

FOR LEASE



**1508 WEST
BROADWAY**



MIXED-USE AMENITY-RICH NEIGHBOURHOOD

Located directly across from the future South Granville Subway Station, 1508 West Broadway offers an exceptional opportunity in one of Vancouver's most connected and amenity-rich nodes. Positioned along the Broadway Corridor, the building benefits from immediate access to rapid transit, major arterial routes, and a great mix of restaurants, cafés, and retail along South Granville and Broadway.

1508 West Broadway is a well-maintained, institutionally owned office building offering efficient, high-quality premises suited to a range of occupiers. The available suites feature improved office premises ranging from 3,510 sf to 43,783 sf of contiguous space, providing flexibility for a variety of tenant requirements, from boutique users to multi-floor occupiers. Opportunities for prominent crown signage further enhance branding and visibility along the Broadway Corridor, providing a rare identity opportunity in a highly trafficked central location.



PROPERTY
HIGHLIGHTS

Situated along West Broadway and Granville Street, 1508 West Broadway is a nine-storey, modern office tower across from the future South Granville Subway Station and is located on a busy commuter route with high visibility.

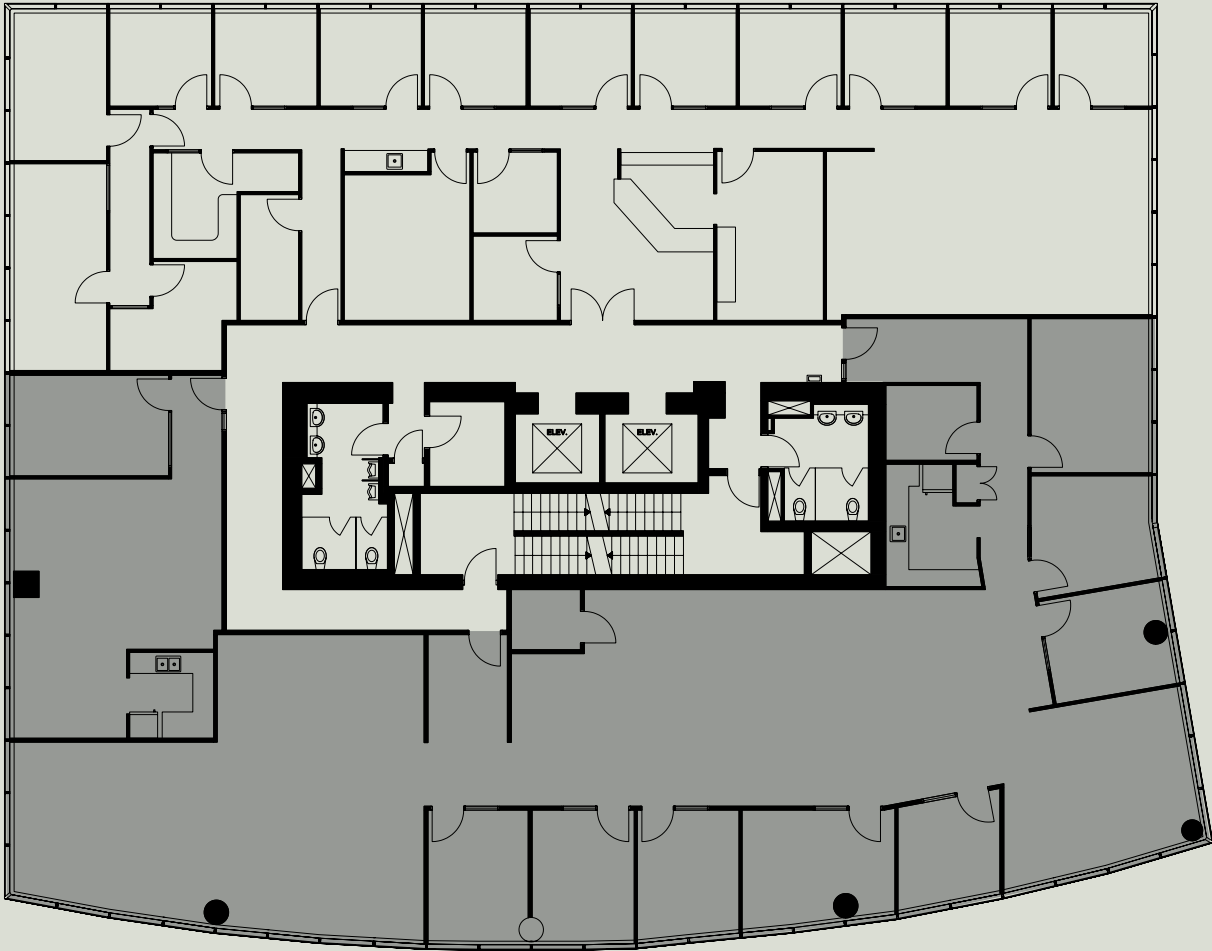
CLASSIFICATION	Class A office building
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$23.94 psf per annum
ZONING	C-3A allowing for medical, educational and general office use
CONNECTIVITY	Excellent access to the Broadway bus lines, future South Granville Subway Station, bike routes, and major arterial routes
PARKING	1 stall per 600 sf leased / \$190.00 per random parking space and \$260.00 per reserved parking space, per month, plus applicable rental taxes

FEATURED SUITES

5,803 SF	11,487 SF	11,487 SF	11,496 SF	3,510 SF
Floor 3	Floor 4	Floor 5	Floor 6	Floor 7
300	400	500	600	730
Availability: January 1, 2027	Availability: January 1, 2027	Availability: January 1, 2027	Availability: Immediate	Availability: January 1, 2027

SUITE
HIGHLIGHTS

FLOOR	3	FEATURES	
SUITE	300	Two (2) kitchens	Open plan area
SF	5,803	Nine (9) offices	Server room
AVAILABILITY	January 1, 2027	Two (2) meeting rooms	

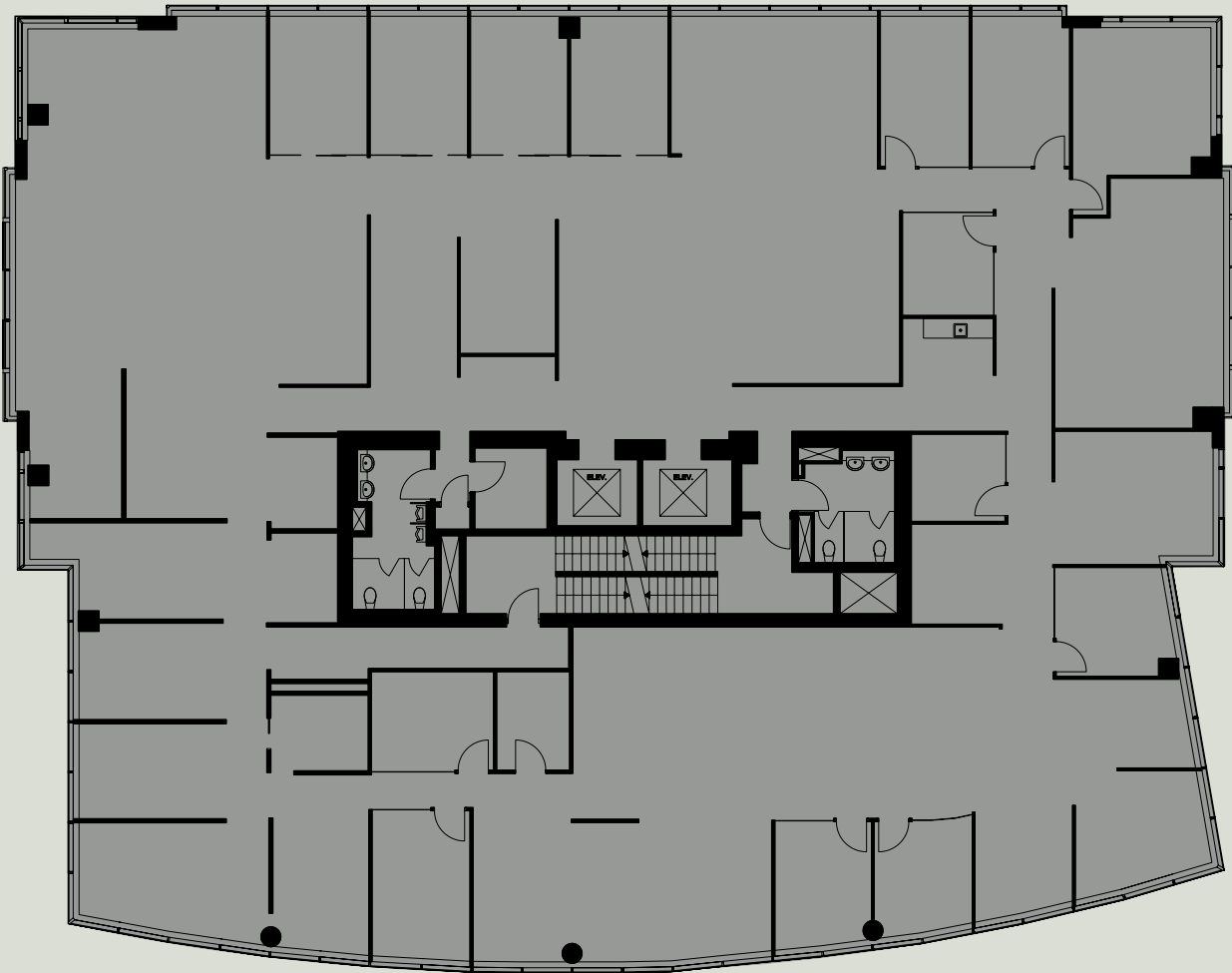


Available Suite



SUITE
HIGHLIGHTS

FLOOR	4	FEATURES	
SUITE	400	 Full floor opportunity	 Efficient mix of offices and open plan area
SF	11,487	 Kitchen	 Reception area
AVAILABILITY	January 1, 2027	 Boardroom	

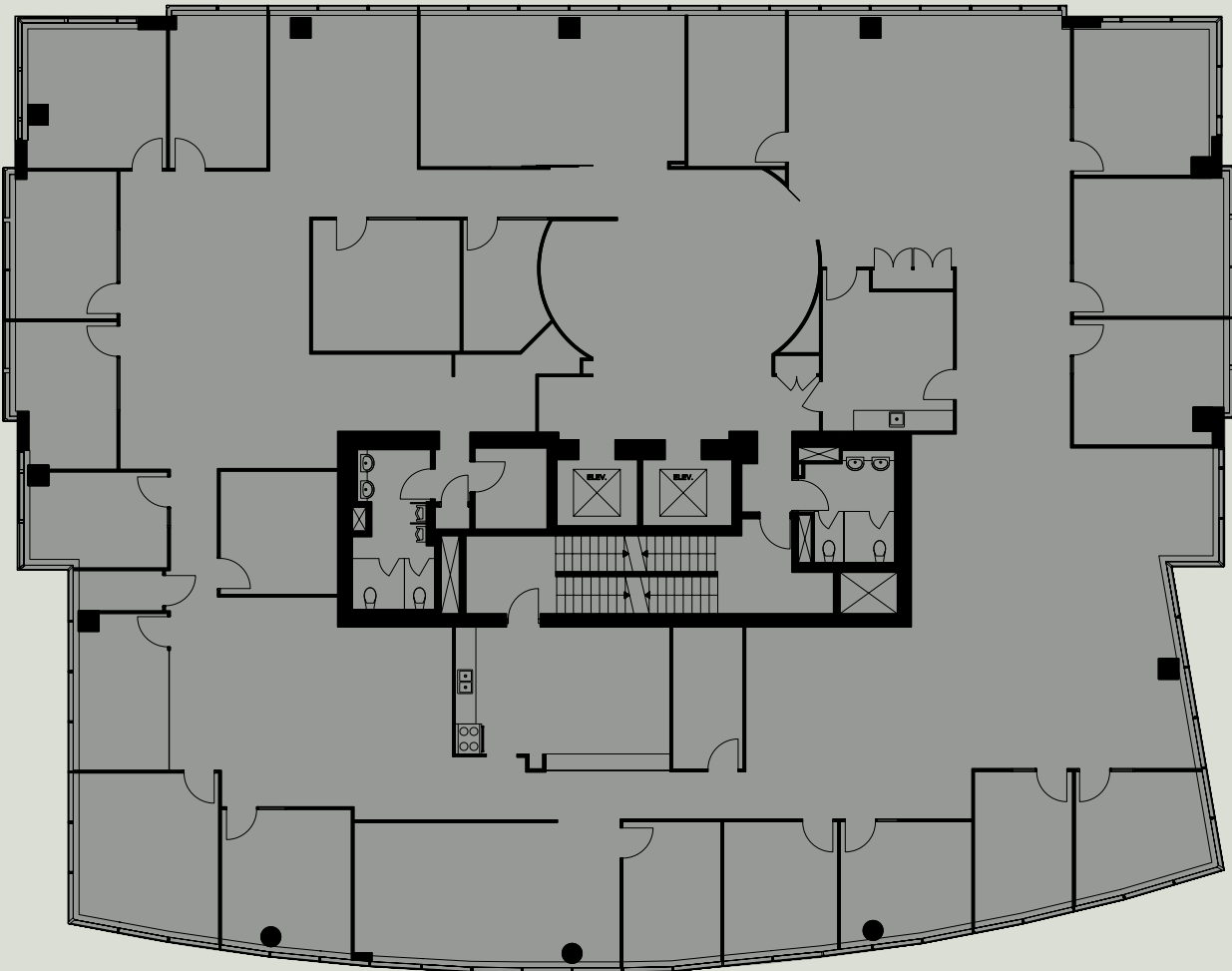


 Available Suite



SUITE
HIGHLIGHTS

FLOOR	5	FEATURES	
SUITE	500	 Full floor opportunity	 Two (2) meeting rooms
SF	11,487	 Kitchen	 Mix of interior and exterior offices
AVAILABILITY	January 1, 2027	 Coffee station	 Reception area
		 Boardroom	 Open plan area

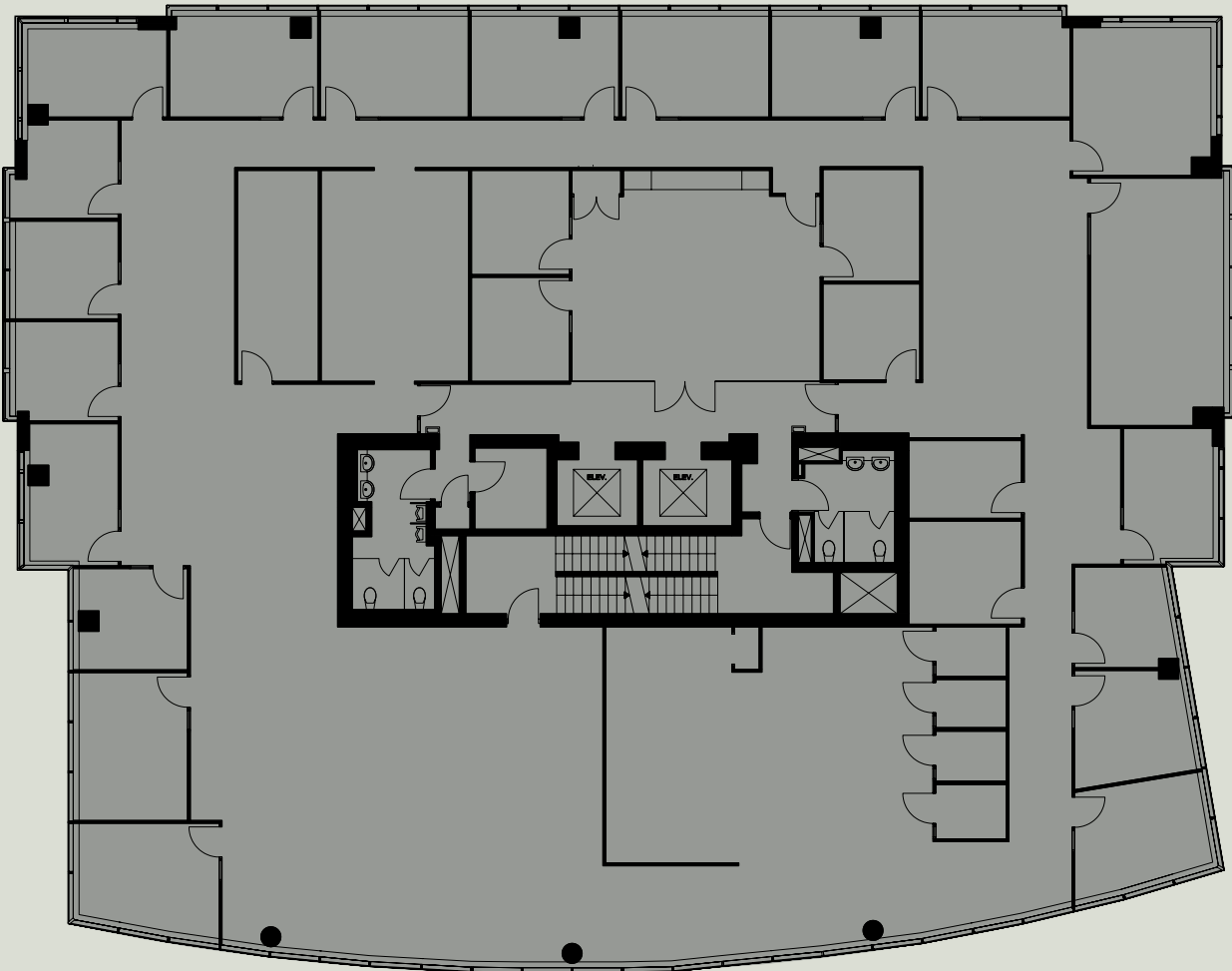


 Available Suite



SUITE
HIGHLIGHTS

FLOOR	6	FEATURES	
SUITE	600	 Full floor opportunity	 Four (4) phone booths
SF	11,496	 Two (2) boardrooms	 Mix of interior and exterior offices
AVAILABILITY	Immediate	 Two (2) meeting rooms	 Reception area
			 Open plan area

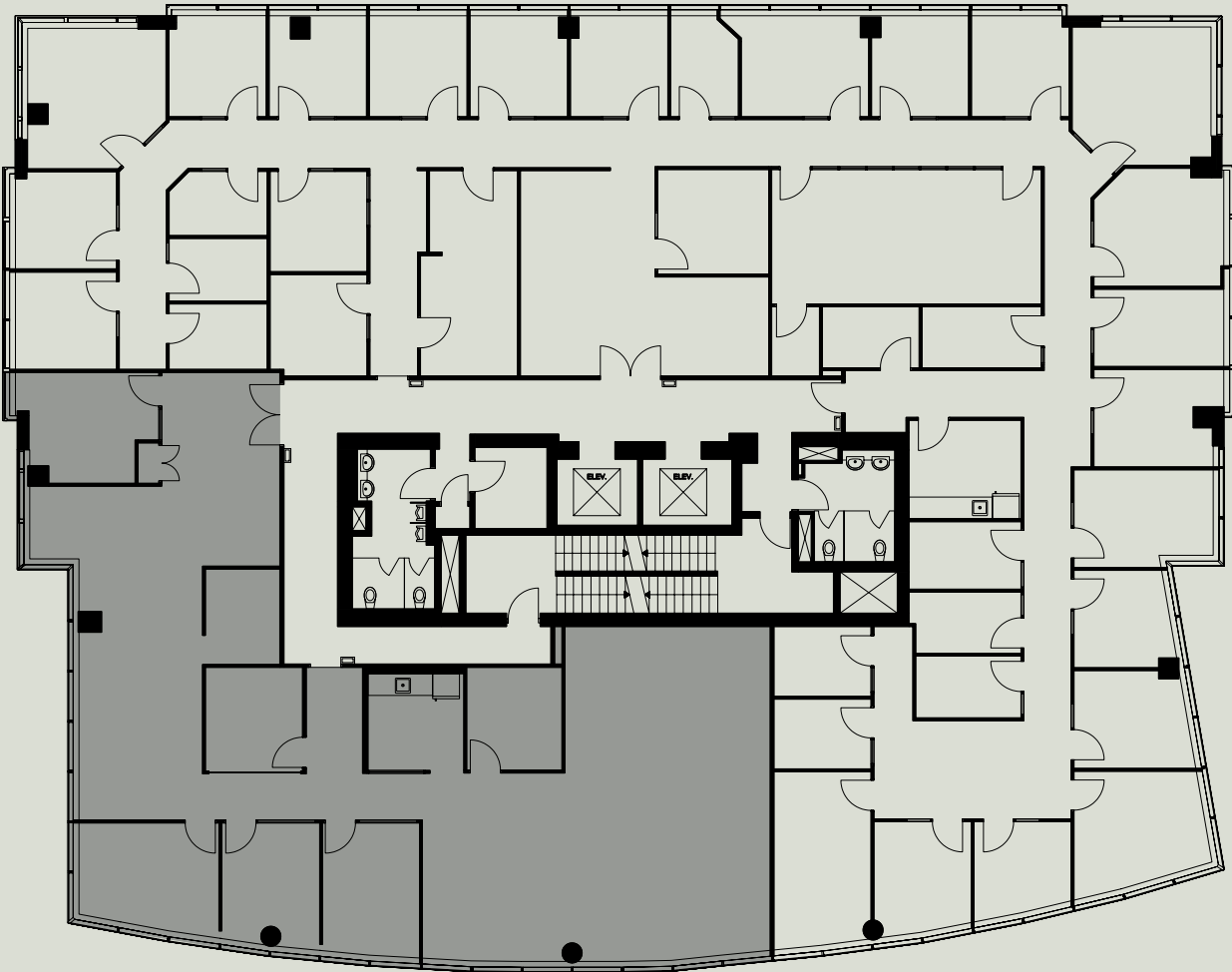


 Available Suite



SUITE
HIGHLIGHTS

FLOOR	7	FEATURES
SUITE	730	 Kitchen
SF	3,510	 Five (5) offices or meeting rooms
AVAILABILITY	January 1, 2027	 One (1) boardroom
		 Open plan area



 Available Suite





CONNECTIVITY

97
WALK SCORE

100
TRANSIT SCORE

92
BIKE SCORE

LOCAL AMENITIES

535+
RETAILERS AND SERVICE PROVIDERS

142+
BARS AND RESTAURANTS

68+
CAFES



Entrance on West Broadway Street



On-site Cactus Club Cafe



Bike Room



Lobby

JOIN THE COMMUNITY

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