



OFFICE SPACE FOR LEASE

1665 West Broadway

 FLOORSPACE

Professionally managed office space in a
connected West Broadway corridor.

THE OPPORTUNITY AT 1665 W Broadway

A professionally managed building offering improved premises in a range of sizes.

1665 West Broadway places your business in one of Vancouver's most desirable neighbourhoods. This professionally-managed and well-maintained building offers modern and efficient spaces with abundant natural light, in a superb West Broadway location surrounded by cafes, dining and everyday amenities. With the Broadway Subway line opening in 2027, the property will soon benefit from even greater accessibility, making it a practical and connected choice for professional tenants.



The Building



Prime Location



Exercise Room



Security Card Access



Underground Parking



Bike Storage



Charging Stations



Year Built	1973
Number of Floors	6
Primary Space Use	Office
Parking Stalls	106

AVAILABILITY

At a Glance

Unit	Size (SF)	Availability
200	~7,754 SF	Immediate
320	~1,073 SF	Immediate
340	~635 SF	Immediate
350	~1,793 SF	Immediate
360	~1,198 SF	Immediate
610	~595 SF	Immediate

Base Rent: Contact Agents

Additional Rent: \$28.62 PSFPA (2026 est.)

Flexible units available, featuring improved office spaces. Furniture is negotiable. Tenant improvement allowance may be available for suite modifications.



// Unit 200

 VIRTUAL TOUR



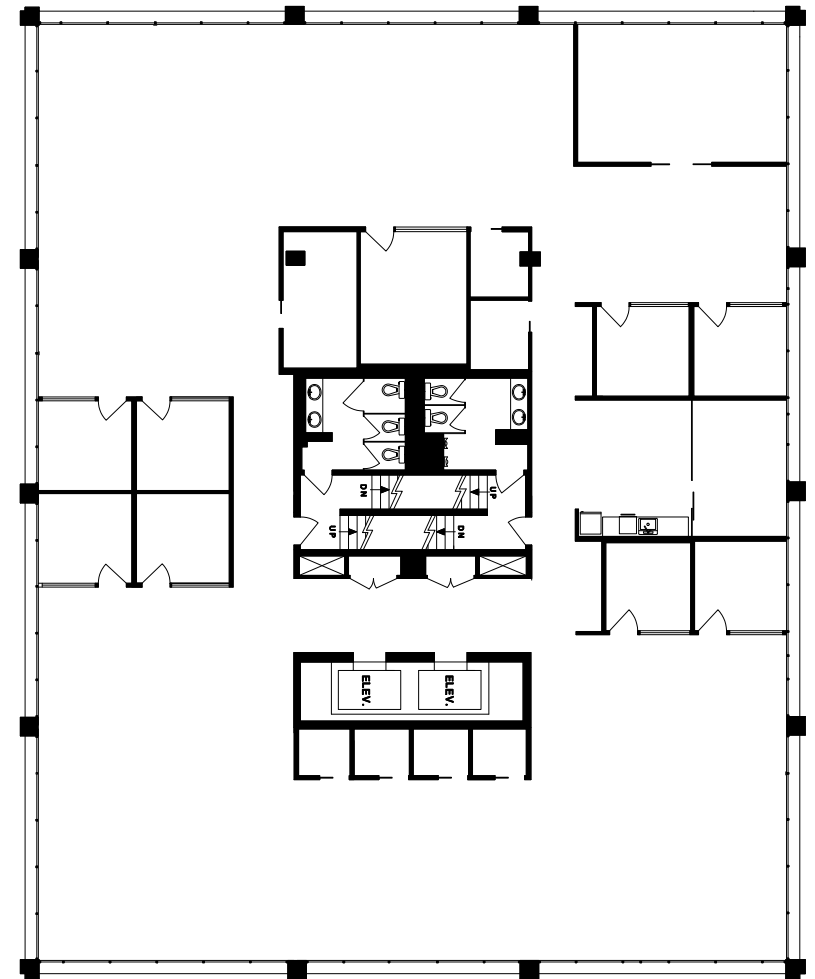
Full floor, newly improved with perimeter offices, kitchen, meeting rooms and open area

Size ~7,754 SF

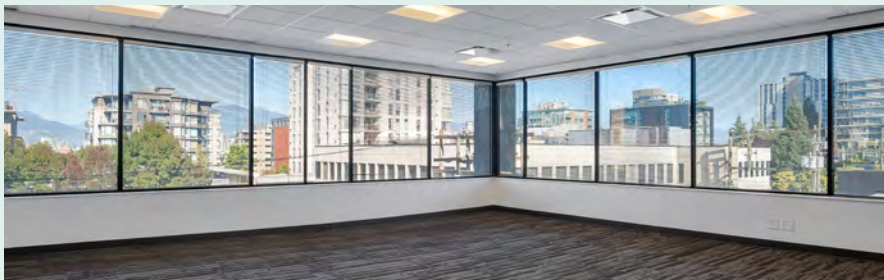
Basic Rent Contact Agents

Additional Rent \$28.62 PSFPA (2026 est.)

Availability Immediately



// Unit 320



Mostly open plan. Can be modified to include boardroom and small coffee/kitchen area as per Conceptual Plan.

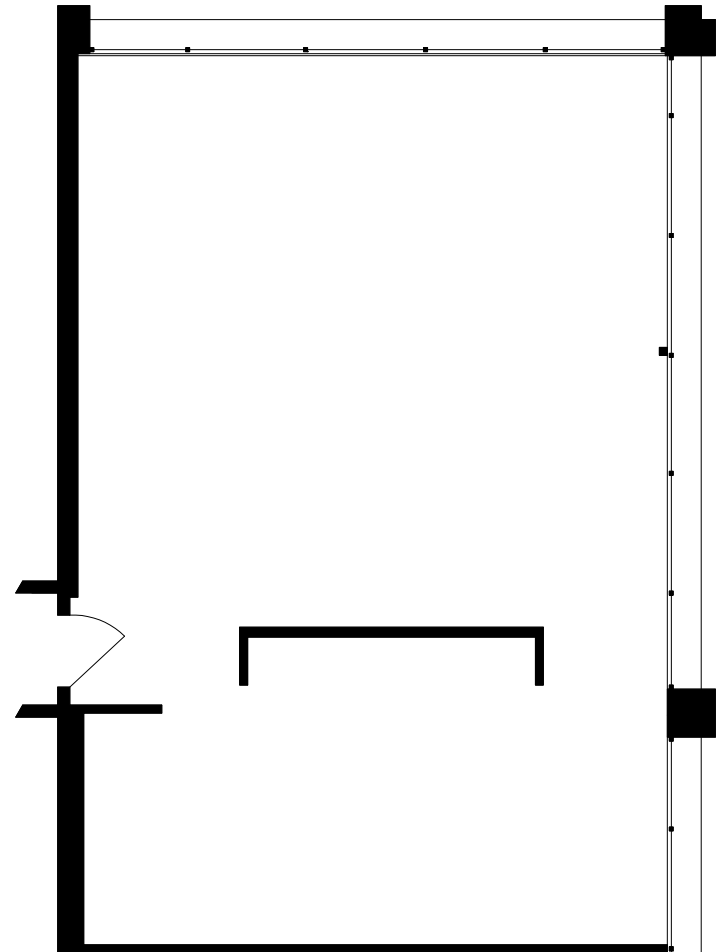
Size ~1,073 SF

Basic Rent Contact Agents

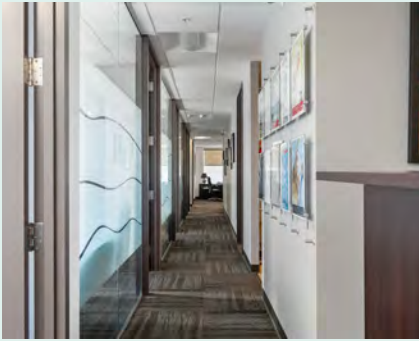
Additional Rent \$28.62 PSFPA (2026 est.)

Availability Immediately

 VIRTUAL TOUR

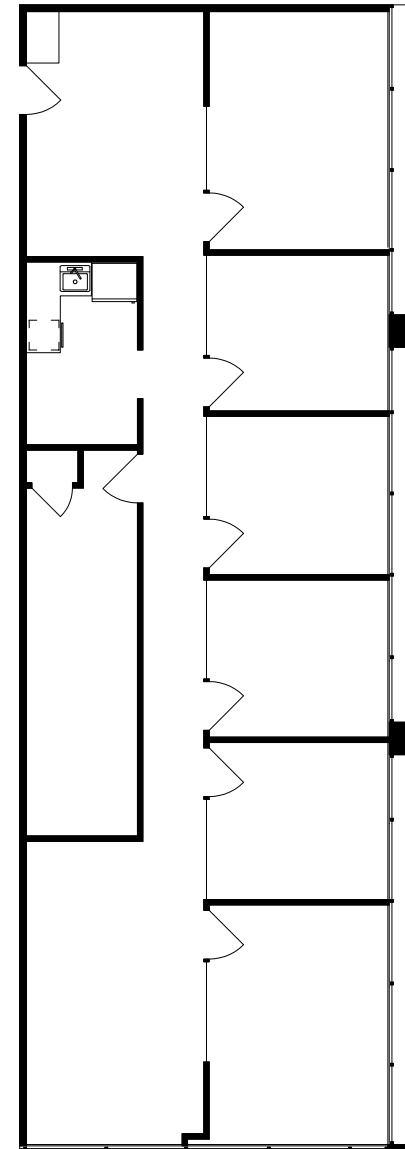


// Unit 350

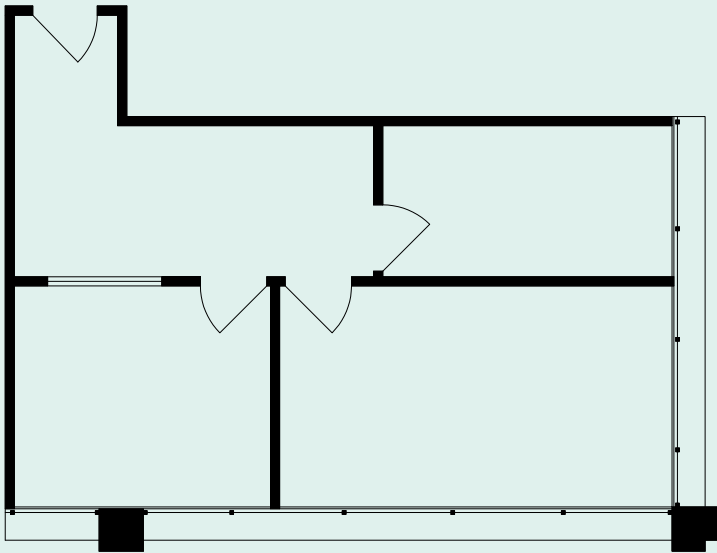


Improved with reception, kitchen, meeting room, large storage room, 5 offices and open work area for 3 to 4 workstations. Can be combined with Suite 300.

Size	~1,793 SF
Basic Rent	Contact Agents
Additional Rent	\$28.62 PSFPA (2026 est.)
Availability	Immediately



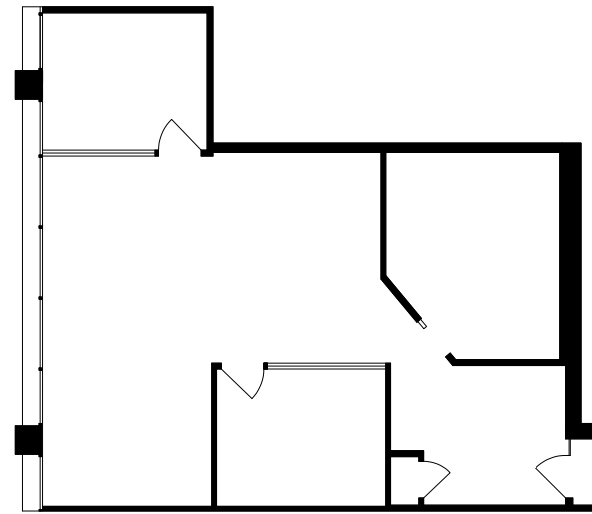
// Unit 340



Two private offices and meeting room.

Size	~635 SF
Basic Rent	Contact Agents
Additional Rent	\$28.62 PSFPA (2026 est.)
Availability	Immediately

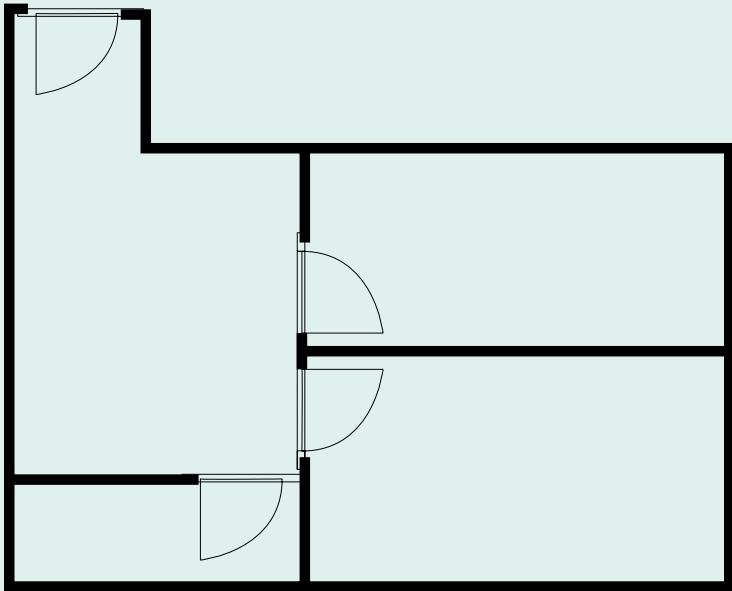
// Unit 360



Improved with two offices, meeting room and open area. Can be modified to create kitchen/lunch room as shown on Conceptual Plan. Could be combined with Unit 350.

Size	~1,198 SF
Basic Rent	Contact Agents
Additional Rent	\$28.62 PSFPA (2026 est.)
Availability	Immediately

// Unit 610



Two meeting rooms and open area.

Size ~595 SF

Basic Rent Contact Agents

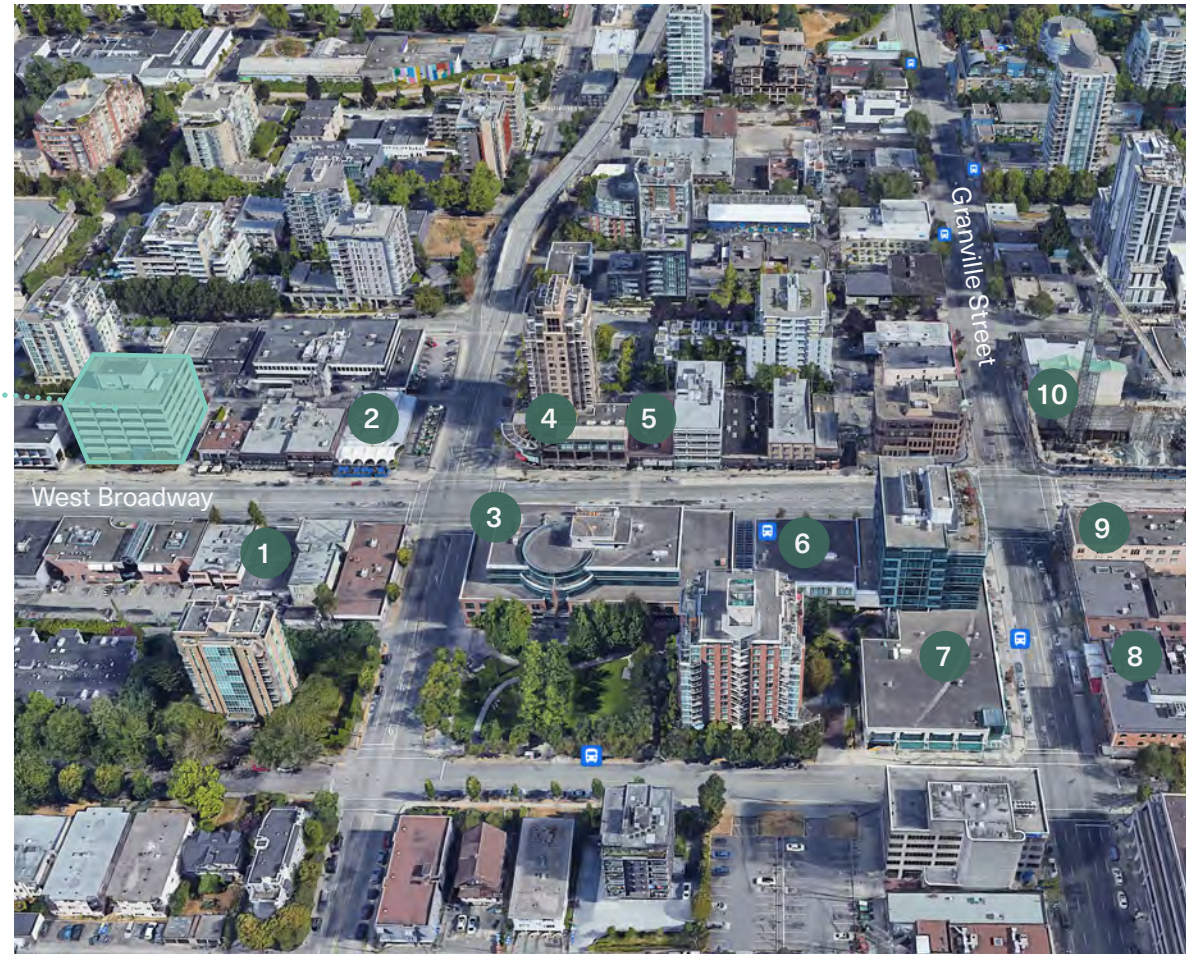
Additional Rent \$28.62 PSFPA (2026 est.)

Availability Immediately

The Neighbourhood



1665 West Broadway places your business in one of Vancouver's most walkable neighbourhoods. Surrounded by cafés, dining, and retail along Granville Street, tenants enjoy everyday convenience and client-friendly access. The Broadway Subway station, opening in 2025, will bring rapid transit to the doorstep, enhancing connectivity and foot traffic in the area.



TRANSIT SCORE

78



WALK SCORE

98



BIKE SCORE

93

- 01. Suika Japanese
- 02. Earls Kitchen +Bar
- 03. Trees Organic Coffee
- 04. Tim Hortons
- 05. Freshii
- 06. Cactus Club Cafe
- 07. Indigo - Granville
- 08. Sushivan
- 09. Blenz Coffee
- 10. Future SkyTrain Station

For more information, please contact:



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