

 FLOORSPACE

2245

West Broadway

2245

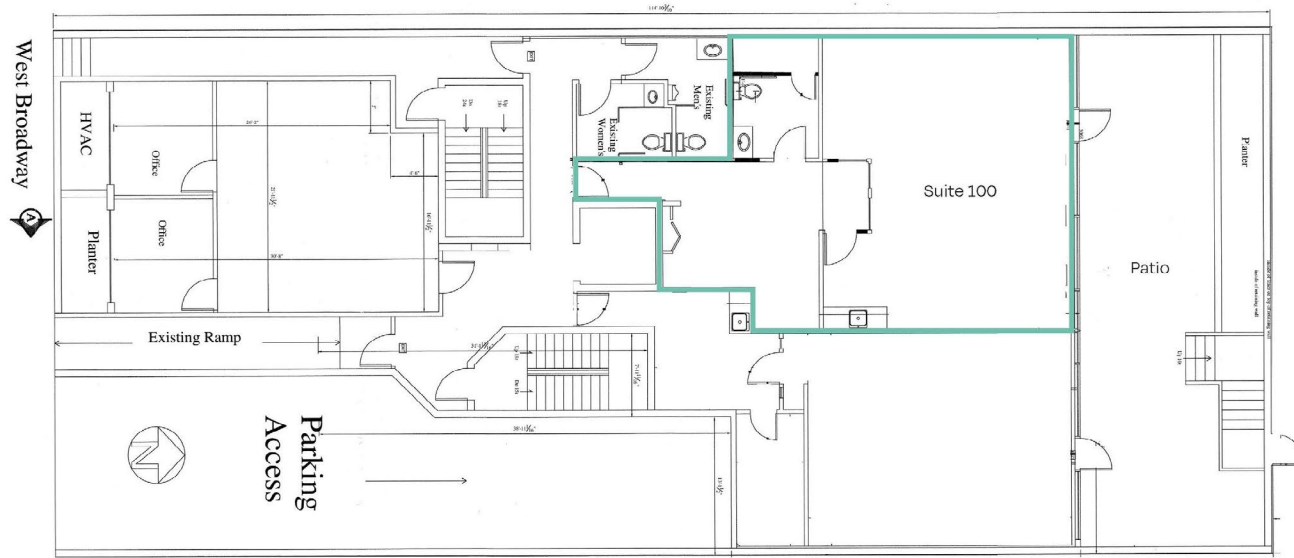
// OFFICE SPACE FOR LEASE

# The Opportunity at 2245 W Broadway

Located on Broadway and close to the heart of Kitsilano, the property is ideally positioned offering easy access to downtown and neighbouring areas. The Broadway corridor is one of Vancouver's largest employment areas, with plenty of shops, restaurants and other amenities in close proximity.

## Availability

Unit	Size	Availability	Basic Rent	Additional Rent
100	1,184 SF	30 Days' Notice	Contact Agent	\$12.50 PSFPA (2026 est.)
201	1,503 SF	Immediately	Contact Agent	\$12.50 PSFPA (2026 est.)
202	981 SF	Immediately	Contact Agent	\$12.50 PSFPA (2026 est.)
301	~941 SF	30 Days' Notice	Contact Agent	\$12.50 PSFPA (2026 est.)

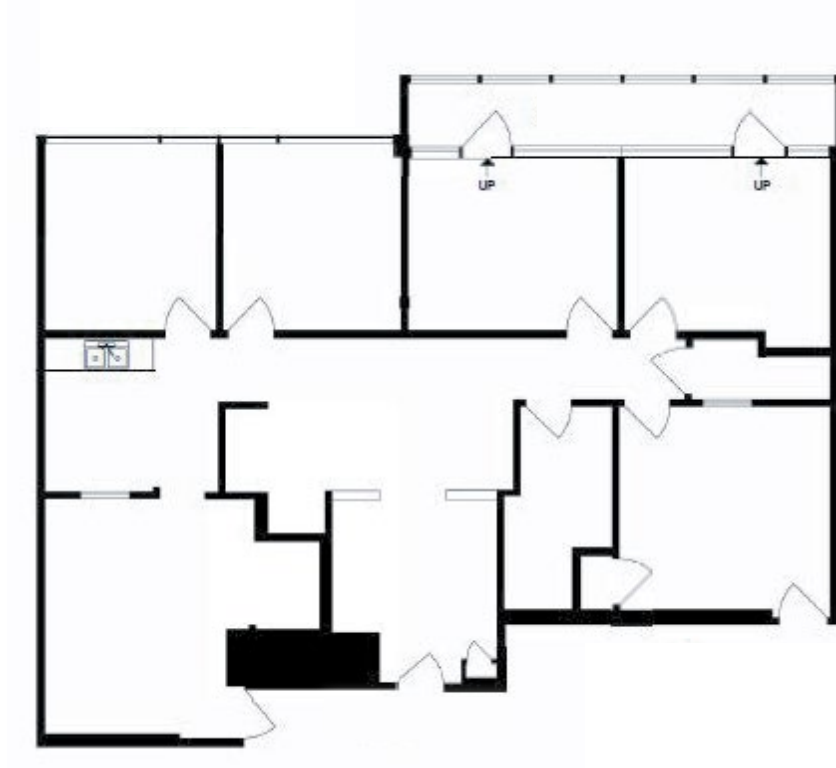


## // Unit 100

A ground floor office with a private entry room, open workspace, wood flooring, recessed lighting, built in cabinetry with sink, and access to a private outdoor patio.

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<b>Size</b>	~ 1,184 SF
<b>Basic Rent</b>	Contact Agent
<b>Additional Rent</b>	\$12.50 PSFPA (2026 est.)
<b>Availability</b>	30 Days' Notice

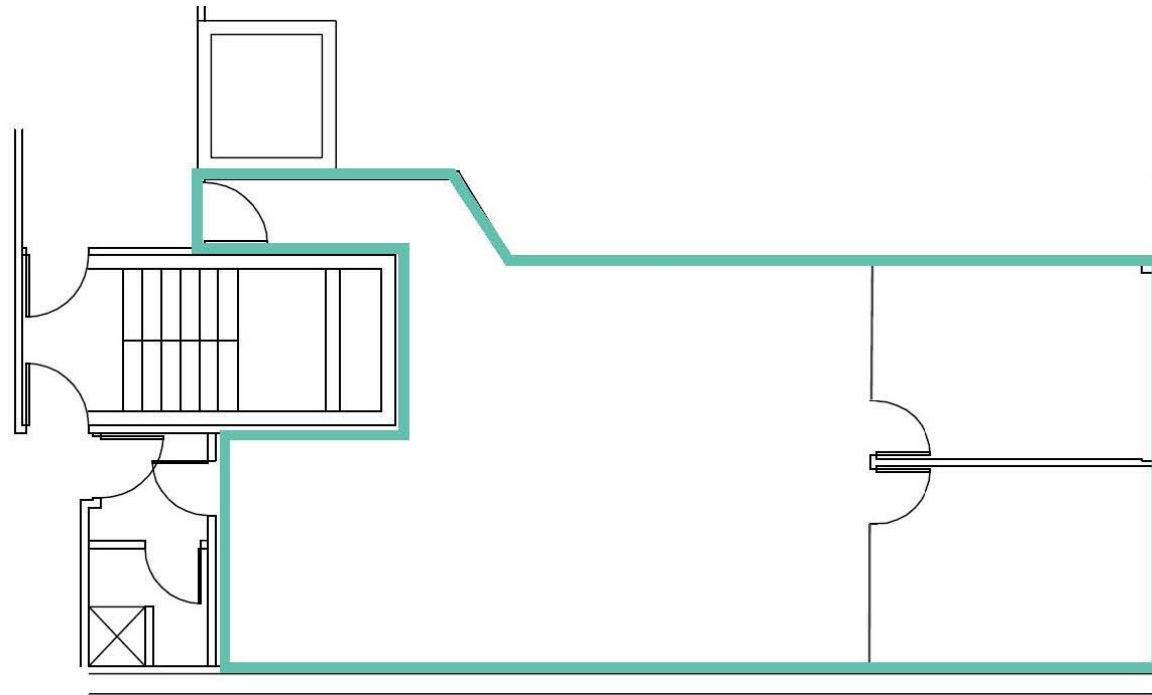


## // Unit 201

The suite features high quality finishes and strong natural light across a functional layout that includes reception, two private offices, a meeting room, a boardroom, a kitchen, and a private balcony.

<b>Size</b>	~1,503 SF
<b>Basic Rent</b>	Contact Agent
<b>Additional Rent</b>	\$12.50 PSFPA (2026 est.)
<b>Availability</b>	Immediately

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## // Unit 202

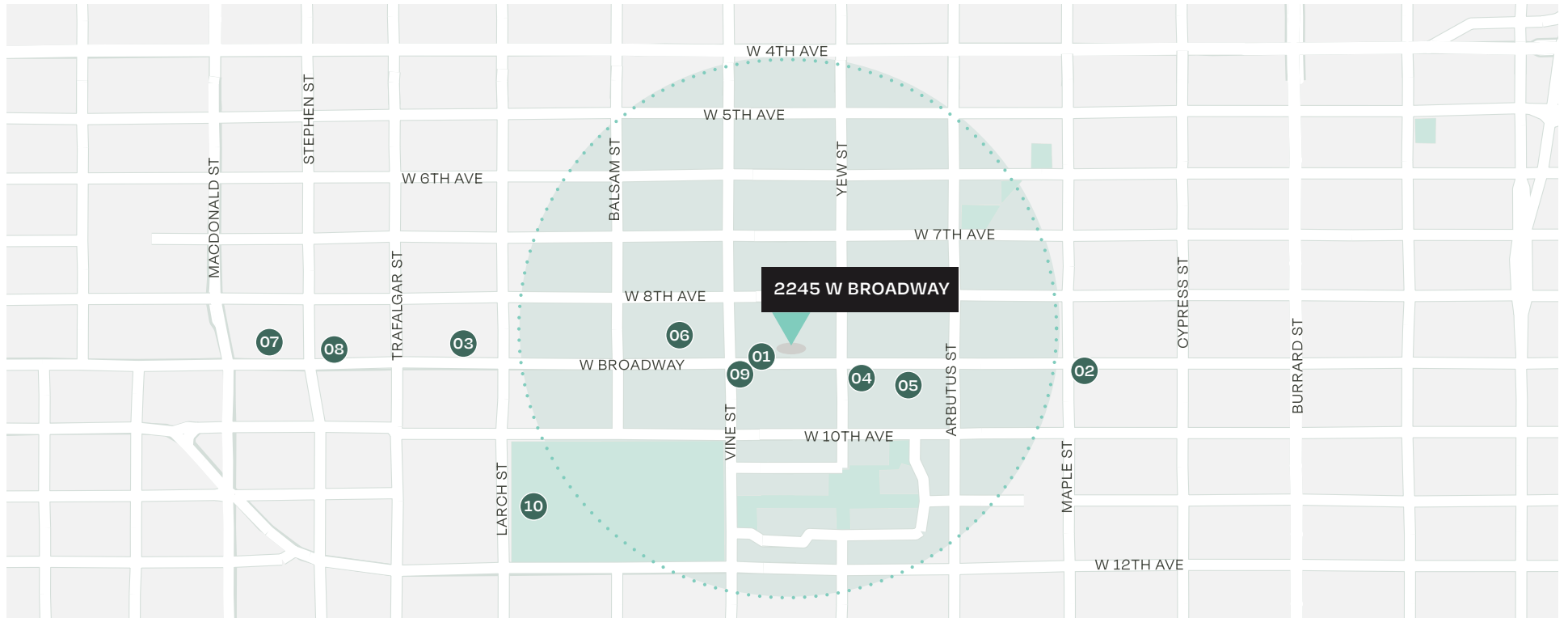
An efficient second floor office space with two private windowed offices providing strong natural light. An open area supports workstations or reception, complemented by a convenient kitchenette. The layout is well suited for professional or administrative users.

<b>Size</b>	~981 SF
<b>Basic Rent</b>	Contact Agent
<b>Additional Rent</b>	\$12.50 PSFPA (2026 est.)
<b>Availability</b>	Immediately

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# The Neighbourhood

West Broadway places your business in one of Vancouver's most walkable neighbourhoods. Surrounded by cafés, dining, and retail, tenants enjoy everyday convenience and client-friendly access. The upcoming Broadway Subway station will bring rapid transit to the doorstep, enhancing connectivity and foot traffic in the area.



TRANSIT SCORE

**72**



WALK SCORE

**98**



BIKE SCORE

**98**

- 01.** London Drugs
- 02.** BC Liquor Store
- 03.** Thomas Haas
- 04.** Lifelabs
- 05.** Fitness World
- 06.** White Spot
- 07.** Safeway
- 08.** RBC Royal Bank
- 09.** TD Canada Trust
- 10.** Kitsilano Secondary

*For more information, please contact:*



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