



1885  
WEST BROADWAY  
VANCOUVER, BC



## A Rare Full-Building Opportunity in the Heart of the Broadway Corridor.

1885 West Broadway is a premier office and retail property in the heart of Vancouver's Broadway Corridor. This professionally managed 27,507 s.f. building offers a rare full-building opportunity, ideal for organizations seeking a consolidated presence in a quality asset within one of the city's most desirable commercial districts.

C-3A zoning accommodates diverse office users, from professional service firms and medical practitioners to creative agencies and technology companies seeking a premium West Side address.

The building features two ground-floor units of 4,300 square feet each, suitable for office or retail use, while the 2nd and 3rd floors offer expansive 9,400-square-foot office plates. Excellent open office areas are enhanced by exceptional natural light through north, west, and south-facing windows, capturing striking views of English Bay, the downtown skyline, and North Shore mountains. These bright, inspiring environments create ideal workspaces that attract and retain top talent.

Professionally owned and managed by Austeville Properties, 1885 West Broadway represents a high-quality opportunity in Vancouver's rapidly evolving Broadway Corridor.



BIKE LOCKERS



50 PARKING STALLS  
(18 SURFACE STALLS,  
32 SECURED UNDERGROUND)



2 EV CHARGING STATIONS



24-7 BUILDING SECURITY



FULL BUILDING OPPORTUNITY OF 27,507 S.F.



BUILDING SIGNAGE OPPORTUNITIES



**AVAILABLE**  
IMMEDIATELY



**BASIC RENT**  
CONTACT LISTING  
BROKERS



**ADDITIONAL RENT  
(2026)**  
\$25.61 PSF/PA



**PARKING**  
1 STALL PER 500 S.F.  
(\$165.00 PER MONTH  
+ TAXES)



THIRD FLOOR  
OFFICE

SECOND FLOOR  
OFFICE

GROUND FLOOR  
RETAIL/OFFICE

FOR RETAIL OPPORTUNITIES:

**Neil McAllister\*\***

Senior Vice President | Lee & Associates  
604 630 3374 | neil.mcallister@lee-associates.com

# A Premier Corner in the Broadway Corridor, Minutes from Downtown and Steps from the Future SkyTrain.

Located on the corner of Cypress and West Broadway in the heart of the Broadway Corridor – minutes to downtown Vancouver via the Burrard St. Bridge, located on a major east/west transit route and two blocks from the upcoming Arbutus Skytrain Station. Numerous amenities in the area include restaurants, cafés, shops, banking and services.



BIKE  
SCORE

**93**



WALK  
SCORE

**99**



TRANSIT  
SCORE

**74**



1885  
WEST BROADWAY  
VANCOUVER, BC



01

Arbutus Coffee

02

Gateau de Henry

03

Tim Hortons

04

Pallet Coffee Roasters

05

Earls Kitchen + Bar

06

Denny's

07

Happy Lamb Hot Pot

08

Le Coq Frit

09

DS Indian Kitchen

10

Unchai

11

Big Mama's & Papa's Pizzeria

12

Coquette Brasserie

13

Subway

14

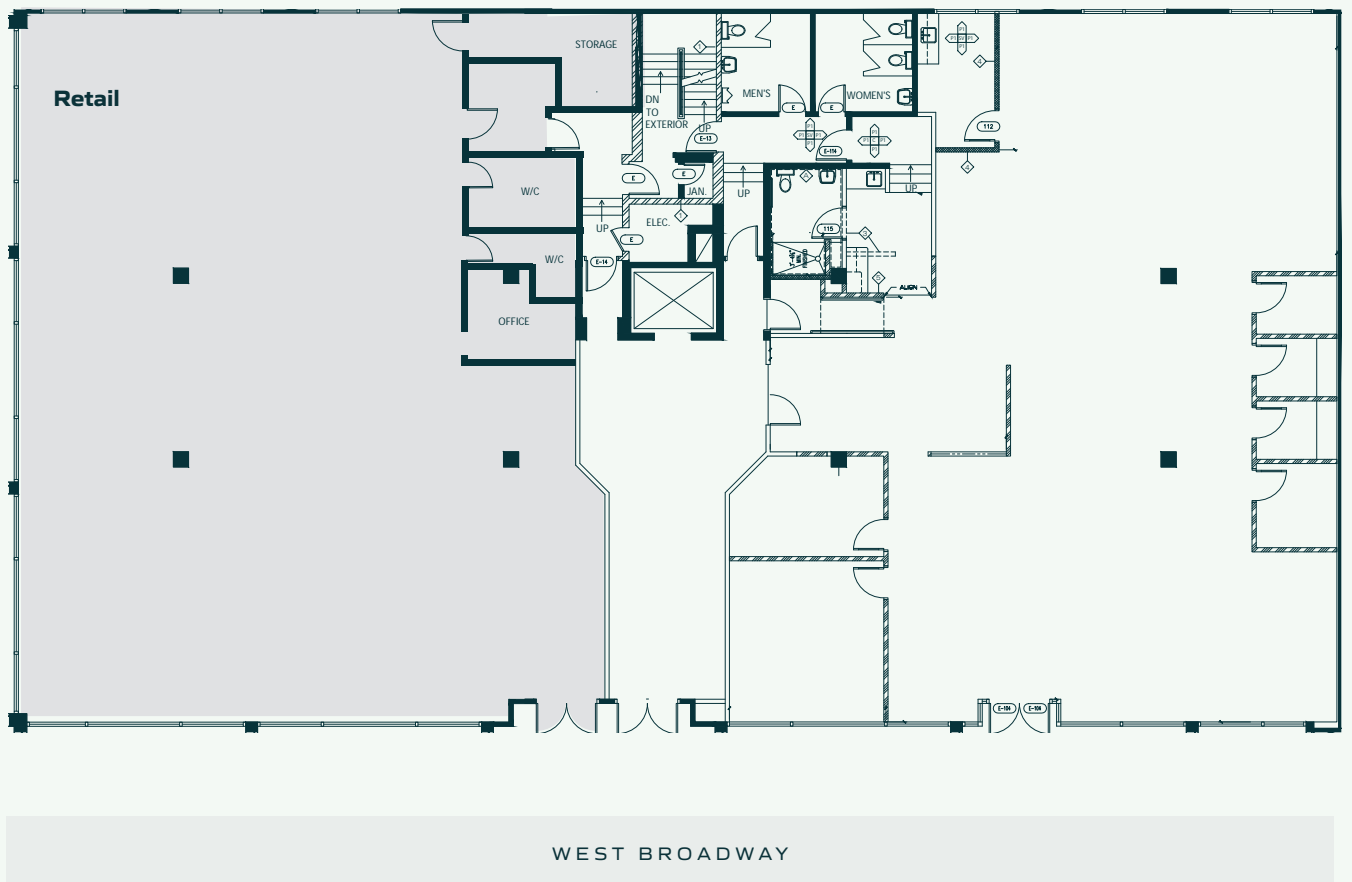
Cactus Club Cafe

WEST 6TH AVENUE

## Ground Floor

8,656 s.f. (Office + Retail Space)

Street-front office space with direct entry on West Broadway and access through the lobby and parking. Well-improved space with reception/waiting area, large open workspaces, two 8-12 person meeting spaces, 4 small meeting rooms/offices, coffee station/kitchenette, and dedicated kitchen space.



### FOR RETAIL OPPORTUNITIES:

**Neil McAllister\*\***

Senior Vice President | Lee & Associates  
 604 630 3374 | neil.mcallister@lee-associates.com

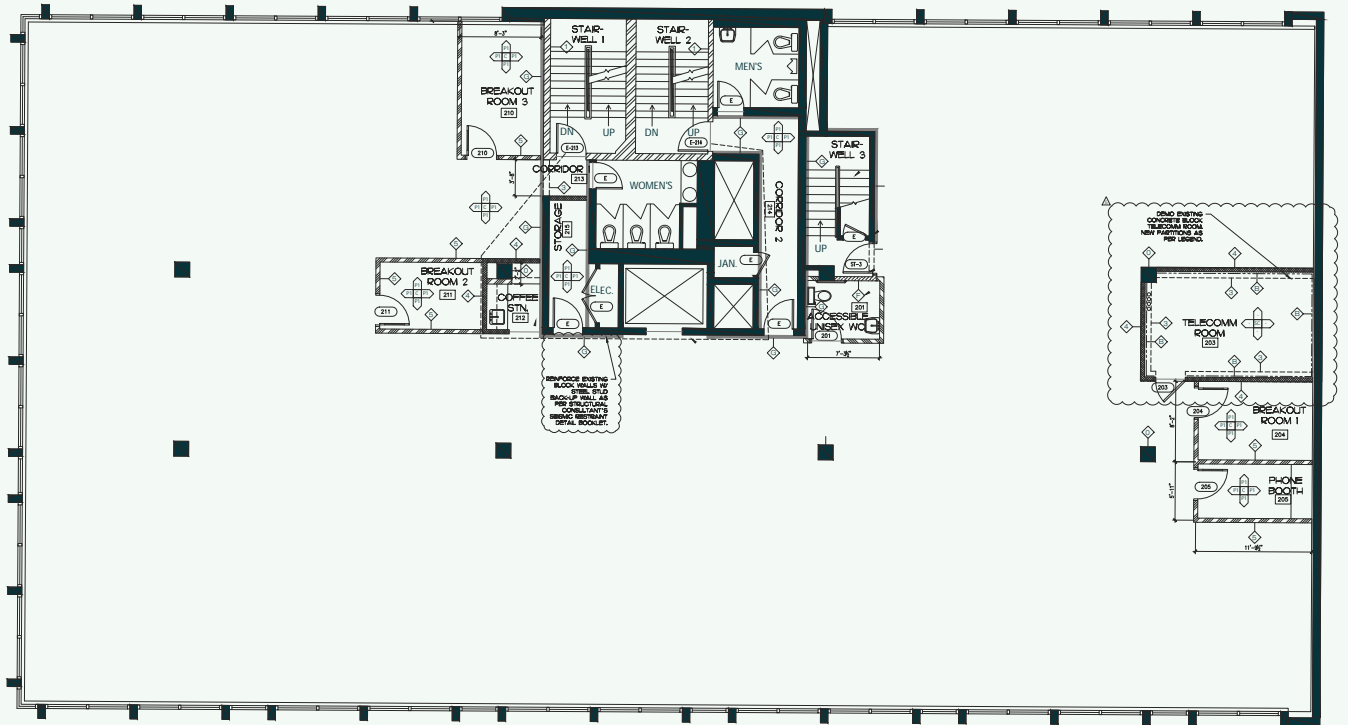
\*Total of 27,507 s.f.



## Second Floor

9,424 s.f.

5 meeting rooms, kitchenette, storage room, private accessible washrooms, interconnected stairwell, and open space that can accommodate up to 100 workstations.



WEST BROADWAY

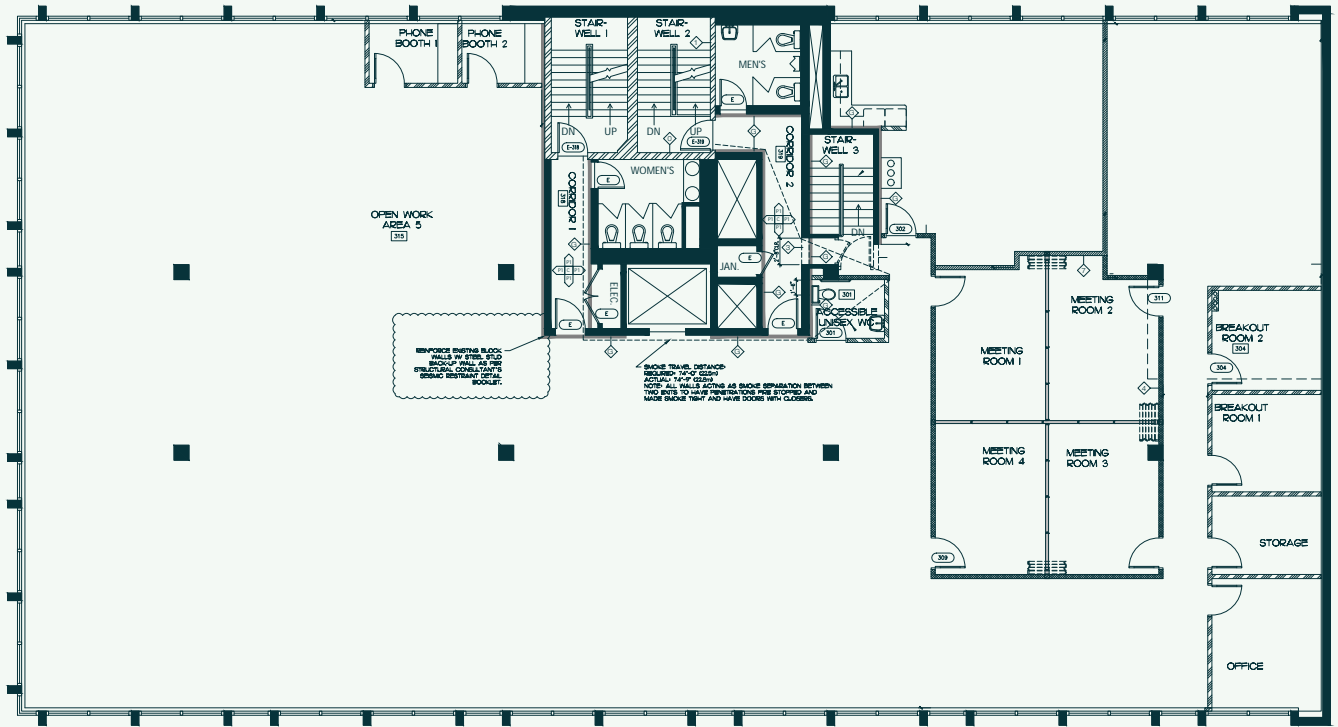
\*Total of 27,507 s.f.



### Third Floor

9,427 s.f.

Large meeting space with dividing walls that can separate into four 6-person meeting rooms or one large boardroom, large, dedicated kitchen/staff room with lounge, four additional 6-person meeting spaces, two phone booths, private accessible washrooms, interconnected stairwell, and open space that can accommodate up to 90 workstations.



WEST BROADWAY

\*Total of 27,507 s.f.





1885  
WEST BROADWAY  
VANCOUVER, BC

**FOR OFFICE OPPORTUNITIES:**

**Mark Trepp\*\***

Executive Vice President  
JLL  
604 998 6035  
mark.trepp@jll.com

**Chris J. Newton\*\***

Vice President  
JLL  
604 998 6003  
chris.newton@jll.com

**Graham Hyslop**

Associate  
JLL  
604 354 7284  
graham.hyslop@jll.com

**FOR RETAIL OPPORTUNITIES:**

**Neil McAllister\*\***

Senior Vice President  
Lee & Associates  
604 630 3374  
neil.mcallister@lee-associates.com

Although information contained herein has been obtained from sources deemed reliable, the owner, Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada"), and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the property/portfolio without express or implied warranties of any kind. The property/portfolio may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

© 2026 Jones Lang LaSalle IP, Inc. All rights reserved. | jll.com | \*\*Personal Real Estate Corporation