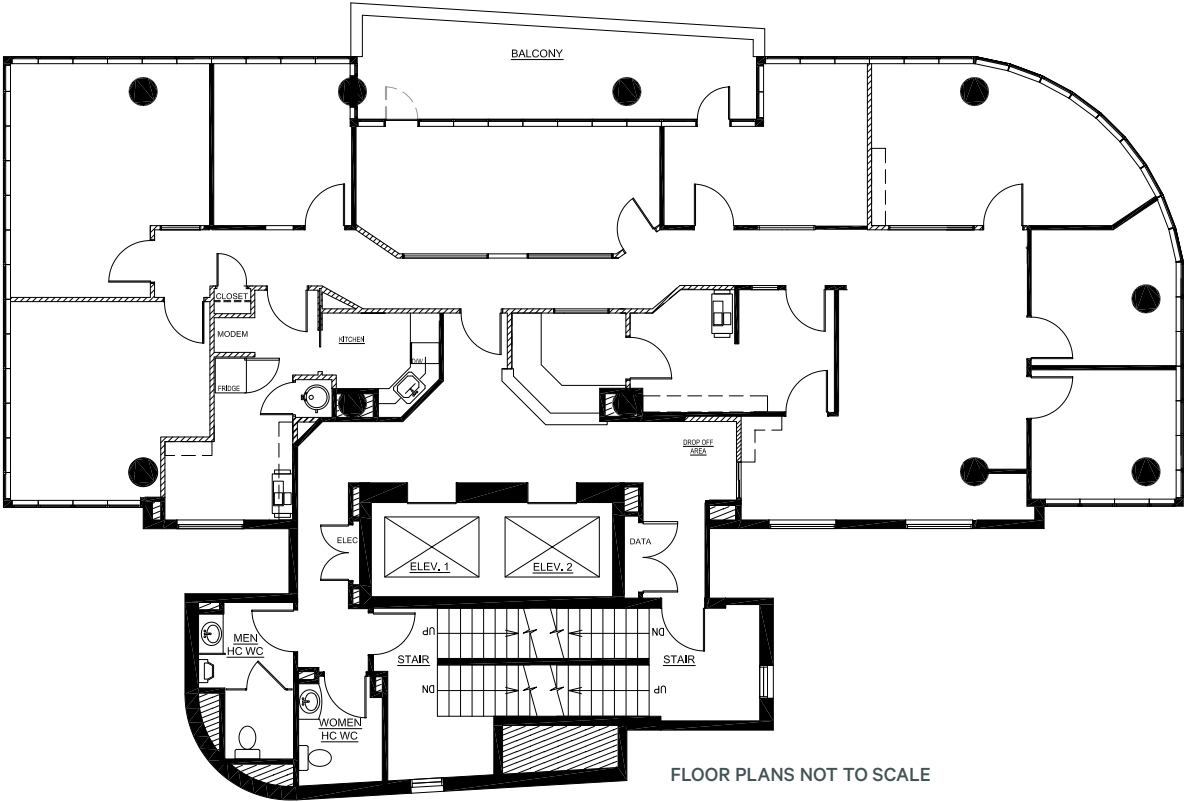


SUITE 400

2,735

SQUARE FEET

Available January 1, 2027



FLOOR PLANS NOT TO SCALE



Property Details

- + 8-storey quality office building
- + Efficient office layouts
- + Ample window line
- + Serviced by two elevators
- + Small, efficient floor plates
- + Underground, gated parking

Available Premises

Suite #303

1,394 SF

Available November 1, 2026

Suite #400

2,735 SF

Available January 1, 2027

Full Floor with outside deck

Asking Rate: Contact Listing Agent

Additional Rent: \$27.59 PSF (2026 estimate)

Parking: 1 stall per 500 SF leased at market rates, per month plus applicable taxes (random stalls)

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WALKER'S
PARADISE

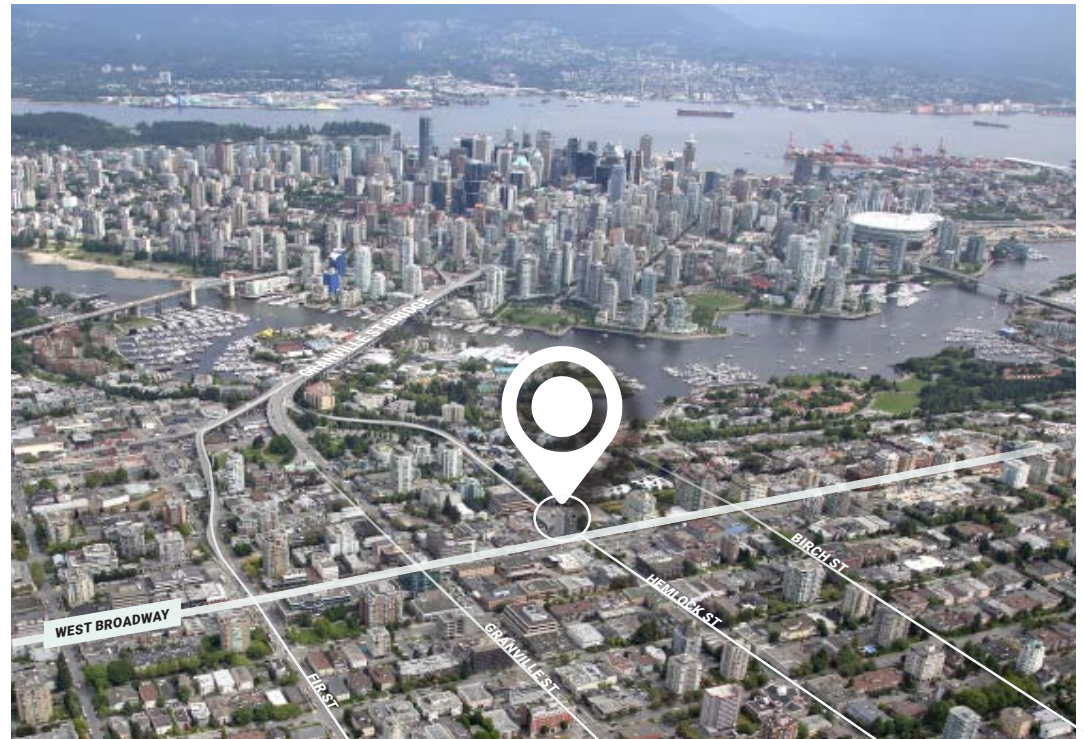
83

VERY
BIKEABLE

80

EXCELLENT
TRANSIT

walkscore.com



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