



OFFICE SPACE | FOR LEASE

#501 - 550 West 6th Avenue

VANCOUVER, BC

CBRE

Contact Agent

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550 WEST 6TH AVENUE
VANCOUVER, BC

Located in the heart of Vancouver's Broadway Corridor, 550 West 6th Avenue offers exceptional access to urban amenities and transit. Ideally located just steps from the Olympic Village Station on the Canada Line and future Millennium Line Broadway Extension, with direct access to major bike routes and the False Creek Seawall, this destination offers seamless connectivity throughout Vancouver and the Lower Mainland.

Professional, well managed, attractive office building.

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Asking Net Rent
Call Listing Agent
- 

Additional Rent
\$22.85 PSF (2026 Estimate)
- 

Parking
Underground parking
1 stall per 500 SF leased at market rents
- 

Unit 501
3,804 SF (approx.)
- 

Available
June 1, 2026 (approx.)
- 

Entry
Directly across from the elevator

85
TRANSIT
SCORE

98
WALK
SCORE

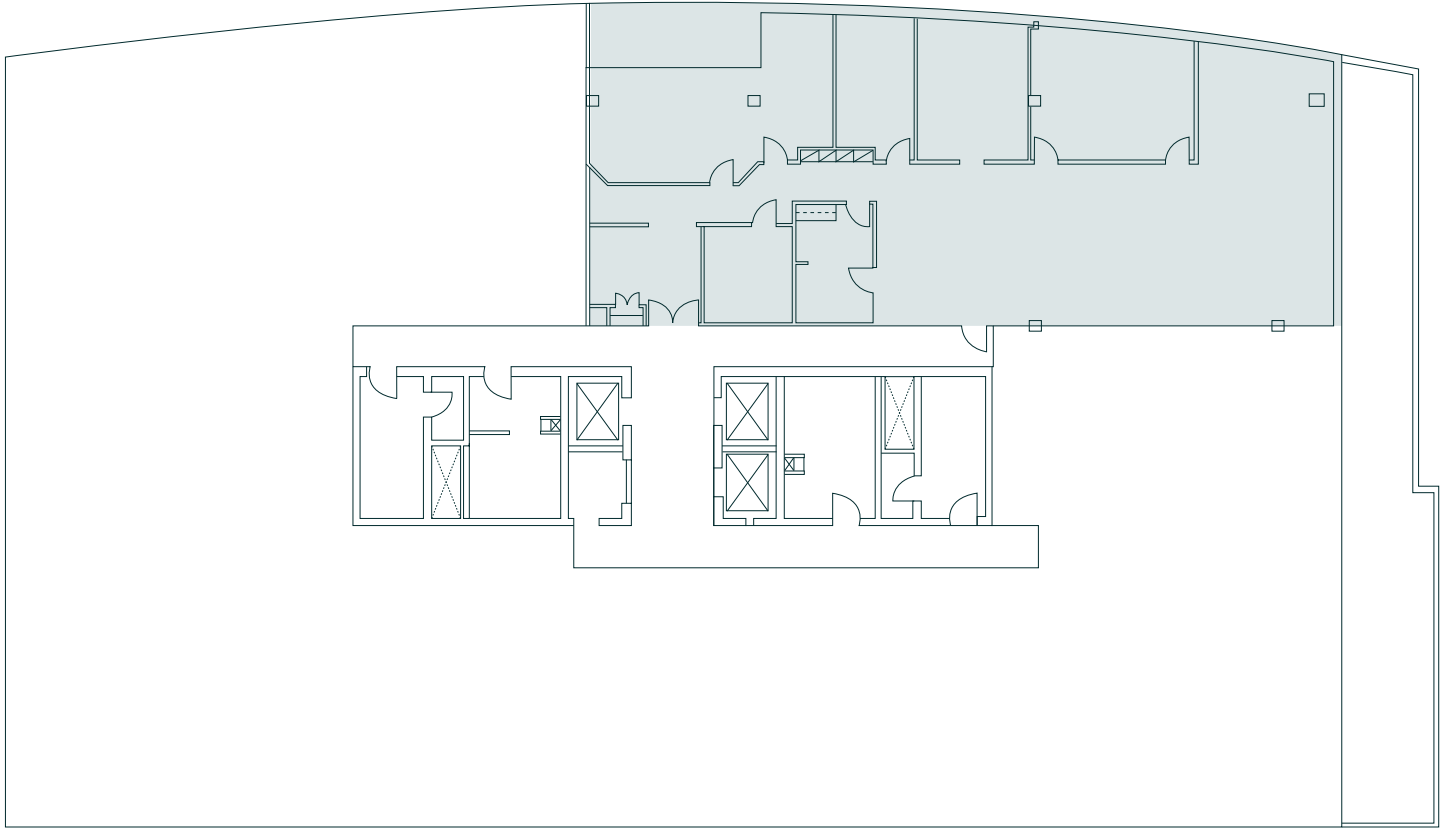
96
BIKE
SCORE

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550 WEST 6TH AVENUE
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Unit 501

3,804 SF (approx.)
Available April 1, 2026



Floor plan is not to scale.

Features

- + Fully improved premises including 5 offices, boardroom, storage room, and open area.
- + Premises located on the NE corner of the 5th floor with good views to the north and east.
- + Ample window line.
- + Building amenities include showers, lockers, and bike storage.
- + 5-level building constructed circa 1992.
- + Direct access into and out of downtown via the Cambie Street Bridge and Canada Line rapid transit.



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550 West 6th Avenue is located one block west of Cambie Street directly opposite the Olympic Village Canada Line Station. A short walk from various amenities on Cambie Street and West Broadway. Also, very close to the many amenities of Granville Island. The building is conveniently close to Cambie Street Bridge for quick access into and out of downtown. West 6th Avenue provides direct access to the West and East areas of Vancouver. This location has the conveniences of the Broadway Corridor without the congestion.



Neighbourhood
Amenities

Cafes

Marulilu Cafe
Allegro Coffee Co.
Elysian Coffee Broadway
Starbucks
Caffe Cittadella
Cafe & Life Co
Blenz Coffee

Restaurants

La Taqueria
Peaceful Restaurant
Chipotle Mexican Grill
Hokkaido Ramen Santouka
Mexicano Taco Ltd.
Benkei Ramen Noodle Shop
Pizzamia Gourmet Pizza Bar
Sha Lin Noodle House
Yolks
McDonald's
A&W Restaurant
Hokkaido Ramen Santouka
Pho Extreme Xe Lua
Cactus Club Cafe
Afgan Horsemen Restaurant
Wendy's

Shopping

Lululemon Athletica
Shinola
Change of Scandinavia
Running Room
The North Face
Independent Goldsmith
T-shirt.ca
Best Buy
Canadian Tire
BC Liquor
Homesense

Entertainment

Black Dog Video
Cineplex Inc.
The Park Theatre
Fox Cabaret
Open Studios
Elan Fine Art
Science World
BC Sports Hall of Fame
Vancouver International Film Centre
Pacific Coach - Day Tours
Vancouver New Music Society

Banking

TD Bank
RBC Royal Bank
CIBC
Vancity Savings Credit Union
Coast Capital
Coast Capital Savings
TD Bank Financial Group
Kingmark Current Exchange Inc.
Central 1

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