

**TWO FULLY RENOVATED
CLASS A STRATA OFFICE UNITS**



**NEELU BACHRA CENTRE
722 & 726 550 W BROADWAY
VANCOUVER, BC**

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FOR SALE OR LEASE

Basic Rent: \$26/SF/YEAR

Additional Rent: \$21.64/SF/YEAR

Unit 722 (532 SF) and Unit 726 (502 SF)

Property Features

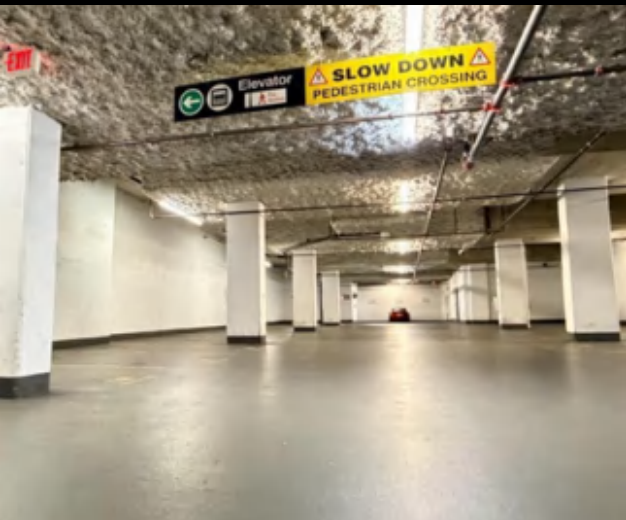
An exceptional opportunity to acquire or lease two fully renovated strata office units in a prime West Broadway location ideal for medical, RMT, dental, and professional office users seeking a high-quality, move-in-ready space in one of Vancouver's most established commercial corridors. The offering includes Unit 722 (532 SF) and Unit 726 (502 SF) at 550 West Broadway, which may be purchased or leased together or separately, providing flexibility for a wide range of business sizes and growth plans.

Both units have been extensively renovated and feature a modern, professional finish suitable for client-facing operations. Importantly, both suites are pre-installed with water supply and drainage plumbing rough-ins, significantly reducing time and cost for medical, dental, or health-related users (subject to applicable approvals).

The efficient layouts support private offices, treatment rooms, or collaborative workspace configurations.



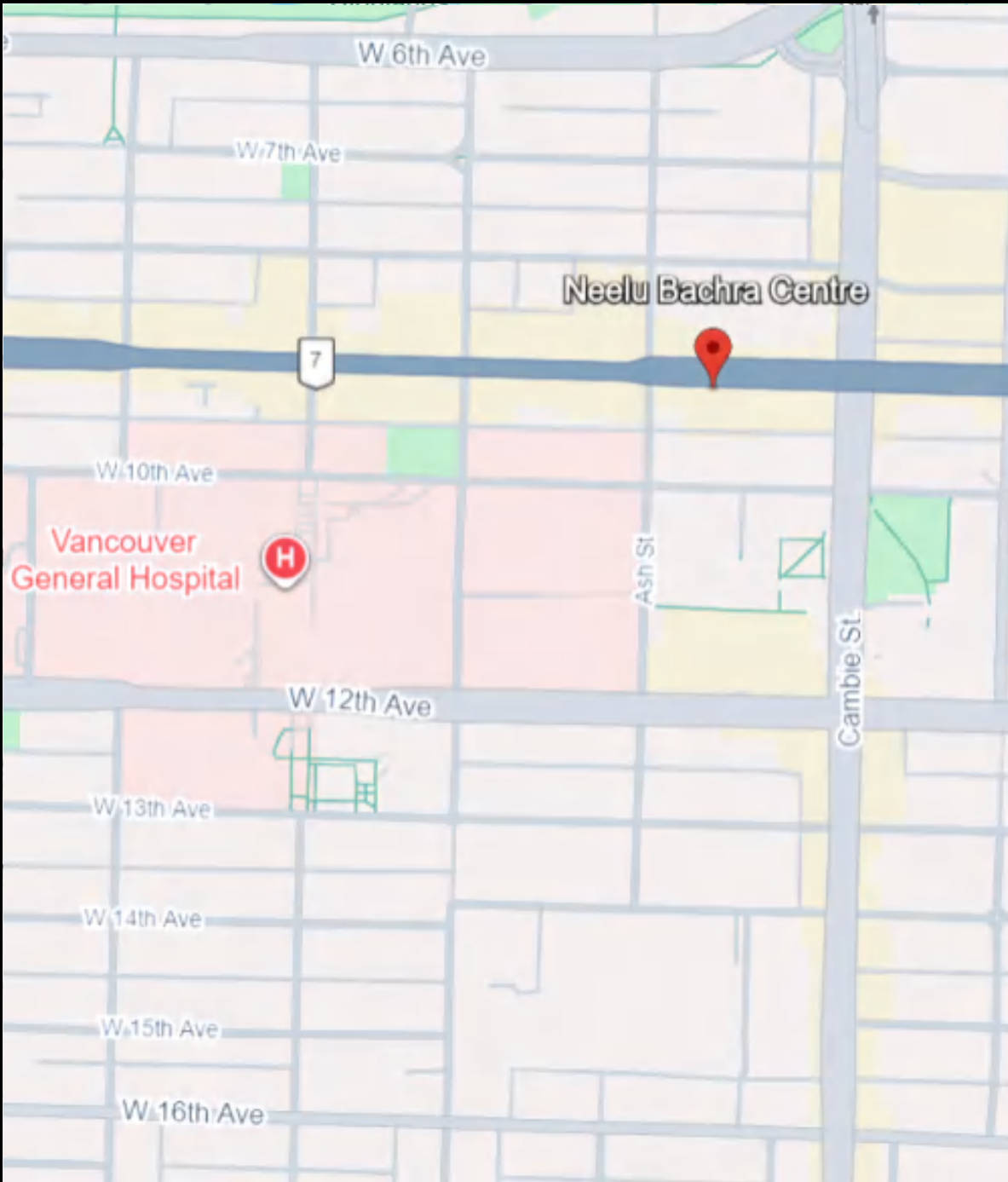
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



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