

Lennard:

For Sale or Lease:
Strata Office

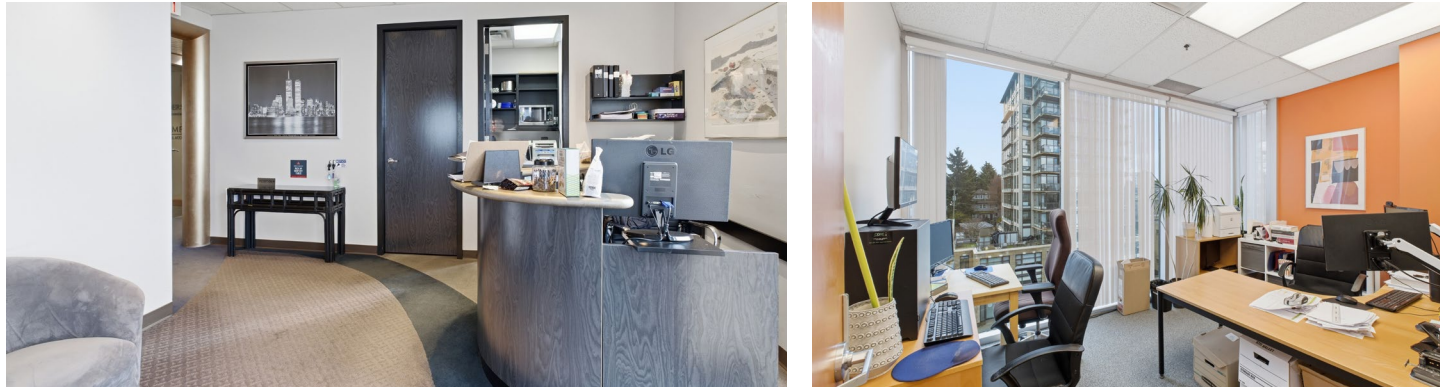


1055 West Broadway

Entire 5th Floor | Vancouver, BC

Unobstructed City, Ocean & Mountain Views

Strata Office | For Sale or Lease: 1055 West Broadway



Innovative workspaces designed for productivity & comfort



Offices

7



Workstations

11



Kitchenette



Unobstructed Views

Views

Prime space available for office and medical use located in the prestigious office building

A well-maintained office space, close to Oak Street and the upcoming Broadway Subway line.

Building Amenities



Restroom Facilities



Kitchen



Meeting Room



Rentable Area | Usable Area
3,603 SF | **3,132 SF**



Listing Price/Asking Rent
Contact Listing Agent

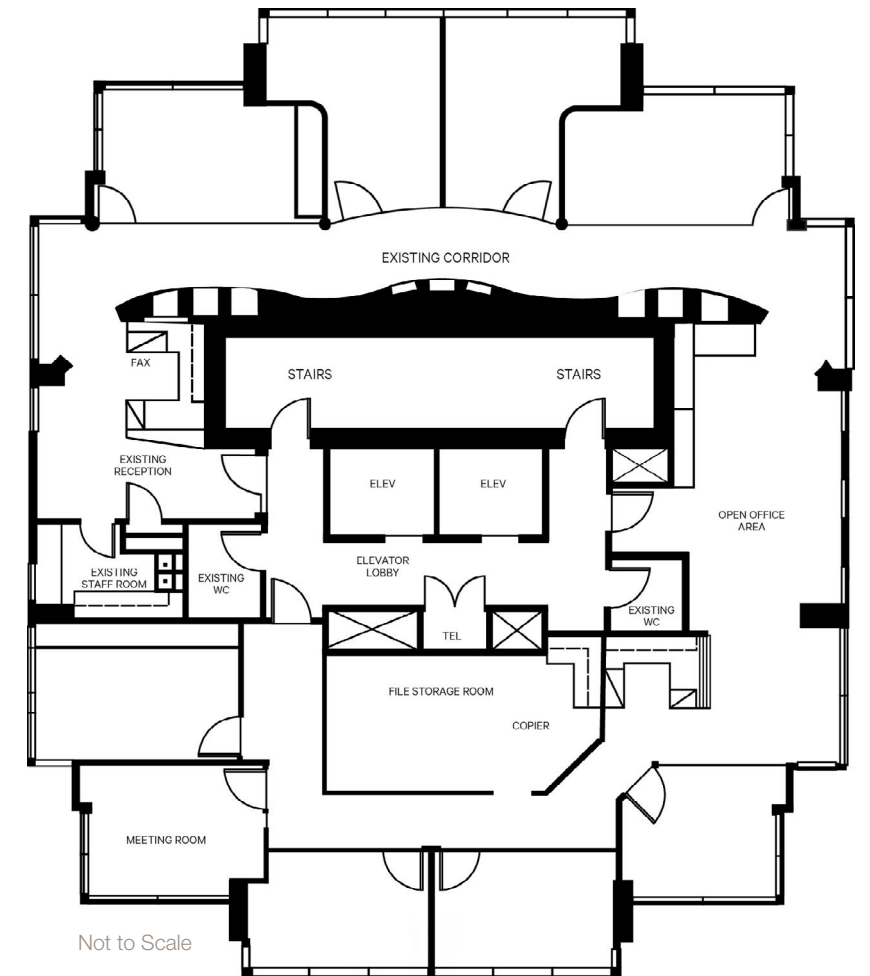
Property Taxes (2023)
\$42,805.78

Monthly Strata Fee (2024)
\$3,795.65

Additional Rent (2024 est)
\$23.11

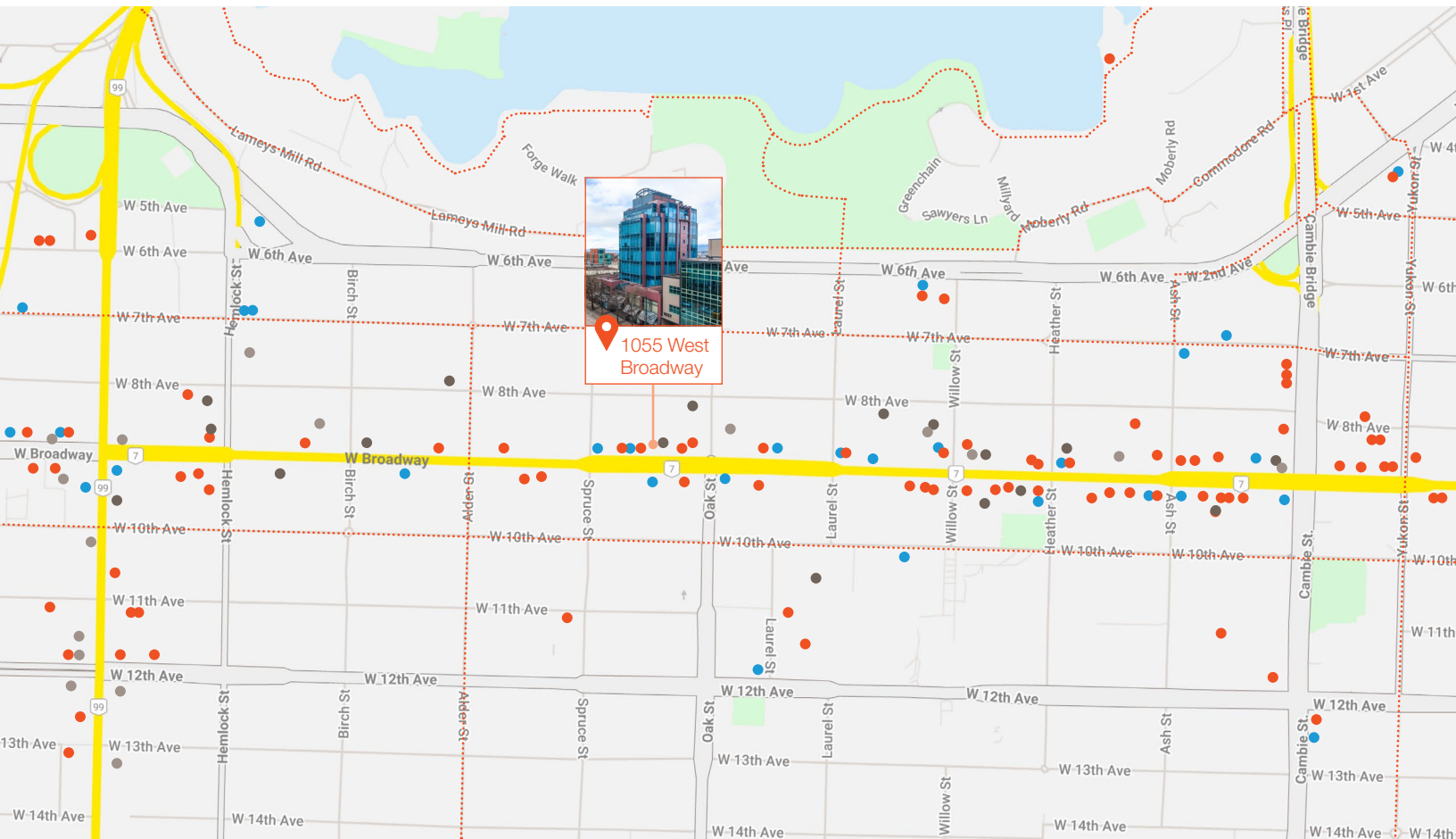


Parking (Plus Taxes)
8 Parking Stalls
Stall: 8, 9, 10, 11, 18, 19, 20 & 21



Nestled in the heart of the highly desirable and convenient centre of the Broadway Corridor, 1055 West Broadway is situated in the hub of BC's second-largest job centre, emerging innovation and research facilities, and growing residential communities, the office is accessible by four frequent bus routes, including the 99 Commercial-Broadway/UBC (B-Line). The highly anticipated Broadway Subway extension is a one-minute walk away, providing fast, frequent, and convenient SkyTrain service. Adjacent is the Arbutus Greenway, one of Vancouver's most popular urban landscapes which provides a vibrant and beautiful public space for walking and cycling. Flexible acquisition structures available for qualified purchasers, including the potential for a vendor mortgage takeback.

● 97 Restaurants ● 38 Cafes ● 20 Medical Facilities ● 21 Financial ● ... Bike Path



Lennard:

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