



FOR LEASE

1580

West Broadway



THE OPPORTUNITY

1580 West Broadway

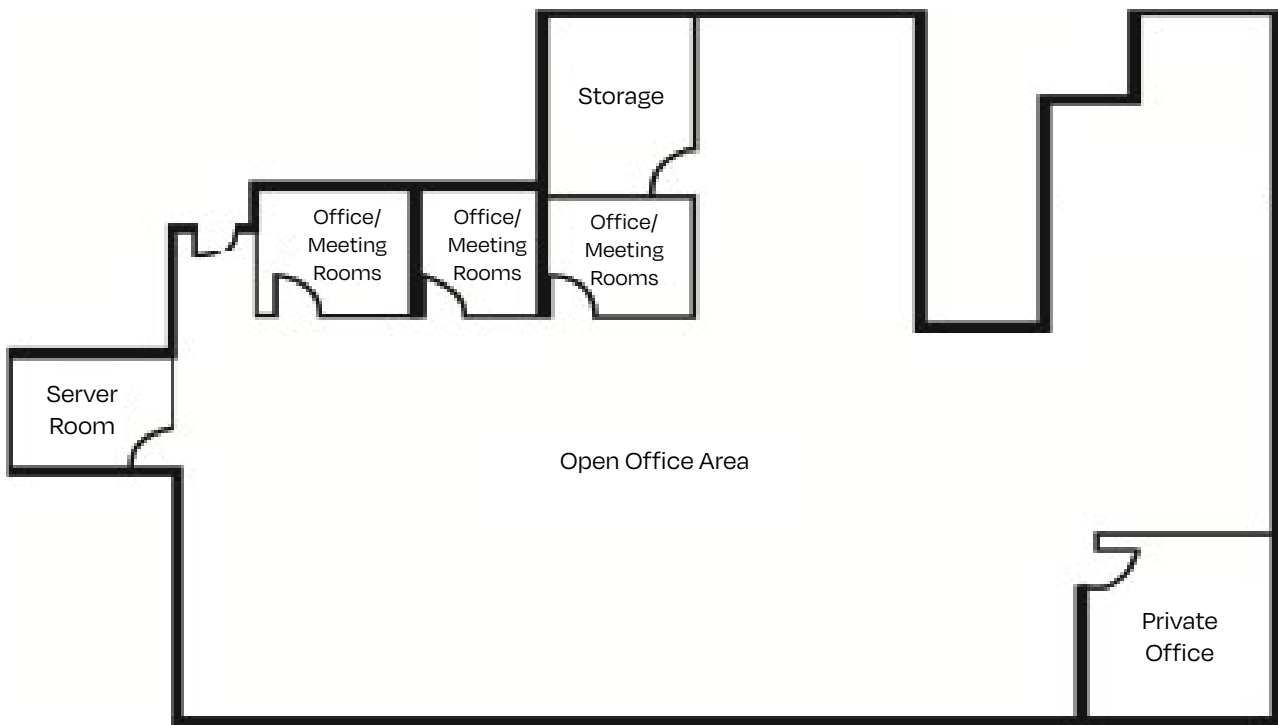
Unit	410
Area	4,185 SF
Availability	Immediately
Gross Rent	Please contact listing agent
Parking	Underground parking available



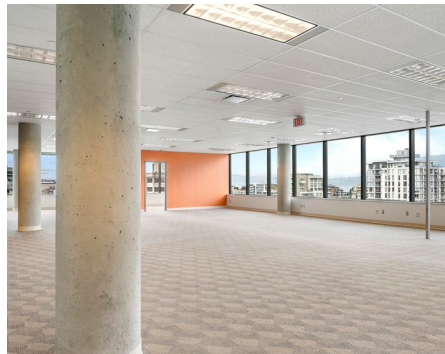
UNIT 410

4,185 SF (APPROX.)

The improved office space features abundant natural light and stunning views of the North Shore mountains. The space is mostly open area with four offices and a file/storage room. Flexible terms available on a gross lease basis, with the added advantage of no demolition clause.



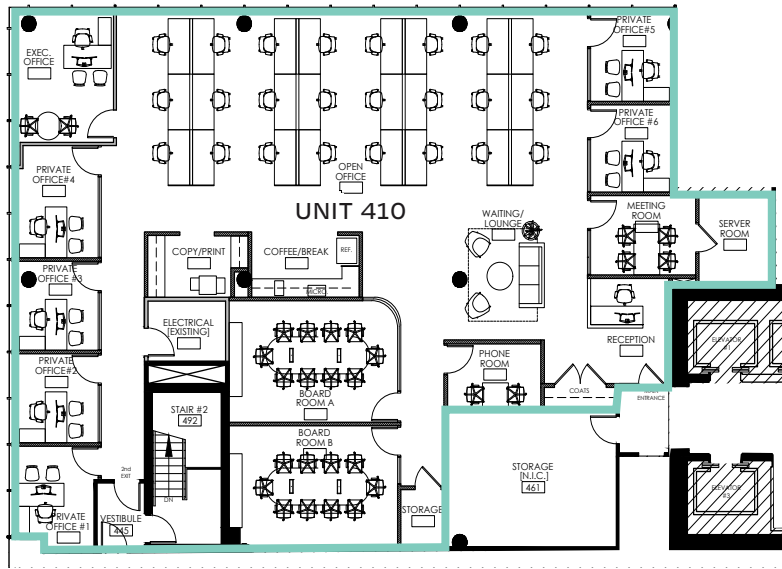
**Floor plan is for illustrative purposes only*



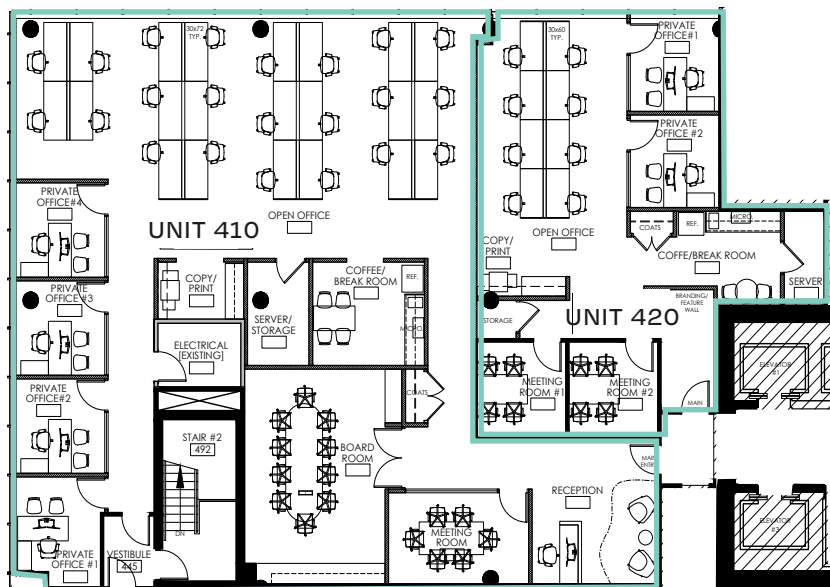
CONCEPTUAL PLANS*

UP TO 4,185 SF (APPROX.)

SAMPLE MODIFIED LAYOUT



SAMPLE DEMISED LAYOUTS



*Conceptual plans are for illustrative purposes only



NEIGHBOURHOOD

1. Suika Japanese
2. Earls Kitchen +Bar
3. Trees Organic Coffee
4. Tim Hortons
5. Freshii
6. Cactus Club Cafe
7. Indigo - Granville
8. Sushivan
9. Blenz Coffee
10. Future South Granville Station located along the incoming Broadway SkyTrain Line



TRANSIT SCORE

76



WALK SCORE

100



BIKE SCORE

88



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