

FOR LEASE

Move-in Ready 2nd Floor Office #260-1916 West Broadway Vancouver, BC



Olga Zarudina
Commercial Broker
778.990.0937
olga@lukrealestategroup.com

William Maunsell*
Associate Vice President
604.970.9738
william@lukrealestategroup.com



REAL ESTATE GROUP

*Personal Real Estate Corporation

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OPPORTUNITY

Discover the opportunity to establish your business in the vibrant Broadway Corridor, the dynamic artery connecting the east and west sides of Vancouver. As the second largest employment hub in British Columbia, this high-density area is bustling with businesses, offices, and many residents.

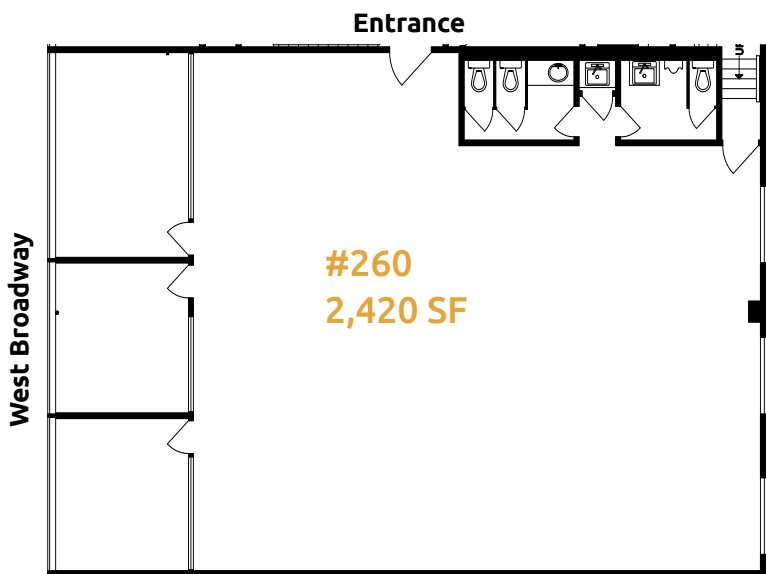
SALIENT FACTS

Civic Address:	260-1916 W Broadway, Vancouver, BC, V6J 2S7
Unit Size (approx.):	2,420 SF
Frontage (approx.):	40 FT along West Broadway
Zoning:	C3-A
Property Description:	The property consists of the following: 3 private offices, 2 private washrooms, 3 parking stalls at market rates
Property Taxes:	\$17.62/SF (2024 Estimate)
Availability:	Immediate
Asking Rate:	Contact Agents

LOCATION

The property is exceptionally well-served by numerous existing bus routes and the future skytrain line along West Broadway, making it easily accessible for employees and clients alike. The property's prime location attracts an affluent clientele, providing the perfect setting for businesses of all sizes to thrive and grow.

FLOOR PLAN



HIGHLIGHTS



Fully improved office space with 3 private offices, 2 private washrooms, and plenty of natural light.

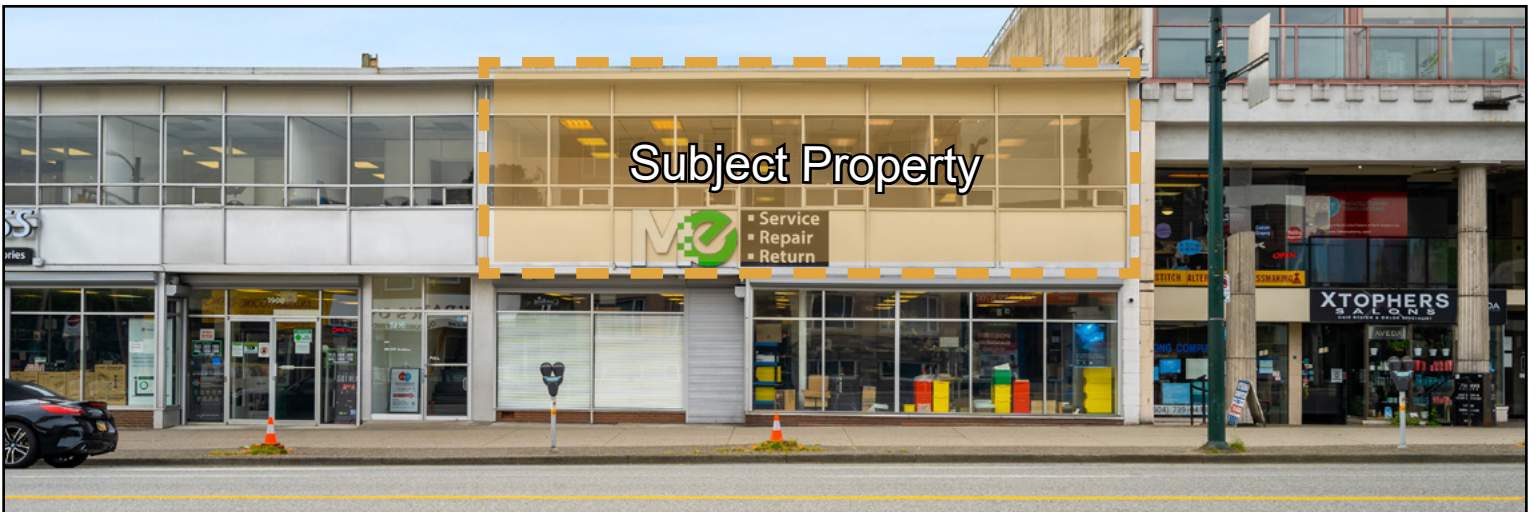


2-blocks from the future Arbutus Skytrain Station, allowing further accessibility to the Broadway Corridor from expanding areas across Metro Vancouver.

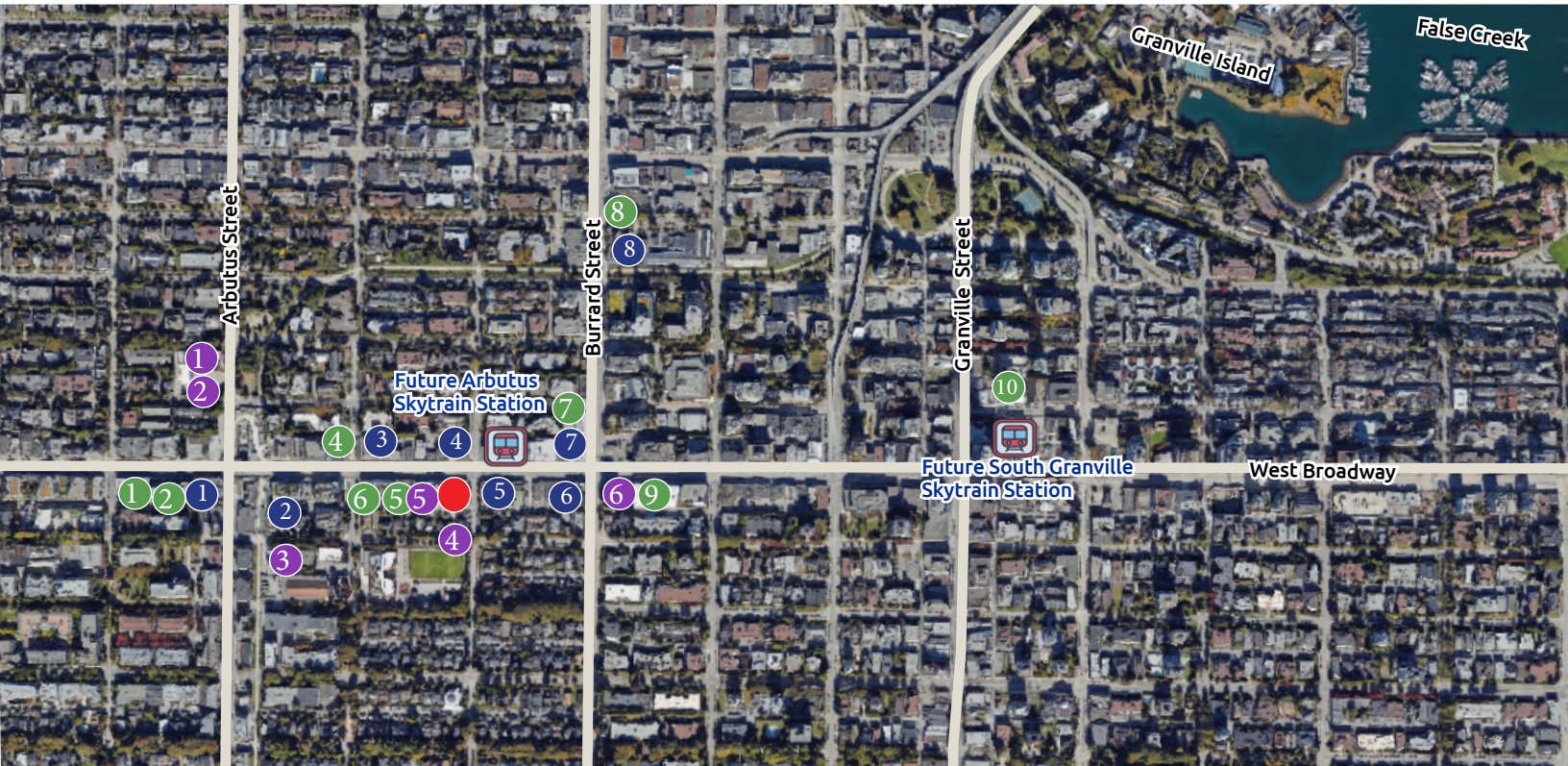


3 dedicated parking stalls.

PROPERTY PHOTOS



SURROUNDING AMENITIES



RESTAURANTS

1. Z&W Shanghai
2. Napoletana Pizza
3. Maple Grill
4. Akbar's Own Indian Restaurant
5. Le Coq Frit
6. Viet Flavour Restaurant
7. Papaya Hut Restaurant
8. Novo Italian

SHOPPING/SERVICES

1. Crossbeam Dental
2. Fitness World
4. Pacific Dental Centre
5. HD Nail Spa Vancouver
6. Greens Organic and Natural Market
7. Burrard Liquor Store
8. Fifth Ave Cinema
9. Shoppers Drug Mart
10. Value Village Boutique

SCHOOLS

1. St. Augustine School
2. Reach For The Stars Montessori
3. Madrona School
4. Lord Tennyson Elementary School
5. International Arts Academy
6. Century High School

 Subject Property

 Future Skytrain Station

WALK SCORE



WALK SCORE

Walker's Paradise

Daily errands do not require a car.

Source: [walkscore.com](https://www.walkscore.com)

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