

VALUE



PROPERTY  
GROUP

# FOR LEASE

301 – 1245 WEST BROADWAY  
VANCOUVER, BC

**RARE VANCOUVER OPPORTUNITY!!**



**HIGH EXPOSURE, HIGH TRAFFIC LOCATION ON WEST BROADWAY**

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



SCAN ME

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

# For Lease

301 – 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:

- 1,510 square feet
- Large, south-facing windows, multiple private offices, kitchenette and more
- Air-conditioned unit
- Ample visitor parking is available
- Available July 1st!

## Lease Rate:

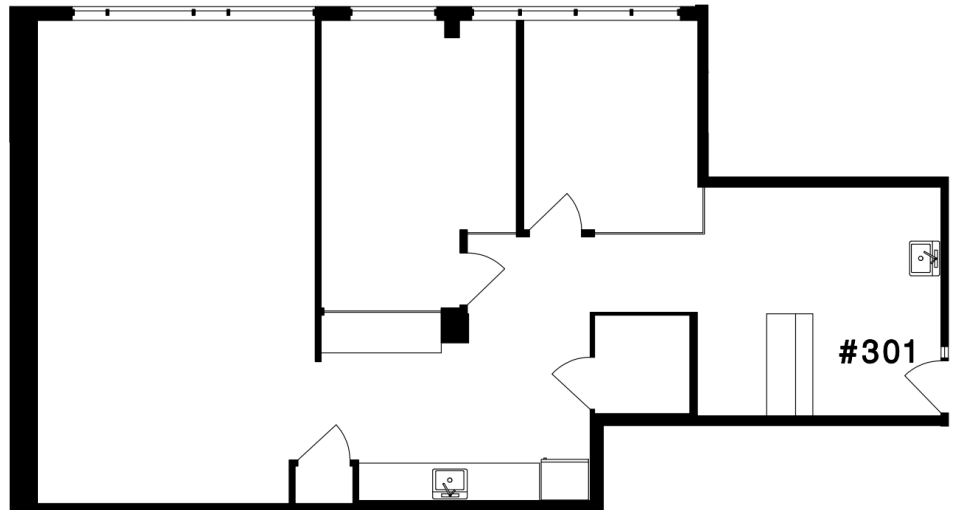
Please call for lease rate.

## 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/301-1245-west-broadway-vancouver>

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.

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



SCAN ME

400 – 1245 W. Broadway  
Vancouver, BC V6H 1G7  
[www.ValueGroupProperties.com](http://www.ValueGroupProperties.com)