

**AVISON
YOUNG**

For Lease

**1541 West Broadway
Vancouver, BC**



Opportunity to occupy space in a recently renovated office building with demisable floor plates and north facing views, centrally located in an amenity rich location with a desirable transit and walk score.

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*Devin Ringham Personal Real Estate Corporation

1541 West Broadway

Vancouver, BC

Property details

SIZE
Suite 201: 2,577 sf
Suite 465: 1,066 sf
Suite 475: 1,238 sf

AVAILABILITY
Suite 201: Immediately
Suite 465: Immediately
Suite 475: Immediately

LEASE RATE
Contact listing agents

ADDITIONAL RENT
\$19.50 psf (2025 estimate)

98 Walker's Paradise
Daily errands do not require a car










63 Bike Score
Biking is convenient for most trips

80 Transit Score
Transit is convenient for most trips





Building details

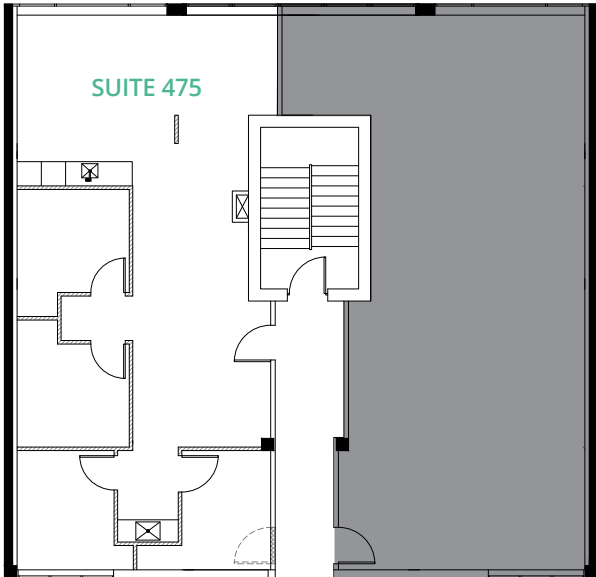
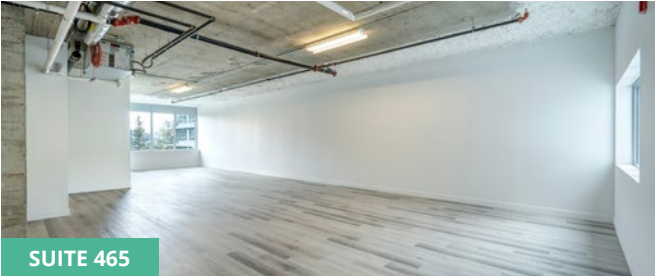
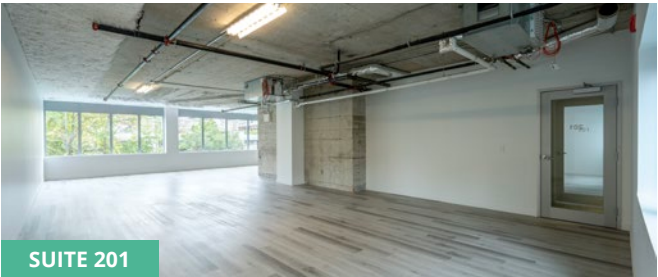
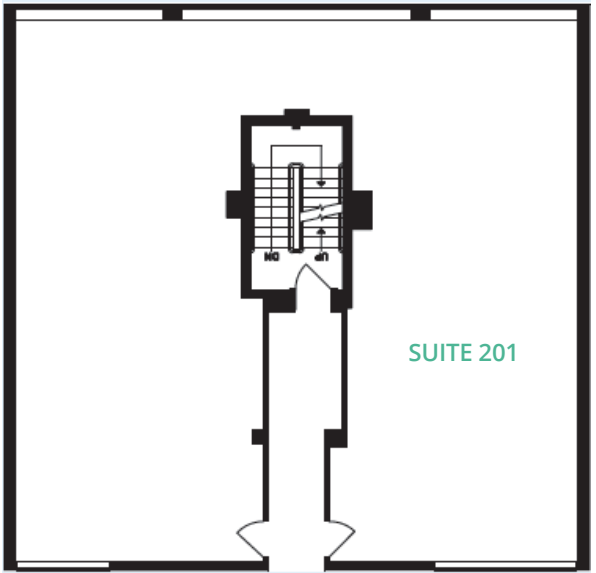
Recently renovated, 25,000 square foot office building, centrally located at the corner of Granville and West Broadway. This boutique office building features unobstructed views of Downtown Vancouver, Burrard Street Bridge, English Bay and North Shore Mountains and the ability to customize the interiors to suit one's individual taste as the premises are currently in shell condition and ready for tenant improvements.

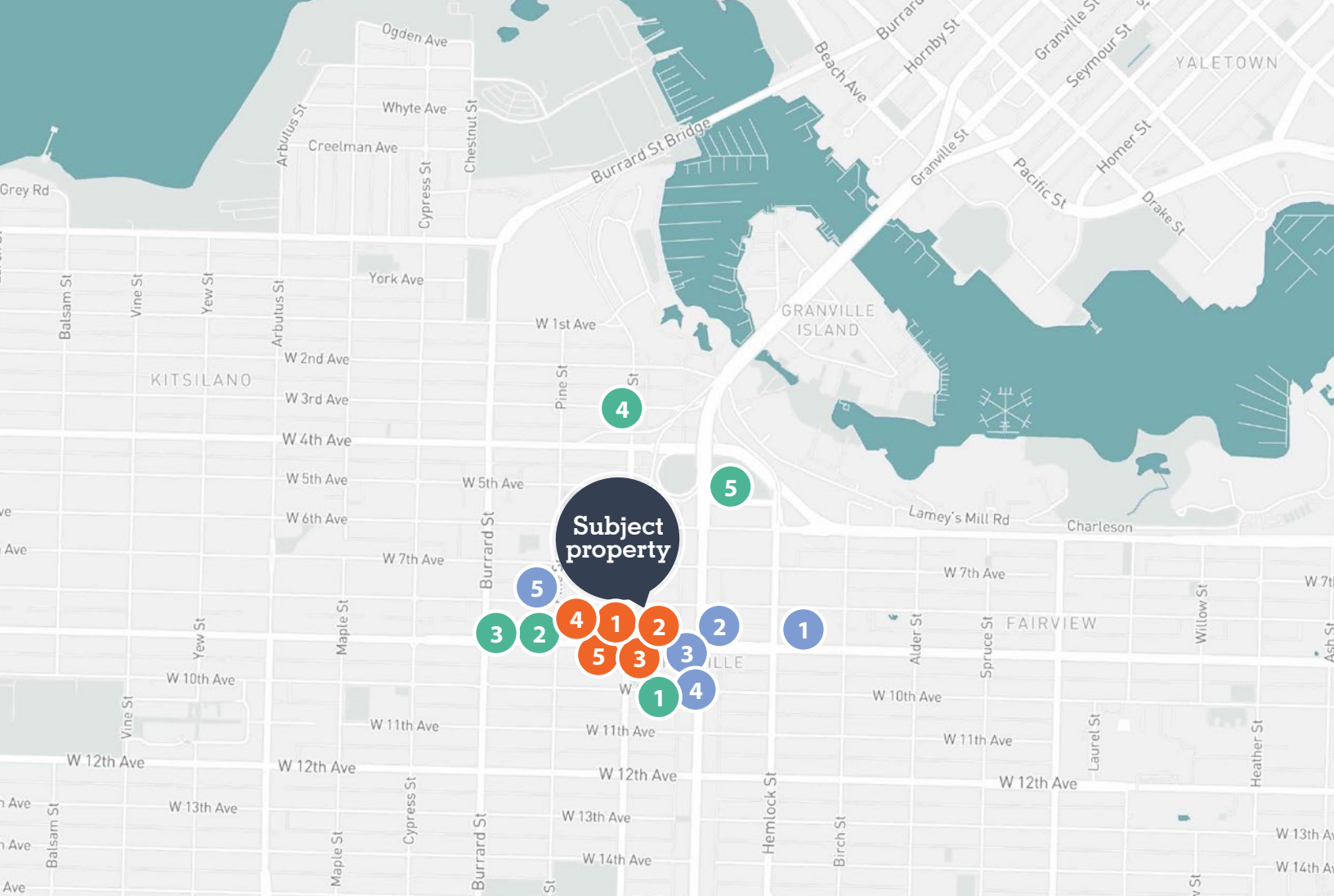
Building features

-  North facing views
-  Equipped with enter phone system for after hours access
-  New windows with high-efficiency glazing
-  Steps from the future Granville SkyTrain station and Millenium Line Broadway extension (Broadway Subway) and B Line transit stop at front door
-  Renovated common areas, lobby and accessible washrooms
-  New HVAC-heat pump system (heating/cooling)
-  24/7 climate control
-  Access to a gym in the building
-  Fully sprinklered property

Property highlights

-  SECURITY CARD ACCESS
-  DEMISABLE FLOOR PLATES
-  ACCESS TO A GYM IN THE BUILDING
-  ELEVATOR EXPOSURE





Nearby amenities

FOOD & BEVERAGE

1. Bob Likes Thai Food
2. Subway
3. Cactus Club Cafe
4. Tim Hortons
5. Starbucks

ERRANDS

1. National Bank
2. RBC Royal Bank
3. PHARMASAVE
4. BMO
5. Canada Post

SHOPPING & AMENITIES

1. Indigo
2. Death by Chocolate
3. Shoppers Drug Mart
4. Fifth Avenue Cinemas
5. Granville Loop Park

Contact for more information

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