



For Lease

395 West Broadway
Vancouver, BC

Fergus J. Cameron, Executive Vice President
604.647.5099
fergus.cameron@avisonyoung.com

Avison Young is pleased to present the opportunity to lease a three-storey office/retail building near Cambie and Broadway.

**AVISON
YOUNG**

395

West Broadway

Vancouver, BC

Property details

BUILDING AREA

SUITE	SIZE
Lower level	3,449 sf
Main floor	4,576 sf
Second floor	4,576 sf
Total	12,601 sf

IMPROVEMENTS

The building is fully built-out with school improvements

ZONING

C-3A which permits a wide variety of office and retail uses

NET RENT

\$37.00 psf

OPERATING COSTS & TAXES

Approximately \$9.00 psf plus electricity and janitorial

SIGNAGE

Prominent exterior signage permitted

AVAILABLE

September 1st, 2021

Location

The property is located on the north-east corner of Broadway and Yukon Street, one block east of the busy intersection of Cambie and Broadway with its major Canada Line subway station. This prominent corner provides high exposure to the traffic on Broadway.

This location is unequalled for the abundance of convenient and desirable amenities located within a few blocks walk. Also nearby to the east is the new and trendy Mount Pleasant commercial office area with its park space, craft breweries, murals and coffee shops.

Building

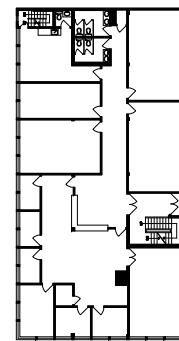
395 West Broadway is a three-storey walk-up office building which is currently occupied by a private high school who will be vacating at the end of August 2021.

The main and second floors are above grade on the Broadway frontage with the lower level at grade on the lane side due to the down slope of the land. The building has a two-storey high main entrance lobby in the middle of the property facing Broadway. The current use of the property is for school use on all of the lower level floor, the main floor and approximately one-half of the second floor with the balance of the second floor for office use.

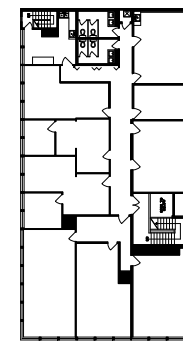
The improvements include a reception with large counter, multiple large and medium sized classrooms, large lower level common area and lunch room, a music room, plus six faculty offices with open work-station area. With cosmetic renovations, the improvements could be ready quickly for another school use.



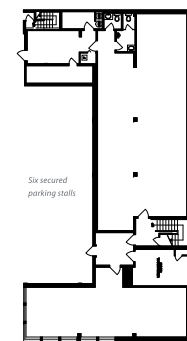
Floor plans



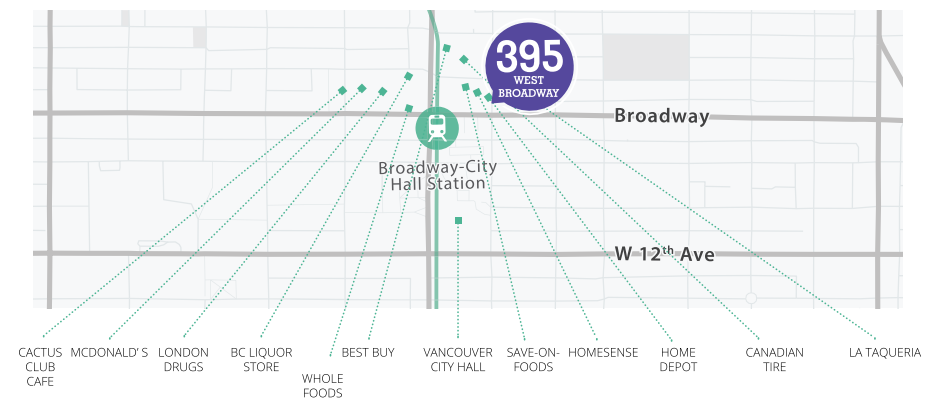
MAIN FLOOR

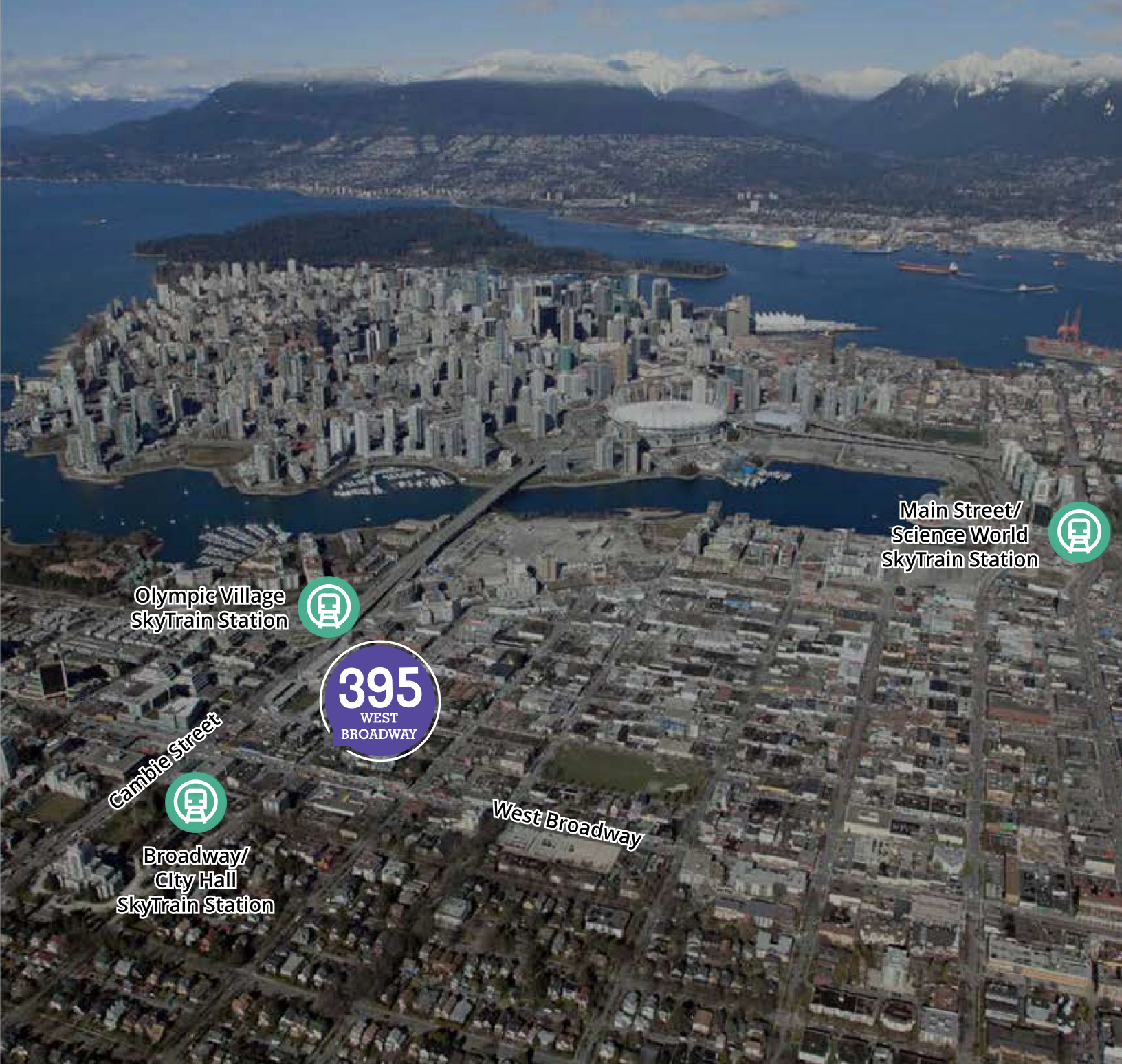


SECOND FLOOR



BASEMENT





Contact us for more information

Fergus J. Cameron, Executive Vice President
604.647.5099
fergus.cameron@avisonyoung.com

[avisonyoung.com](https://www.avisonyoung.com)

© 2021 Avison Young.

All rights reserved. E. & O.E.: The information contained herein was obtained from sources that we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP ("Avison Young")



**AVISON
YOUNG**