

VALUE



PROPERTY
GROUP

FOR LEASE

305 – 1245 WEST BROADWAY
VANCOUVER, BC

SPECIAL OFFER – TWO DAYS ONLY

50% OFF 1ST YEAR'S RENT!*

50% OFF*



Value Property Group
(604) 606-7016
leasing@valueindustries.com



400 – 1245 W. Broadway
Vancouver, BC V6H 1G7
www.ValueGroupProperties.com

For Lease

305 – 1245 WEST BROADWAY
VANCOUVER, BC

Location:

Located between Oak Street and Granville Street, at the top of Fairview Slopes, this modernized office building offers virtually unobstructed views to the north, close proximity to restaurants, shops, banks and other amenities. The building has three floors of exceptional office space above the main floor of retail. The building has undergone substantial renovations and upgrades over the past few years maintaining its class "A" status.

Unit Details:

- 964 square feet
- Views of North Shore mountains with large windows, multiple private offices, kitchenette and more
- Air-conditioned unit
- Ample visitor parking is available
- Available immediately

Lease Rate: **SPECIAL OFFER – 50% OFF ONE FULL YEAR'S RENT!***

Base rent: ~~\$32.00/sq. ft.~~ **\$16.00/sq. ft.***

Taxes & Operating Costs (2026):

Common Area: \$14.76/sq. ft.**

Property Taxes: \$13.98/sq. ft.**

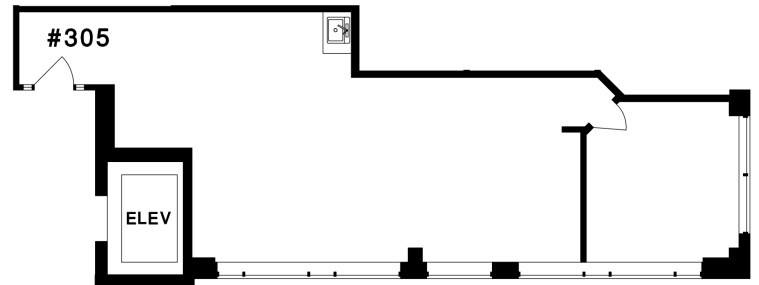
(**excludes management fee)

Zoning:

C-3A zoning

CHECK OUT OUR VIDEO TOUR

<https://tours.pixlworks.com/305-1245-w-broadway-vancouver>



*50% off base rent for one full year offer valid with any signed and executed 1+ year lease. Offer valid until Sunday, June 7th 11:59 pm PST.

Note: The landlord has provided this information as a courtesy only and assumes no liability for its accuracy. All figures should be verified before relying on them. Rates subject to change.

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