

**AVISON
YOUNG**

For Sale or Lease

330-638 Broughton Street
Vancouver, BC



Beautifully improved office space for sale or lease nestled in Vancouver's sought-after Coal Harbour

Justin Omichinski*, Principal
604 646 8387
justin.omichinski@avisonyoung.com
**Justin Omichinski Personal Real Estate Corporation*

Anna Robinson, Senior Associate
604 647 1342
anna.robinson@avisonyoung.com



Property details

PID
025-705-857

TYPE
Strata

YEAR BUILT
Building: 2003
Office: 2014

PROPERTY TAXES
\$21,911.10

ZONING
Zoned for general office which includes a wide variety of office uses.

SIZE
2,547 sf

PARKING
3 stalls

AVAILABLE
30 day's notice






MONTHLY STRATA FEE
\$1,057.93

ASKING PRICE AND RATES
Please contact listing agents








Location

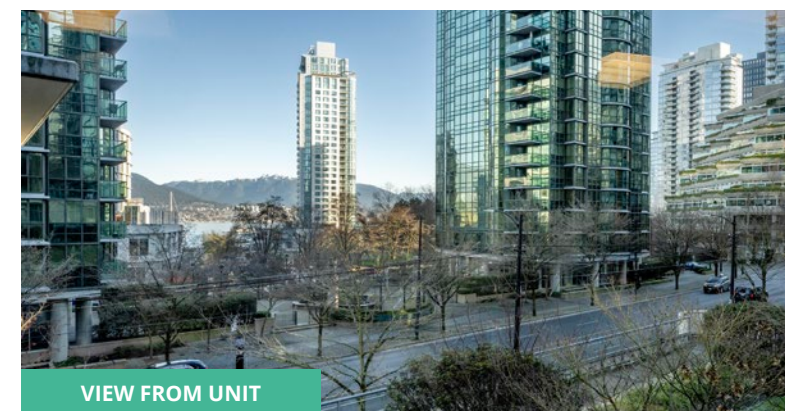
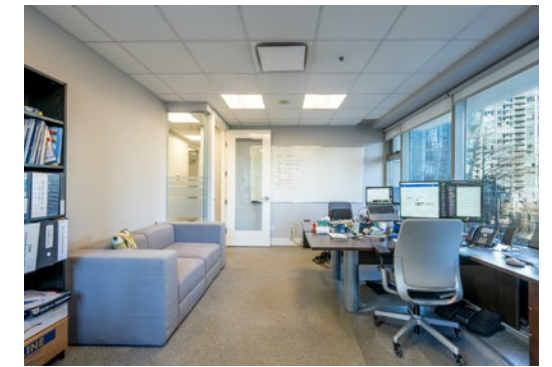
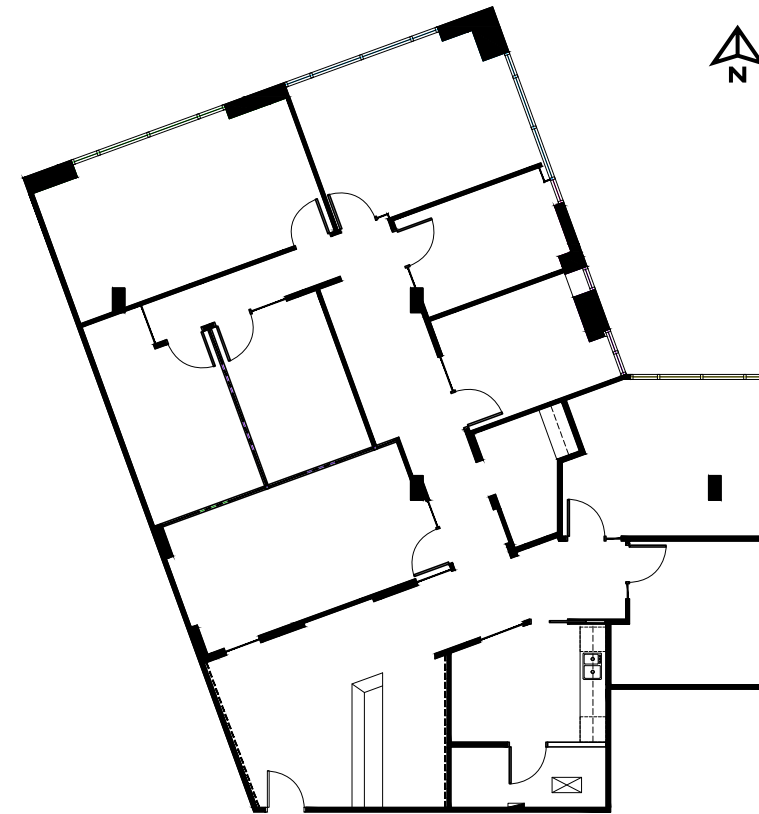
Located in Coal Harbour in Downtown Vancouver, 638 Broughton Street offers a prime location for office tenants and occupiers. Coal Harbour is a vibrant, upscale waterfront neighborhood known for its stunning views of the North Shore Mountains, ocean, Stanley Park, and the Burrard Inlet. It is home to luxurious residential properties, high end hotels, and a range of commercial spaces, making it a highly sought-after area for business professionals. The neighbourhood boasts a rich mix of recreational, cultural, and dining amenities, with easy access to downtown Vancouver's financial district, the waterfront Seawall, and convenient transportation options. With its picturesque surroundings and proximity to key business hubs, 638 Broughton Street provides an unparalleled setting for businesses looking to establish themselves in one of Vancouver's most prestigious locations.

Property highlights

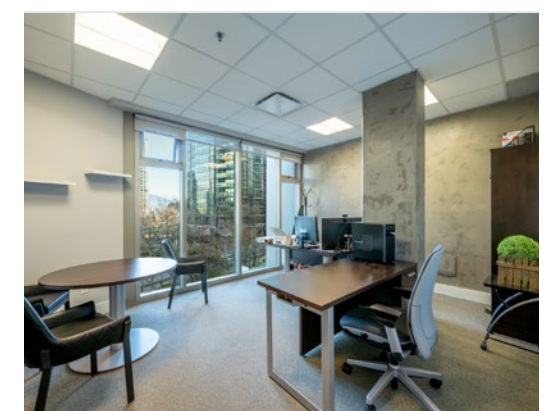
-  Prominent location in the heart of Coal Harbour with close proximity to the Downtown core
-  Area features an exciting mix of trendy restaurants and retailers
-  Located steps from Waterfront
-  Quick access to public transportation
-  Renovated with excellent improvements

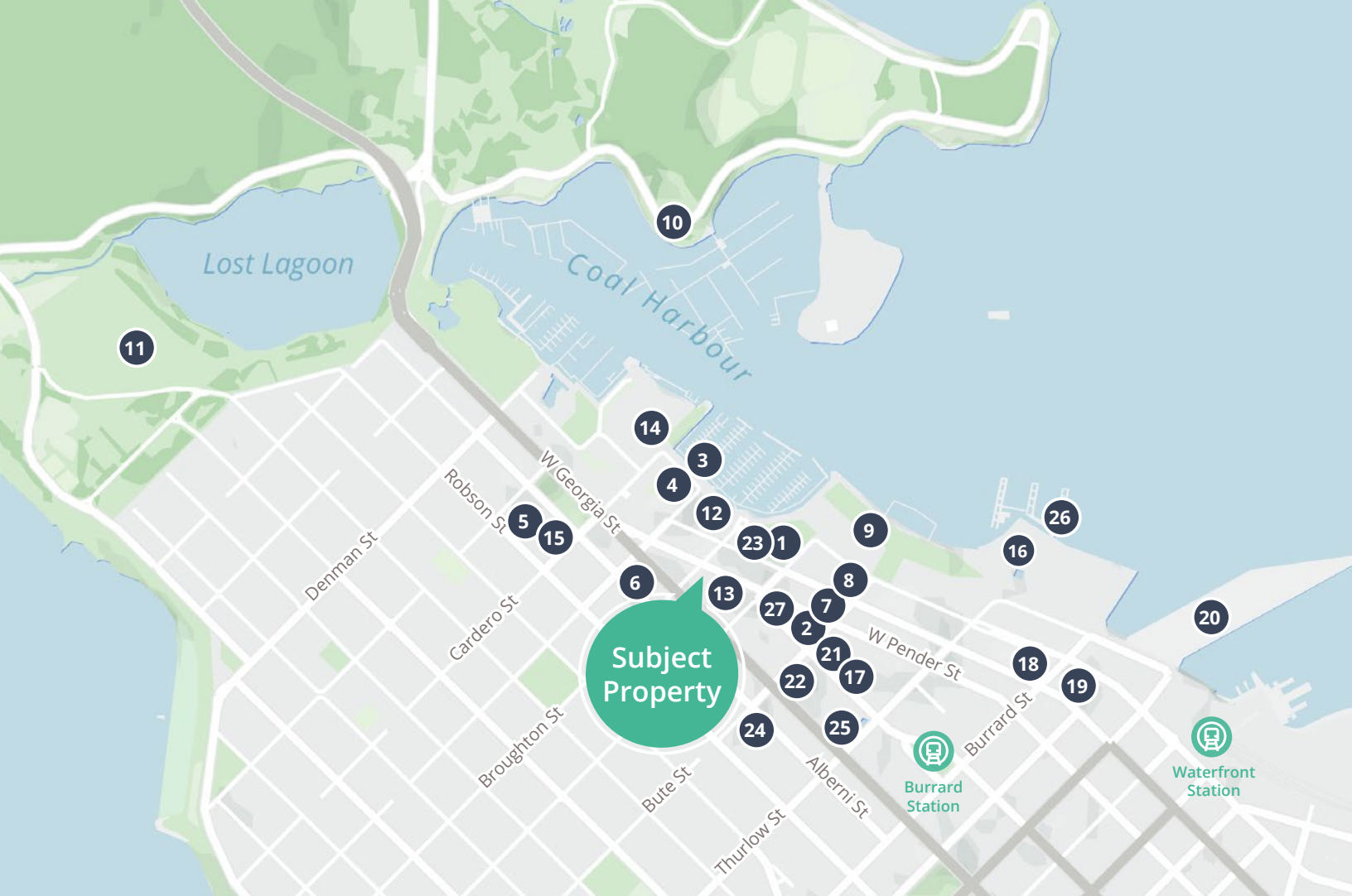
Suite highlights

-  8 offices
-  Open boardroom
-  Reception/waiting area
-  Server room/staff kitchen
-  Storage facilities
-  24/7 access
-  Secured premise with building security
-  Passenger elevator



VIEW FROM UNIT





 **96** Walk Score
"Walker's Paradise"

 **97** Transit Score
"Rider's Paradise"

 **81** Bike Score
"Very Bikable"

- | | | |
|------------------------------|-----------------------------------|-----------------------------------|
| 1. Coal Harbour Park | 10. Vancouver Seawall | 19. The Vancouver Club |
| 2. Shoppers Drug Mart | 11. Stanley Park | 20. Canada Place |
| 3. Cardero's Restaurant | 12. Casa Dolce Gelato & Coffee | 21. Starbucks |
| 4. Cafe Villaggio | 13. Kiku Sushi | 22. Fitness World |
| 5. Whole Foods Market | 14. H Tasting Lounge Westin Hotel | 23. Coal Harbor Elementary School |
| 6. Freshco Food Mart | 15. The Red Accordion | 24. BCLIQUOR |
| 7. Fit4Less | 16. Cactus Club Cafe | 25. 49th Parallel |
| 8. Urban Fare | 17. Tableau Bar Bistro | 26. Vancouver Ferry Terminal |
| 9. Coal Harbour Seaside Park | 18. Nightingale | 27. Coal Harbour Medical Centre |

Contact for more information

Justin Omichinski*, Principal
604 646 8387
justin.omichinski@avisonyoung.com

**Justin Omichinski Personal Real Estate Corporation*

Anna Robinson, Senior Associate
604 647 1342
anna.robinson@avisonyoung.com

#2900-1055 West Georgia Street
P.O. Box 11109 Royal Centre
Vancouver, BC V6E 3P3, Canada

avisonyoung.ca

**AVISON
YOUNG**


Platinum member