

**AVISON
YOUNG**

For Sublease

**Suite 500 - 210 West Broadway
Vancouver, BC**



Avison Young is pleased to present an exceptional opportunity to sublease a beautifully improved full-floor office premises at 210 West Broadway.

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**Robin Buntain Personal Real Estate Corporation*



DESK VIEW

Property details

SIZE
4,026 sf

SUBLEASE EXPIRY
December 30, 2027 (longer-term available)

AVAILABILITY
Immediately

FURNITURE
Negotiable

ASKING RATE
Please contact listing agents










ADDITIONAL RENT
\$20.46 psf (2026 estimate)

PARKING
Eight (8) reserved parking stalls at prevailing monthly rental rates plus applicable taxes

Location

Located in the heart of Vancouver's dynamic Mount Pleasant and Broadway Corridor, 210 West Broadway offers an exceptional sublease opportunity in one of the city's most connected and amenity-rich areas. The location combines convenience and transit accessibility, making it an ideal office position for many organizations. Access to rapid transit includes Broadway-City Hall Station and the close by Millennium Line extension. Additionally, Broadway features multiple major bus routes and protected cycling infrastructure. Tenants enjoy an energetic mix of restaurants, breweries, fitness studios, retailers and premier commercial hubs.





Suite highlights

-  Features a private full floor suite with panoramic views and ample natural light
-  One (1) boardroom
-  Eight (8) private window offices
-  Kitchen with skylight and private balcony
-  Server room
-  Ample room for open workstations
-  Private washrooms
-  Reception
-  Storage and copy area

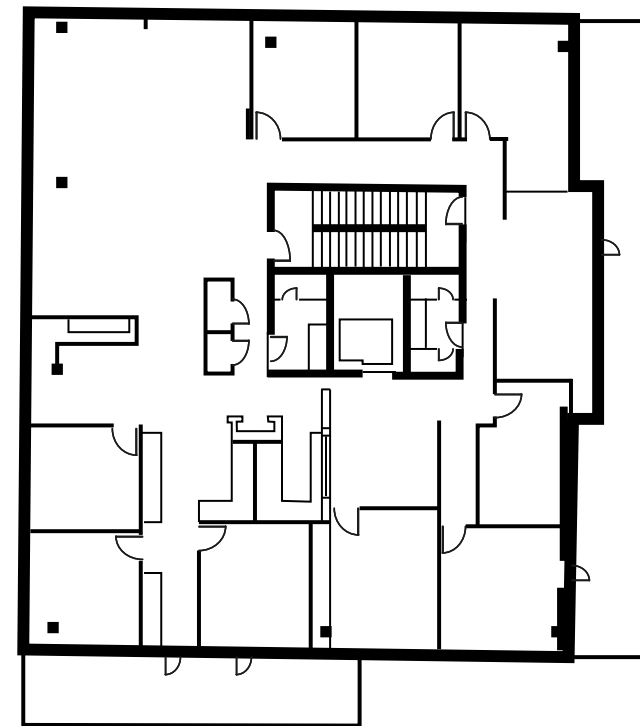


BOARDROOM

Property highlights

-  210 West Broadway is a six (6) story office building located in Vancouver's dynamic Mount Pleasant and Broadway Corridor
-  Proximity to rapid transit including the Broadway-City Hall Station and major bus routes
-  High-quality and well-maintained professional office building
-  Designated building parking

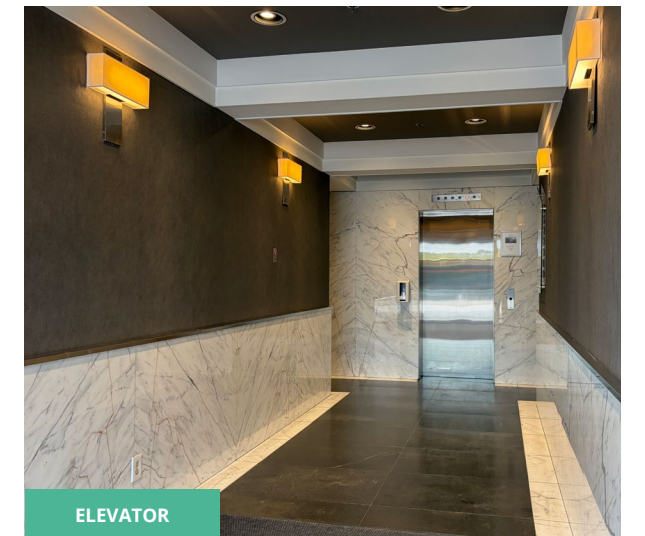
Floorplan



*Floorplan may not be accurate and is not to scale



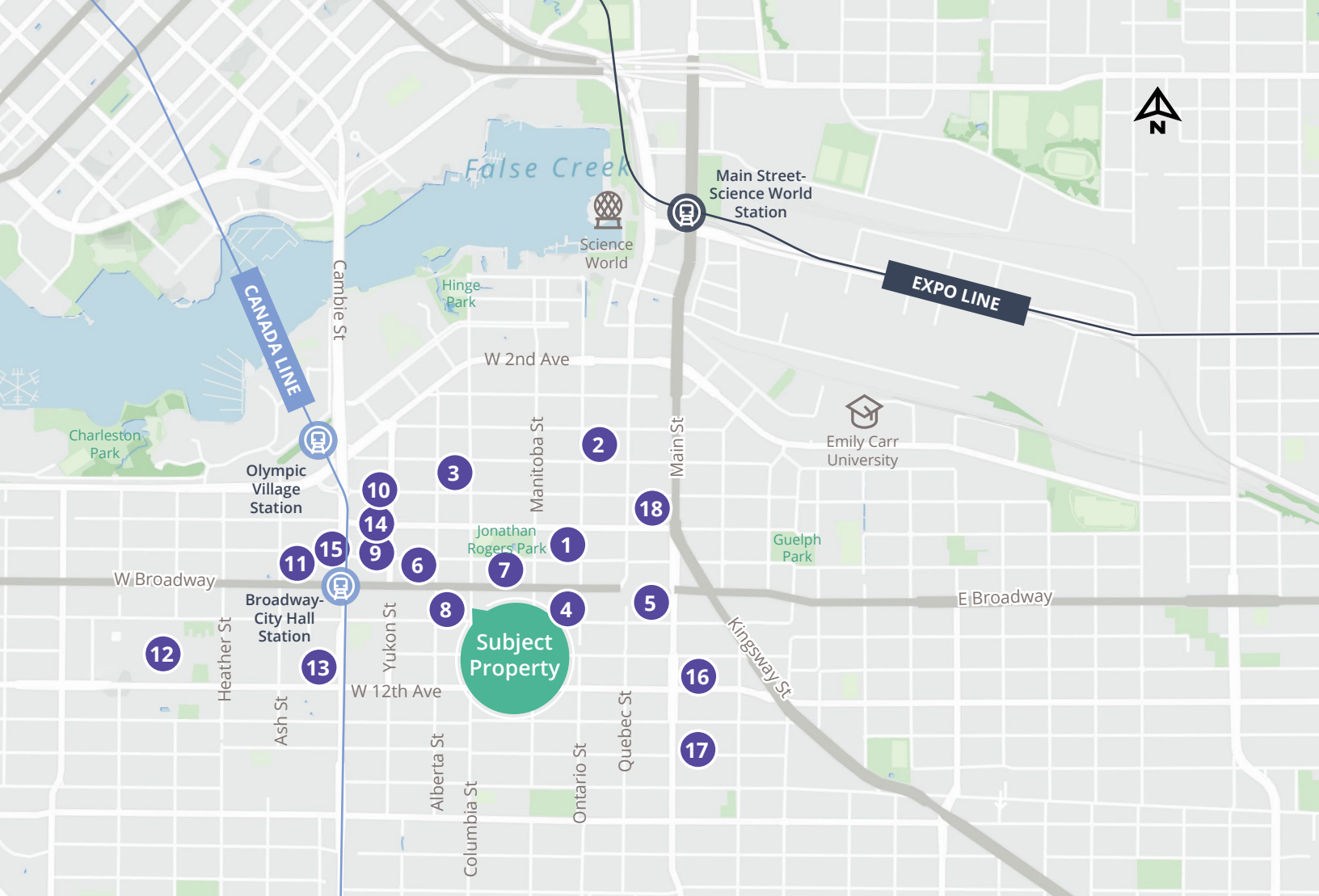
RECEPTION



ELEVATOR



OPEN WORKSTATIONS



Nearby amenities

- | | | |
|-------------------------------|--|--|
| 1. 33 Acres Brewing Company | 7. Milano Coffee Roasters | 13. Vancouver City Hall |
| 2. Purebread Bakery + Coffee | 8. Couve Health Chiropractic & Physiotherapy | 14. Save-On-Foods |
| 3. Prototype Coffee | 9. The Home Depot | 15. Whole Foods Market |
| 4. Sport Chek | 10. Canadian Tire | 16. Sing Sing Main St |
| 5. Pacific Angler | 11. Cactus Club Cafe | 17. 49th Parallel Café & Lucky's Doughnuts |
| 6. Pokerrito — Mount Pleasant | 12. Vancouver General Hospital | 18. Steamworks Mount Pleasant |

Contact for more information

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