

FOR SUBLEASE  
**BROADWAY TECH CENTRE - 2920 VIRTUAL WAY**  
10,967 SF | EFFICIENT LAYOUT WITH LOTS OF NATURAL LIGHT  
*Fully Amenitized and Steps From Skytrain*





### COMPLEX HIGHLIGHTS

Broadway Tech Centre is a premier business campus in East Vancouver, designed to offer a modern and collaborative environment for leading organizations. The complex includes Class A office buildings with sustainable design and a variety of on-site amenities. Tenants benefit from outdoor landscapes, on-site retail, services, and restaurants, and excellent on-transit location.

### COMPLEX AMENITIES

- On-site fitness facility
- Bike lockers and end-of-trip facilities
- Outdoor sports courts, BBQ, and patio
- YMCA Childcare Centre
- Car-share service (EVO carshare) and EV charging stations
- On-site retail, services, and restaurants



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### BUILDING OVERVIEW

2920 Virtual Way is a modern, four-storey office building comprising of 178,000 square feet of high-quality office space located on the Southwest corner of the Broadway Tech Centre complex. Completed in 2012, the property features advanced building systems, sustainable design, and premium tenant amenities. Kitty corner to Renfrew Station, 2920 Virtual Way provides easy access to the Skytrain, ensuring excellent connectivity for employees and visitors.

### BUILDING HIGHLIGHTS

- LEED Platinum and BOMA Best Gold certifications
- ENERGY STAR score of 92
- Spacious lobby with high-end finishes
- Directly adjacent to Renfrew Skytrain Station

### BUILDING AMENITIES

- Fitness centre
- Bike storage and parking
- End of trip facilities
- Conference centre
- 24-hour on-site management and security

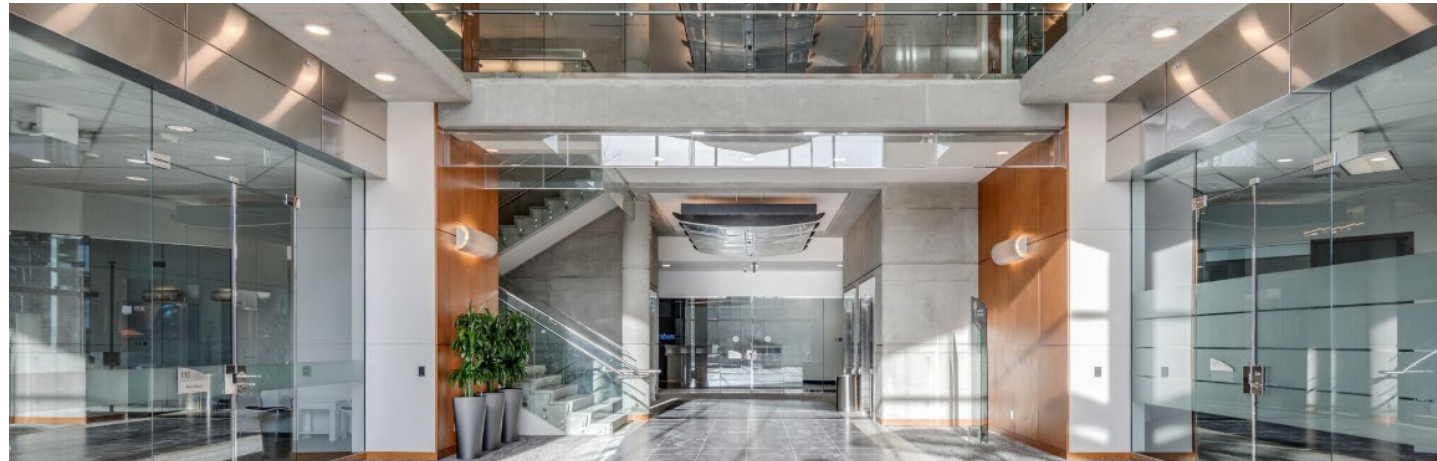
### SPACE HIGHLIGHTS

- Abundant natural light (floor to ceiling glazing)
- Functional layout balanced between open plan and breakout rooms
- Improvements in excellent condition (furnished and equipped)

### PREMISE FEATURES

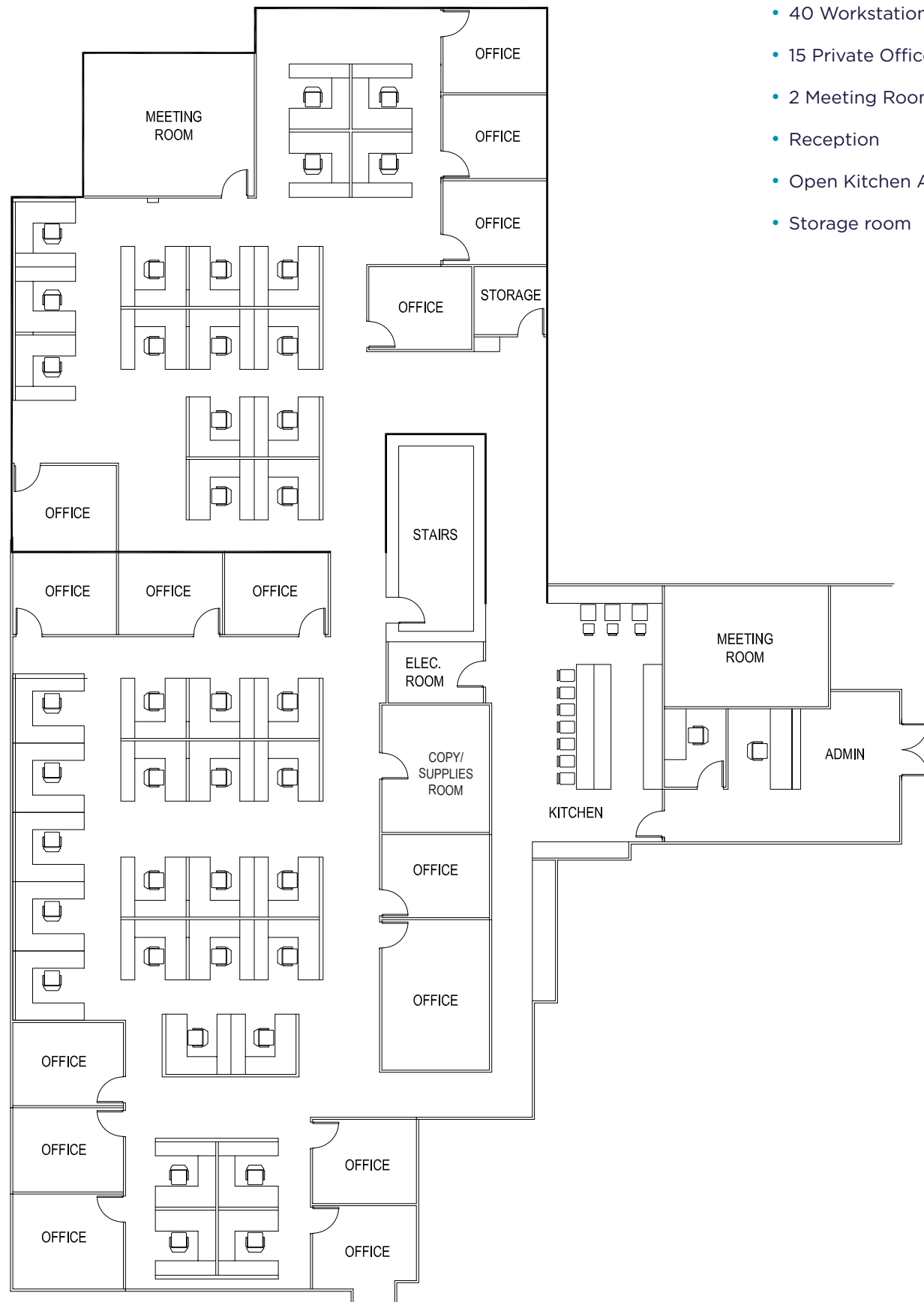
- Premises:** Suite 110 - 10,967 SF
- Asking Rent:** Please contact agents
- Additional Rent:** \$20.40 PSF/PA (2026 estimate)
- Sublease Expiry:** December 31, 2029
- Availability:** Q2 2027 (potentially sooner, contact brokers)
- Parking Ratio:** 2.6 per 1,000 SF leased  
\$135 reserved underground  
\$105 random underground

## INTERIOR PHOTOS



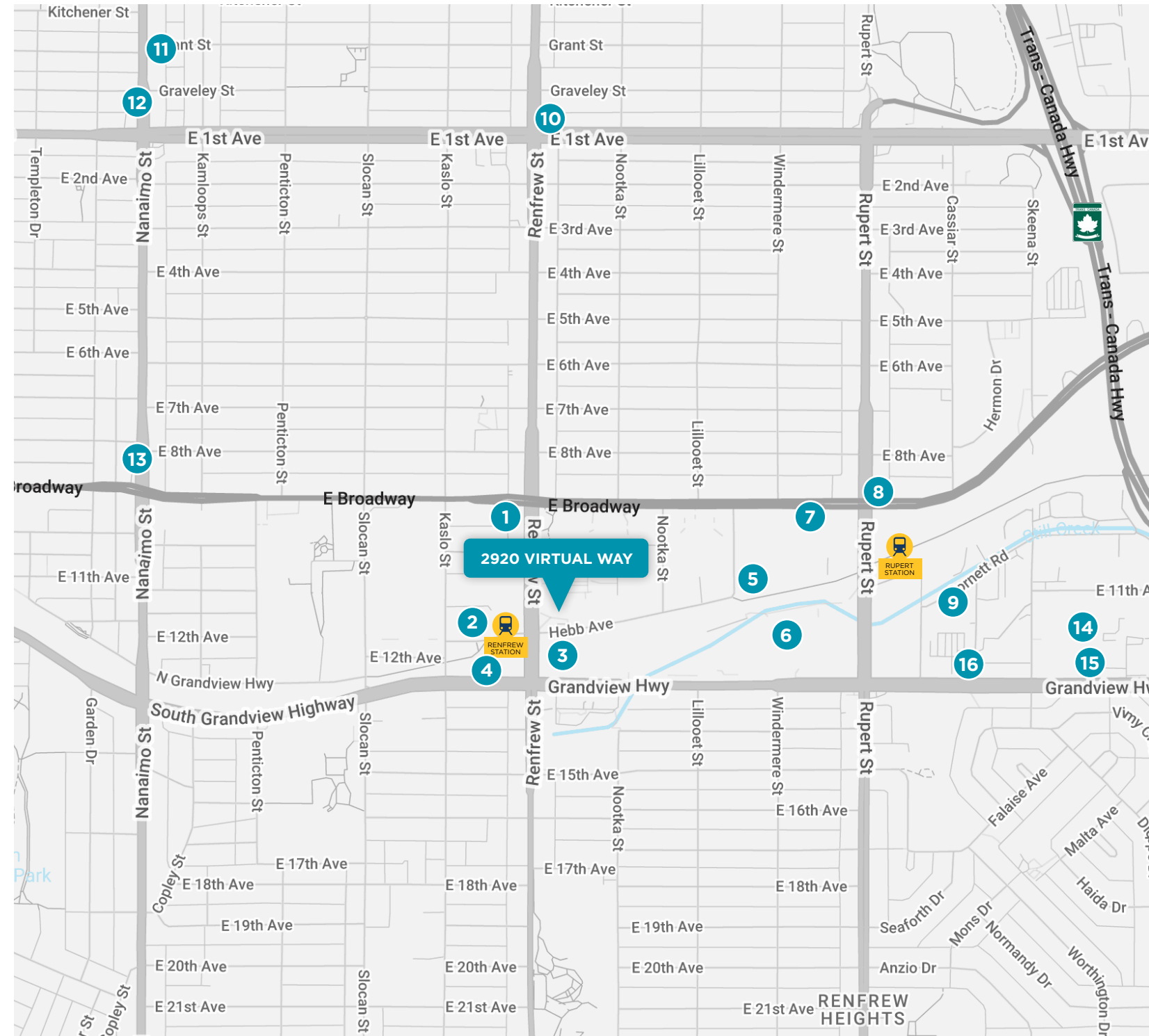
# SUITE 110 FLOOR PLAN

10,967 SF



- 40 Workstations
- 15 Private Offices
- 2 Meeting Rooms
- Reception
- Open Kitchen Area
- Storage room

# STREET MAP



1. Vallarta's Mexican Restaurant
2. Tim Hortons
3. Mcdonalds
4. Prince Seafood Restaurant
5. Direct Liquidation
6. Superstore Garden Centre
7. BCLIQUOR Broadway & Lillooet
8. 350°F Chicken

9. Canadian Tire
10. Kuro Sushi & Bar
11. To Live For Bakery & Cafe
12. Song Houg Restaurant
13. Bon's Off Broadway
14. Walmart Supercentre
15. Triple O's
16. Boston Pizza

Sustainability Certificates



**LEED  
Platinum**



**BOMA  
Best Gold**



**ENERGY STAR  
score of 92**

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