

FOR LEASE



**1508 WEST
BROADWAY**



MIXED-USE AMENITY-RICH NEIGHBOURHOOD

Located directly across from the future South Granville Subway Station, 1508 West Broadway offers an exceptional opportunity in one of Vancouver's most connected and amenity-rich nodes. Positioned along the Broadway Corridor, the building benefits from immediate access to rapid transit, major arterial routes, and a great mix of restaurants, cafés, and retail along South Granville and Broadway.

1508 West Broadway is a well-maintained, institutionally owned office building offering efficient, high-quality premises suited to a range of occupiers. The available suites feature improved office premises ranging from 3,510 sf to 42,882 sf of contiguous space, providing flexibility for a variety of tenant requirements, from boutique users to multi-floor occupiers. Opportunities for prominent crown signage further enhance branding and visibility along the Broadway Corridor, providing a rare identity opportunity in a highly trafficked central location.



PROPERTY HIGHLIGHTS

Situated along West Broadway and Granville Street, 1508 West Broadway is a nine-storey, modern office tower across from the future South Granville Subway Station and is located on a busy commuter route with high visibility.

CLASSIFICATION	Class A office building
NET RENT	Contact Listing Agents
ADDITIONAL RENT	\$23.94 psf per annum
ZONING	C-3A allowing for medical, educational and general office use
CONNECTIVITY	Excellent access to the Broadway bus lines, future South Granville Subway Station, bike routes, and major arterial routes
PARKING	1 stall per 600 sf leased / \$190.00 per random parking space and \$260.00 per reserved parking space, per month, plus applicable rental taxes






FEATURED SUITES

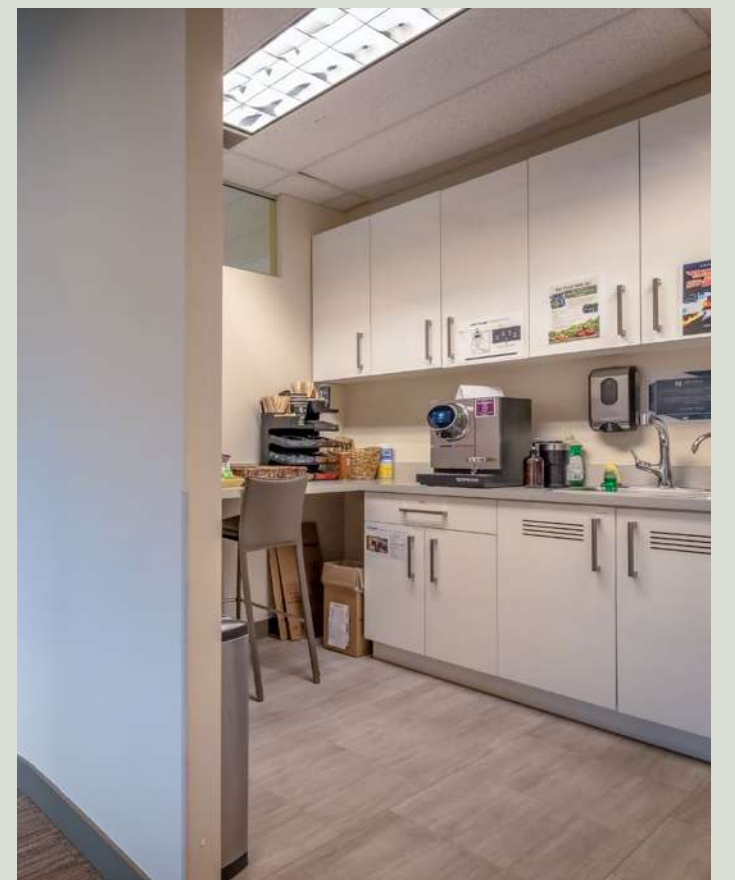
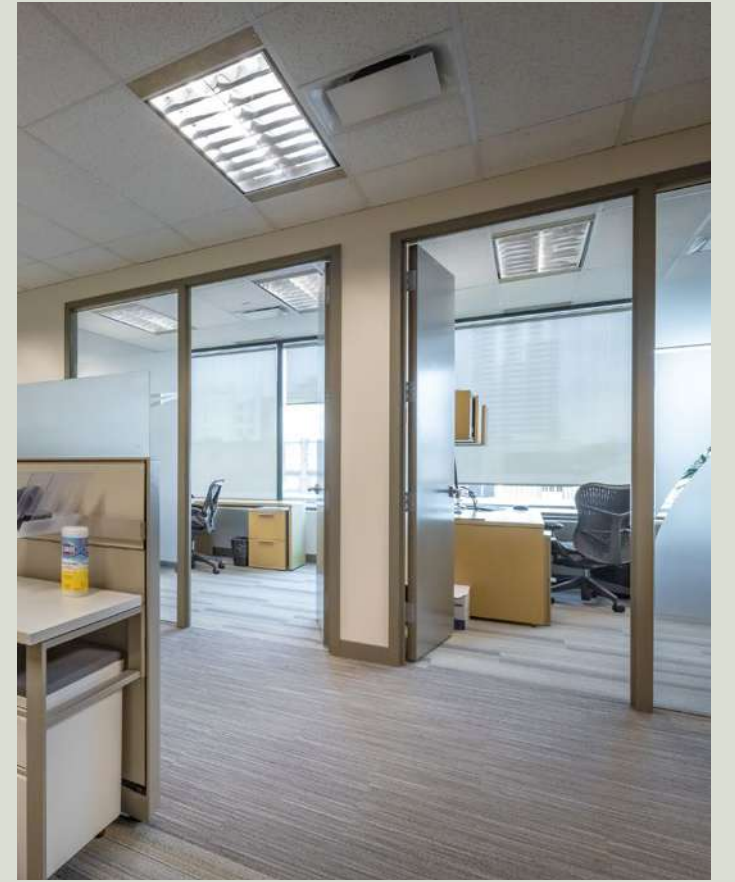
4,902 SF	11,487 SF	11,487 SF	11,496 SF	3,510 SF
Floor 3	Floor 4	Floor 5	Floor 6	Floor 7
300	400	500	600	730
<i>Availability: January 1, 2027</i>	<i>Availability: January 1, 2027</i>	<i>Availability: January 1, 2027</i>	<i>Availability: Immediate</i>	<i>Availability: January 1, 2027</i>

SUITE HIGHLIGHTS

FLOOR 3
SUITE 300
SF 4,902
AVAILABILITY January 1, 2027

FEATURES

-  Kitchen
-  Open plan area
-  Eight (8) offices or meeting rooms
-  Server room
-  Boardroom








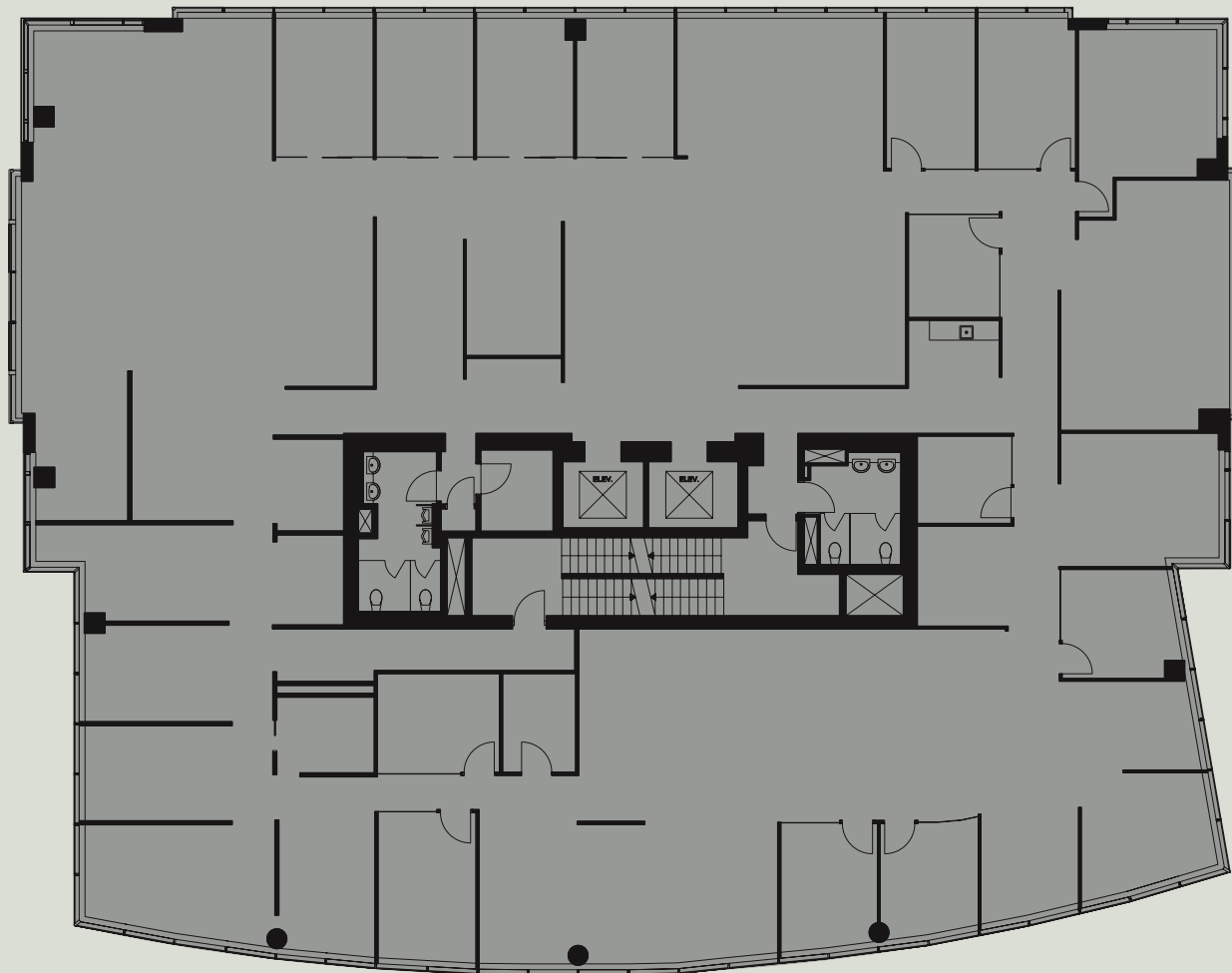
 Available Suite

SUITE HIGHLIGHTS

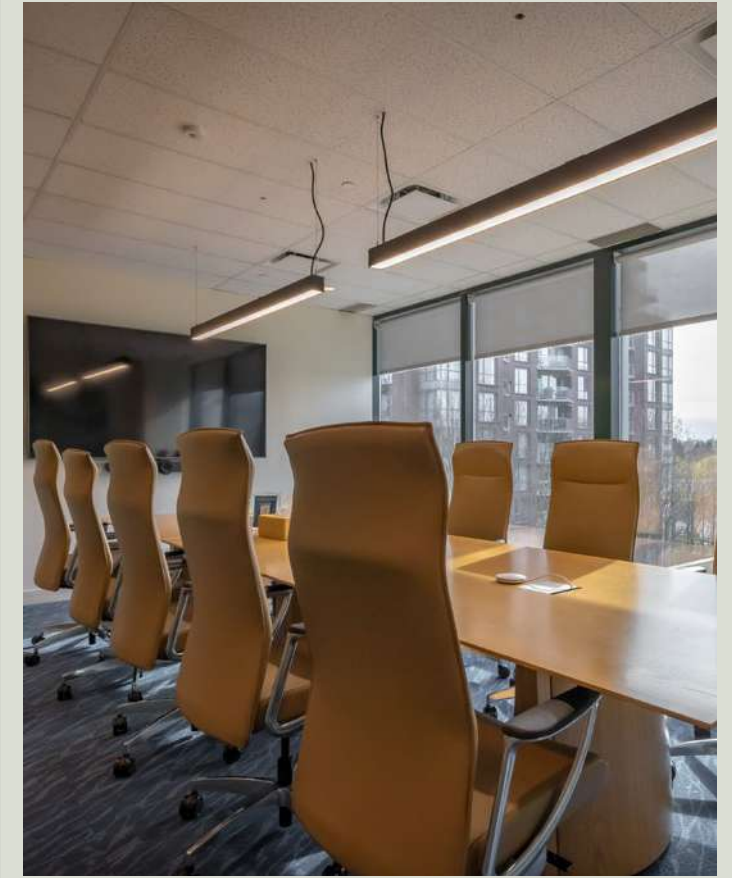
FLOOR 4
SUITE 400
SF 11,487
AVAILABILITY January 1, 2027

FEATURES

-  Full floor opportunity
-  Kitchen
-  Boardroom
-  Efficient mix of offices and open plan area
-  Reception area











Available Suite

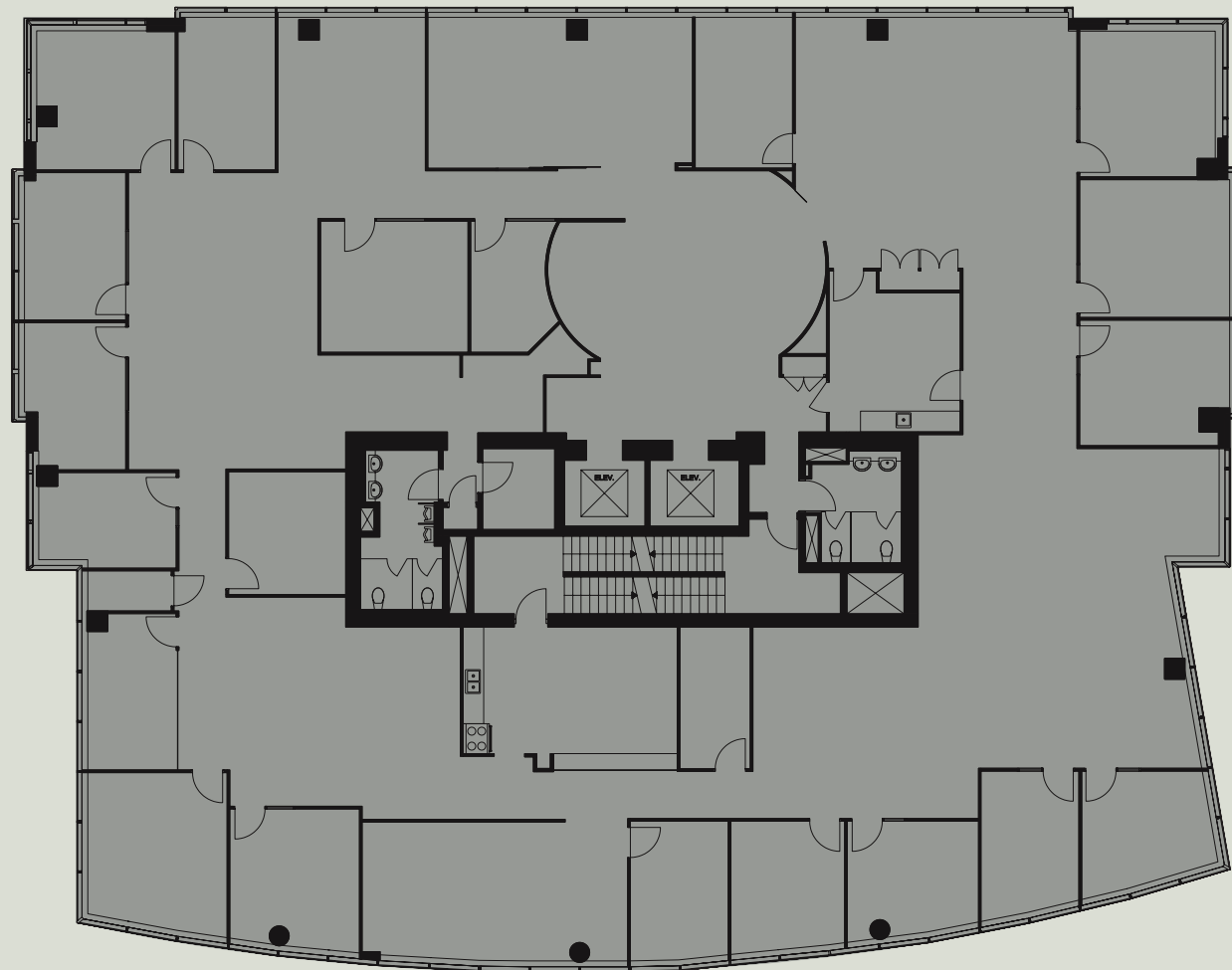


SUITE HIGHLIGHTS

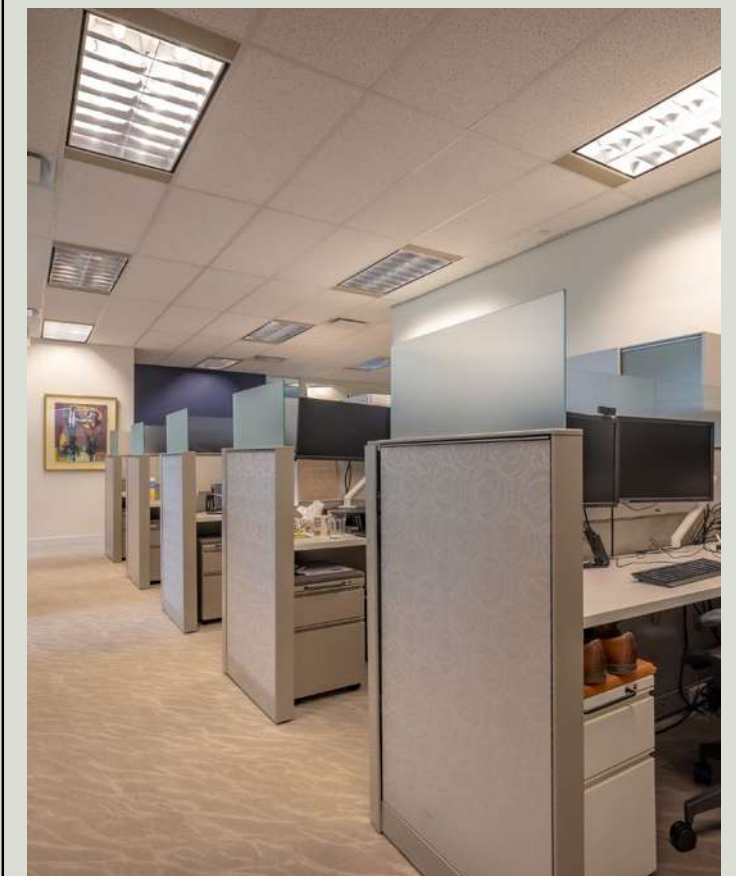
FLOOR 5
SUITE 500
SF 11,487
AVAILABILITY January 1, 2027

FEATURES

-  Full floor opportunity
-  Kitchen
-  Coffee station
-  Boardroom
-  Two (2) meeting rooms
-  Mix of interior and exterior offices
-  Reception area
-  Open plan area










 Available Suite

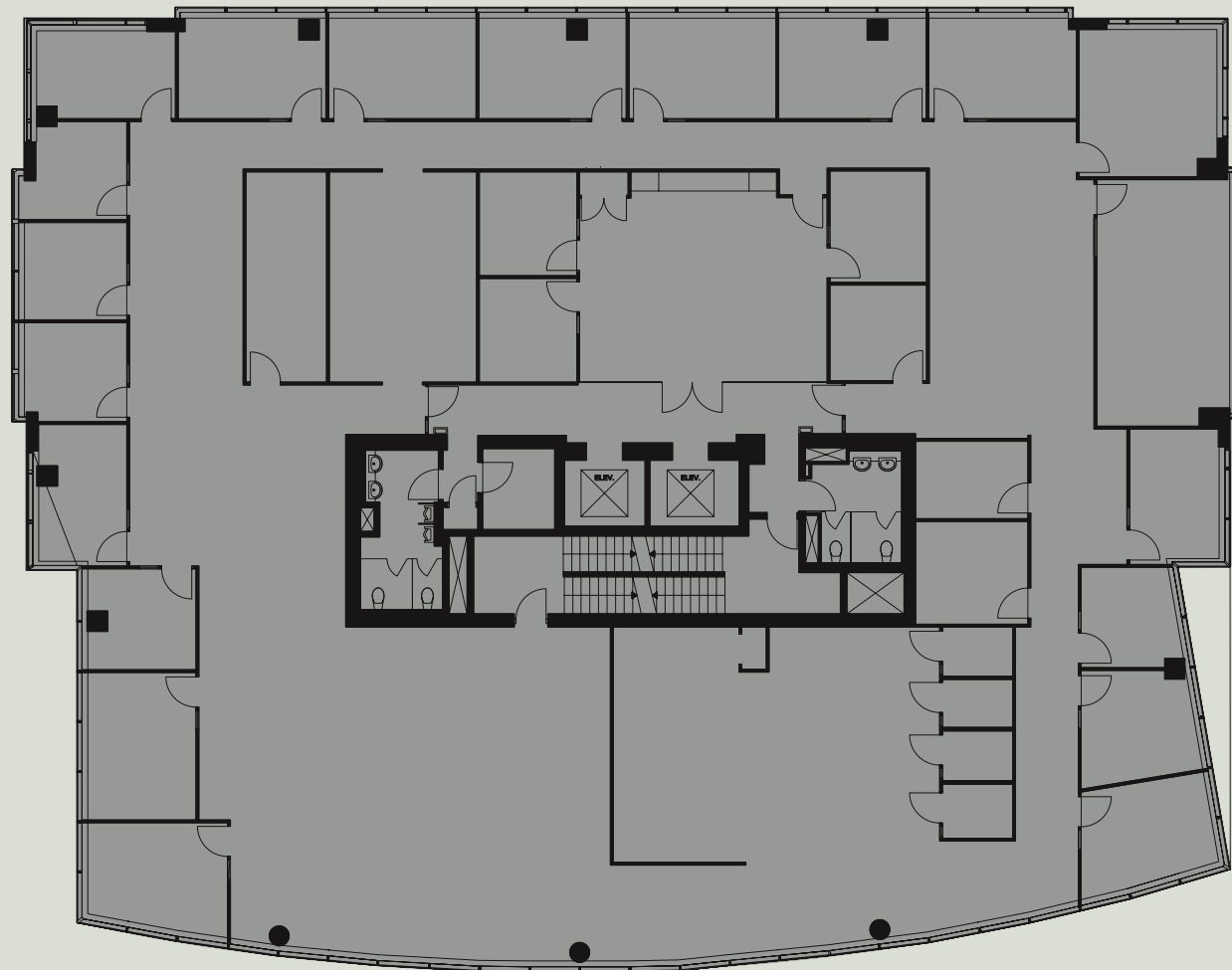


SUITE HIGHLIGHTS

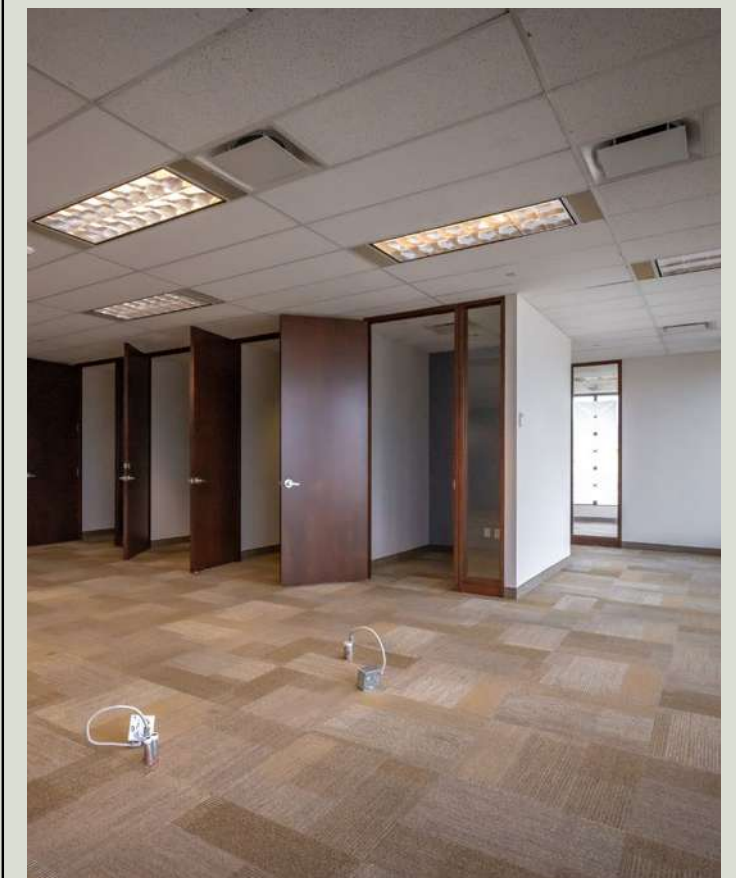
FLOOR 6
SUITE 600
SF 11,496
AVAILABILITY Immediate

FEATURES

-  Full floor opportunity
-  Four (4) phone booths
-  Two (2) boardrooms
-  Mix of interior and exterior offices
-  Two (2) meeting rooms
-  Reception area
-  Open plan area







 Available Suite

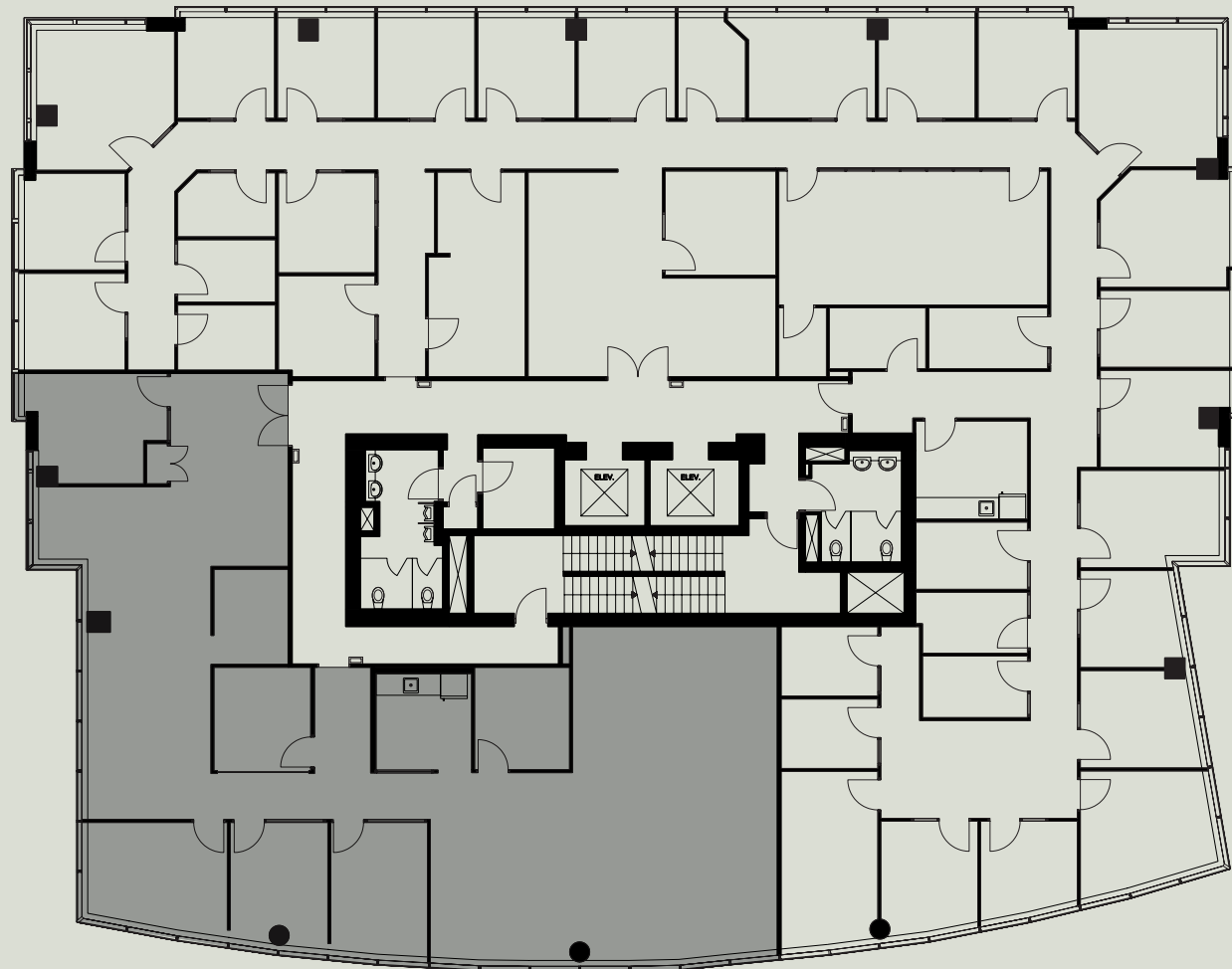


SUITE HIGHLIGHTS

FLOOR 7
SUITE 730
SF 3,510
AVAILABILITY January 1, 2027

FEATURES

-  Kitchen
-  Five (5) offices or meeting rooms
-  One (1) boardroom
-  Open plan area



 Available Suite





CONNECTIVITY

97
WALK SCORE

100
TRANSIT SCORE

92
BIKE SCORE

LOCAL AMENITIES

535+
RETAILERS AND SERVICE PROVIDERS

142+
BARS AND RESTAURANTS

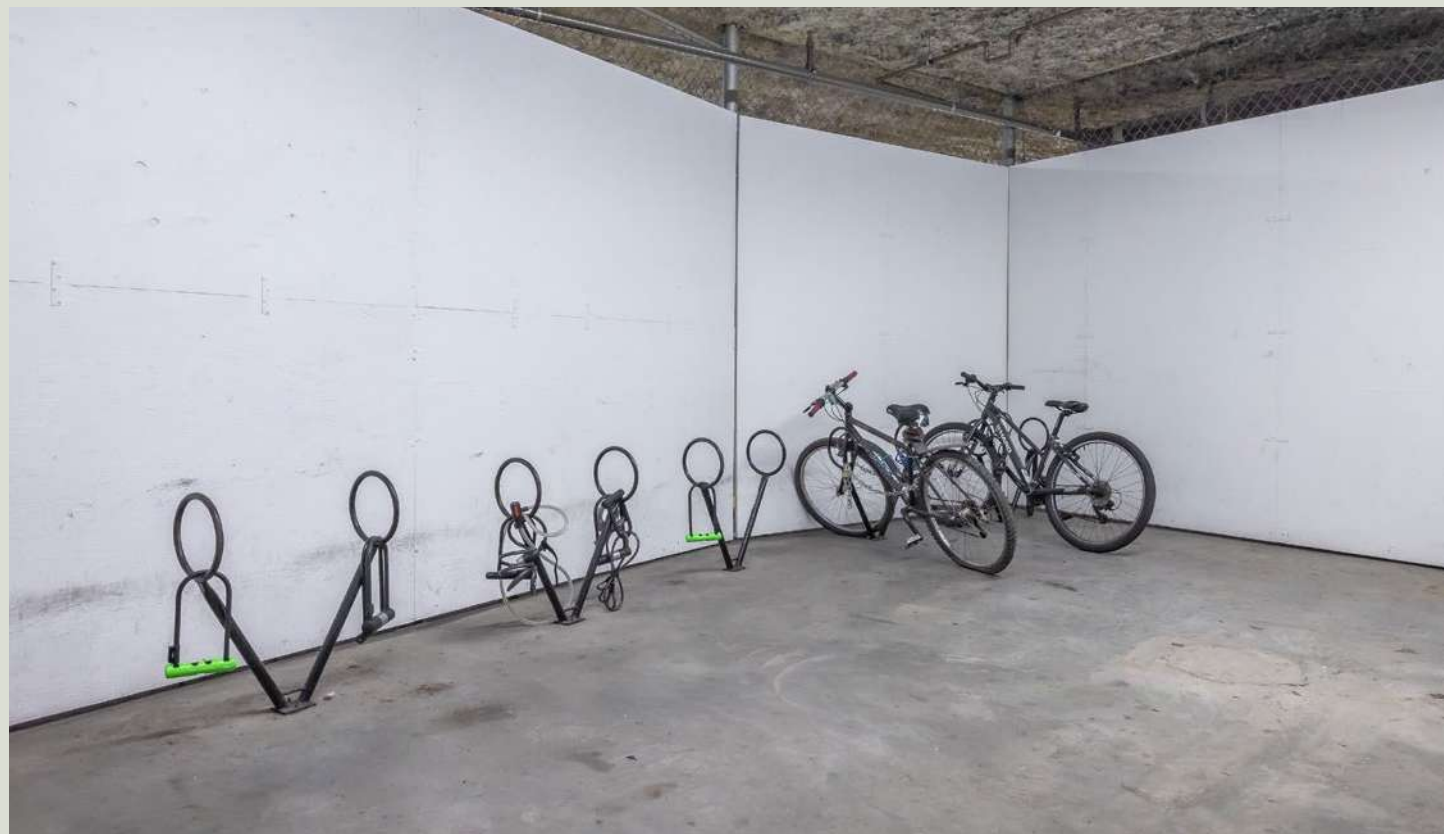
68+
CAFES



Entrance on West Broadway Street



On-site Cactus Club Cafe



Bike Room



Lobby

JOIN THE COMMUNITY

ROBIN BUNTAIN*, PRINCIPAL

604 647 5085

robin.buntain@avisonyoung.com

*Robin Buntain Personal Real Estate Corporation

MATT WALKER, PRINCIPAL

604 647 5074

matt.walker@avisonyoung.com

**TAMMY STEPHEN, TEAM LEAD,
CLIENT SERVICES**

604 647 1343

tammy.stephen@avisonyoung.com
