



FOR LEASE | #385-507 WEST BROADWAY, VANCOUVER

HIGH EXPOSURE CROSSROADS OFFICE/RETAIL SPACE

Marcus & Millichap

LOCATION OVERVIEW

The property is located in Vancouver's Fairview neighbourhood, just west of the high traffic intersection of West Broadway and Cambie Street within the Crossroads building. This location provides tenants with exceptional signage opportunities and exposure to pedestrian and vehicular traffic. The property is just blocks away from the Cambie Street Bridge, providing ease of access to downtown Vancouver. Directly across the street from the property is the Broadway-City Hall Canada Line Station as well as the future location of the Broadway-City Hall Millenium Line Station.

SALIENT DETAILS

Municipal Address:	#385 - 507 West Broadway Vancouver, B.C.
Available Area:	2,358 SF*
Net Rent:	Contact Listing Agent
Additional Rent:	\$25.33 PSF (2025 estimate)**
Zoning:	C-3A***
Available:	Immediately

*Approximate and subject to confirmation.

**Approximate and subject to change from time to time.

***Tenant is responsible for verifying permissible uses as per the zoning.

Property Highlights



Ideal location on the northeast corner of West Broadway and Cambie



Built out office space with private offices and open concept



Strong Co-tenancy Whole Foods, London Drugs, RBC, McDonalds, City of Vancouver, and Medical offices

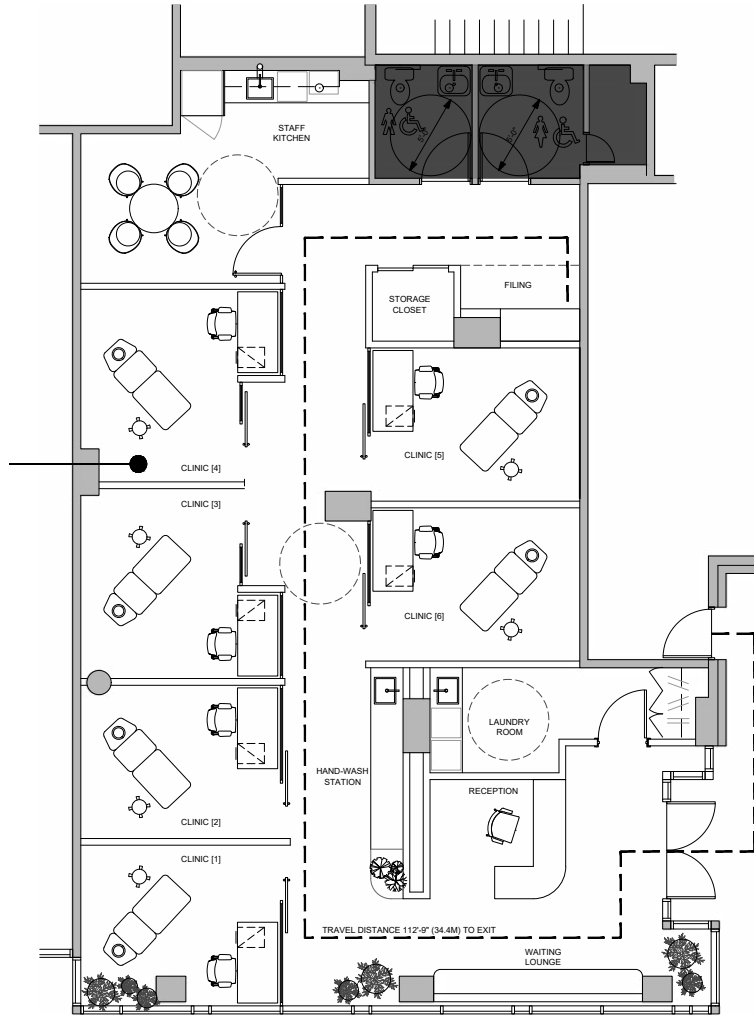


Highly accessible via, vehicular, walking, biking, or transit.

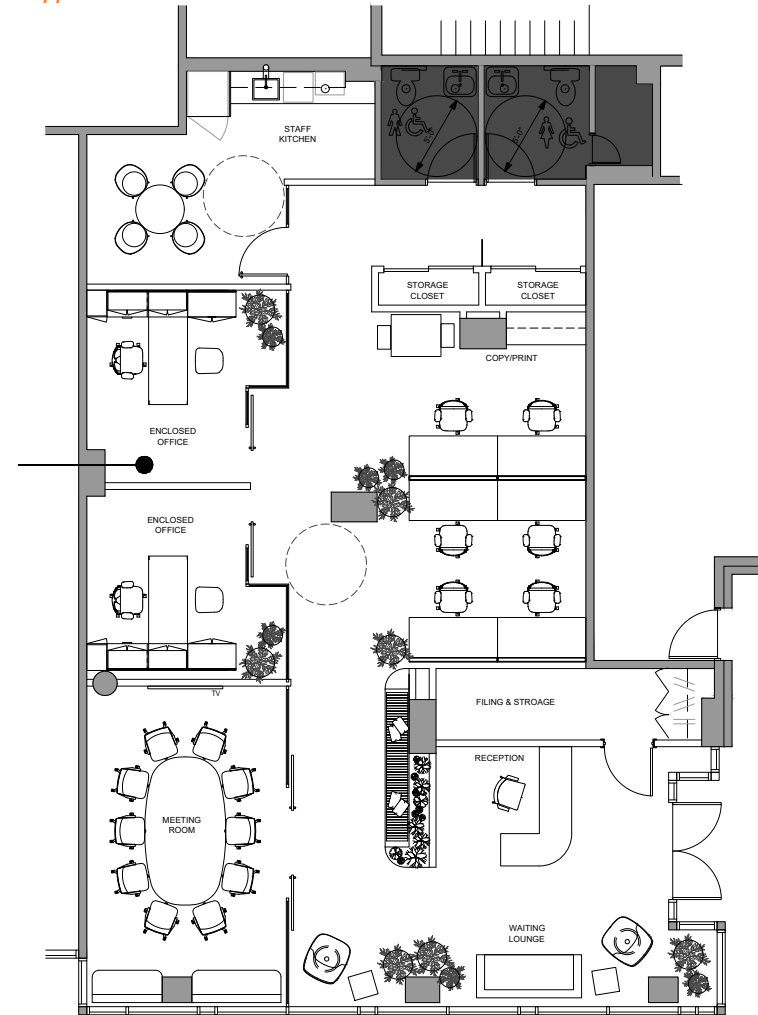


FLOOR PLANS

Medical



Office



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CONTACT INFORMATION

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