 **JLL** SEE A BRIGHTER WAY

# For Sublease

Broadway Plaza  
601 West Broadway, Vancouver

## BUILDING & LOCATION

Strategically positioned at the prestigious northwest corner of Broadway Avenue and Ash Street, this exceptional tower stands as one of the most distinguished landmark buildings in Vancouver's dynamic Broadway Corridor. With professional on-site property management and discreet 24-hour security personnel, tenants enjoy peace of mind alongside convenient hourly parking and state-of-the-art bicycle storage with modern shower and locker facilities. The building's prime location offers direct downtown access via Cambie Bridge and places you steps from premier banking, retail, and dining destinations, while excellent transit connections provide seamless city-wide access. From the upper floors, spectacular panoramic views complement the modern, efficient office spaces, creating an unparalleled work environment where business excellence meets urban convenience in the heart of one of Vancouver's most sought-after commercial corridors.

## BUILDING AMENITIES



Secured Parking



End-of-trip Facilities



Secure Bike Lockers



24-7 Building Security



Ground Floor Retail Operator

## THE SPACE

A unique opportunity to lease ground floor and main level office premises with prominent signage. The space is currently configured and zoned for an assembly use school, spread across four different units ranging from 2,290 s.f. to 15,069 s.f. for the entire space. The main floor level boasts spectacular views of the North Shore mountains and features a large patio of 5,498 s.f. While the use is ideal for a post-secondary school, it could also be the perfect fit for client facing office users, including medical, fitness, and wellness tenants.

Lower Level 2 4,686 s.f.

Lower Level 4 2,595 s.f.

Lower Level 9 2,290 s.f.

Main Level 11 5,498 s.f.

## SALIENT DETAILS



AVAILABILITY  
30 days notice



BASIC RENT  
Contact listing agents



PARKING  
500 s.f. per stall

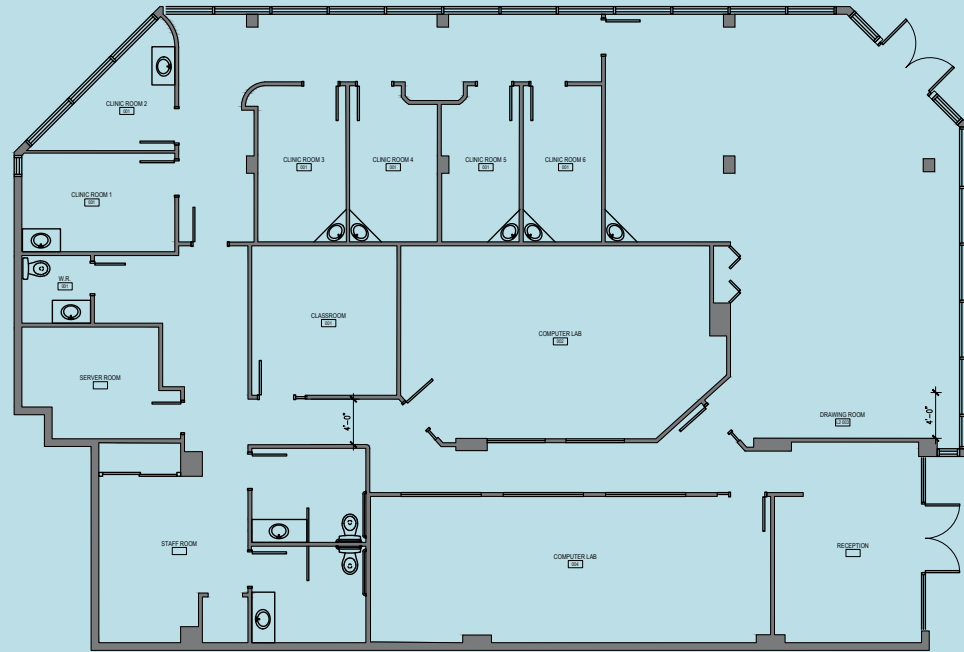


SUBLEASE EXPIRY  
December 30, 2029



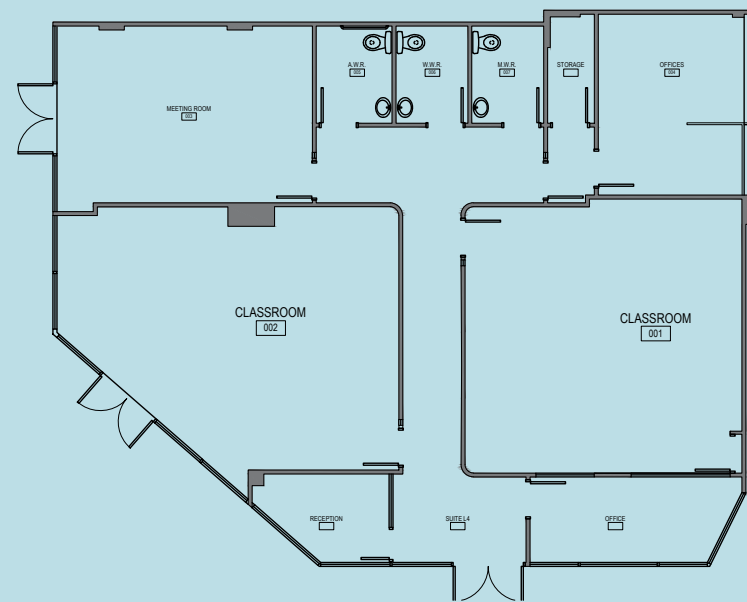
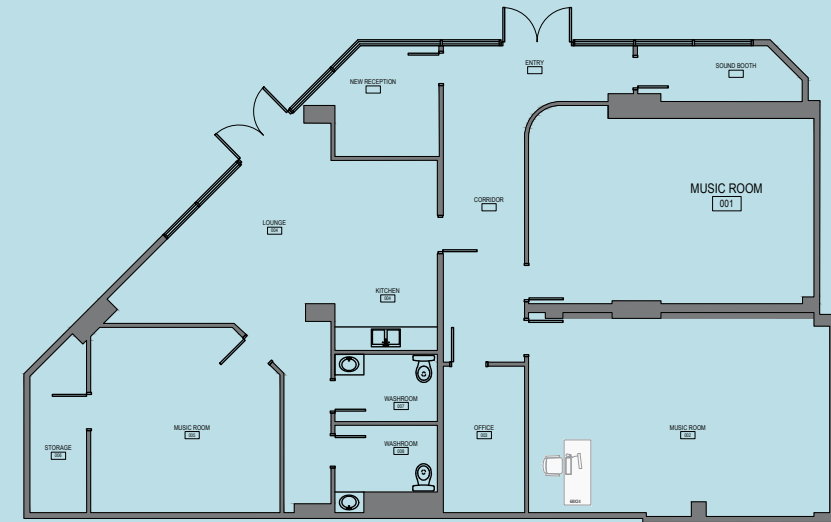
ADDITIONAL RENT  
\$22.20 psf/pa (2026)





**L2**  
4,686 s.f.

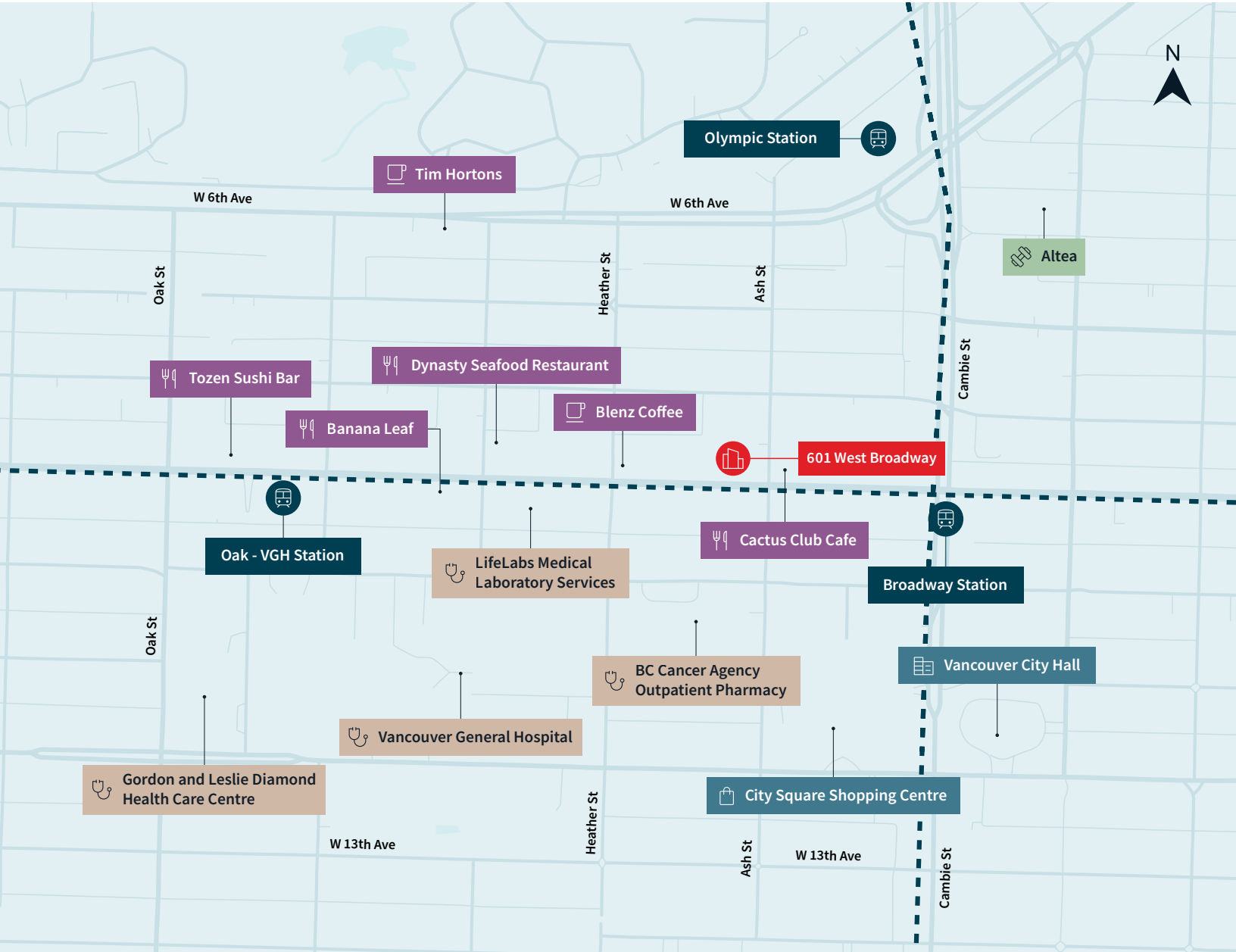
**L9**  
2,290 s.f.



**L4**  
2,595 s.f.

**M11**  
5,498 s.f.





**JLL** SEE A BRIGHTER WAY

**Gavin Reynolds\***  
*Executive Vice President*  
 gavin.reynolds@jll.com  
 +1 604 998 6015

**Corbin MacDonald\***  
*Vice President*  
 corbin.macdonald@jll.com  
 +1 604 313 4572

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.