

FOR LEASE

SUITE 300

604 W BROADWAY

Vancouver, BC

Centrally-located office space for lease along
Vancouver's thriving Broadway Corridor



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**Personal Real Estate Corporation*

Macdonald
COMMERCIAL

— member of —

CORFAC
INTERNATIONAL

SUITE 300 604 W BROADWAY

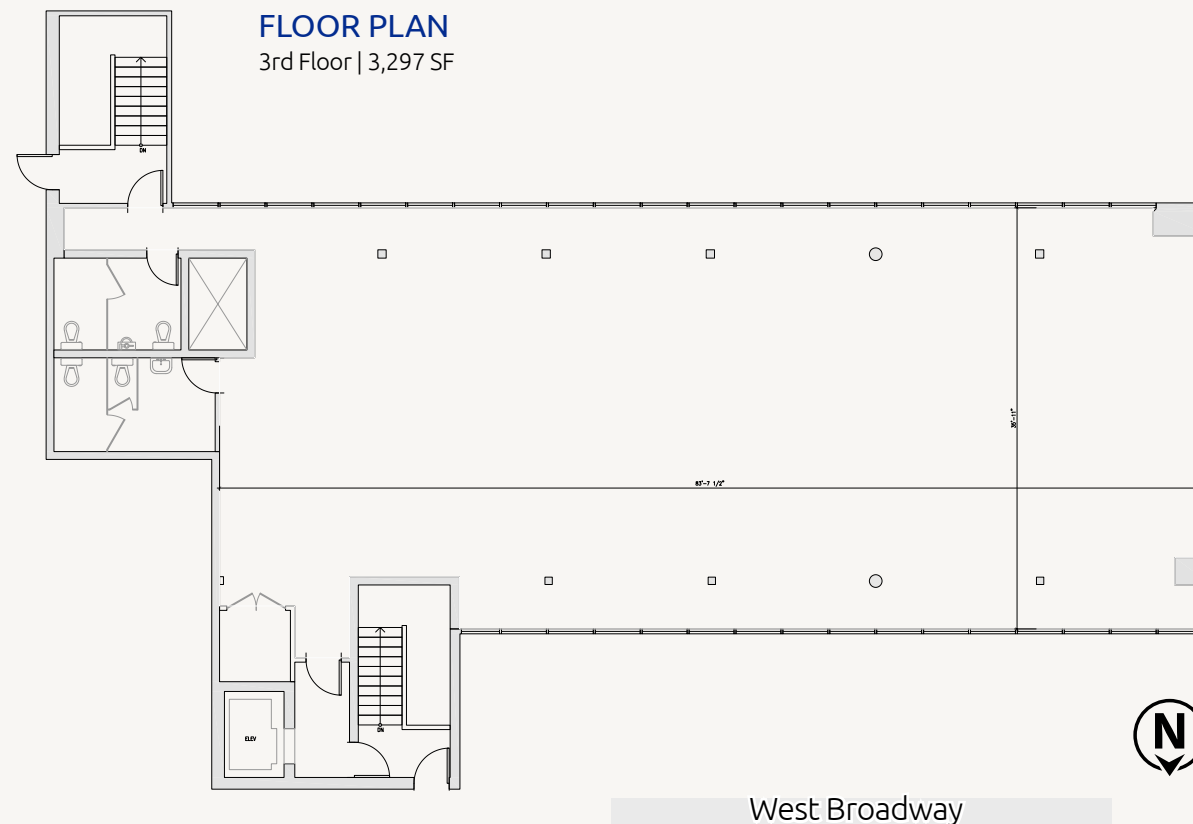
Vancouver, BC

LOCATION

Located on the south side of Broadway between Heather Street to the west and Ash Street to the east, the properties offer unparalleled accessibility and convenience in Vancouver's dynamic Broadway Corridor. Just a short walk from the Canada Line Station at Broadway-City Hall, these properties provide seamless connectivity to downtown Vancouver and beyond. The upcoming Millennium Line Extension will further enhance transit options, making commuting even more efficient. In close proximity to Vancouver General Hospital and surrounded by an array of amenities including restaurants, cafes, shops, and professional services, these locations are ideal for businesses seeking a vibrant and well-connected environment. Enjoy the benefits of a central location with excellent transit access and a thriving neighborhood atmosphere.

SPACE FEATURES

- » Elevator access
- » Private, in-suite male and female washrooms
- » North shore mountain views
- » Generous ceiling heights
- » Unimproved open concept - ready for a tenant's preferred space plan
- » Air conditioned



DETAILS

LEASABLE AREA

3,297 SF

AVAILABLE

Immediately

PARKING

2 stalls available
(\$150 per month plus applicable taxes)

BASE RENT

\$19.00 psf per annum

ADDITIONAL RENT

\$29.05 psf per annum (2026)

Walk Score
100

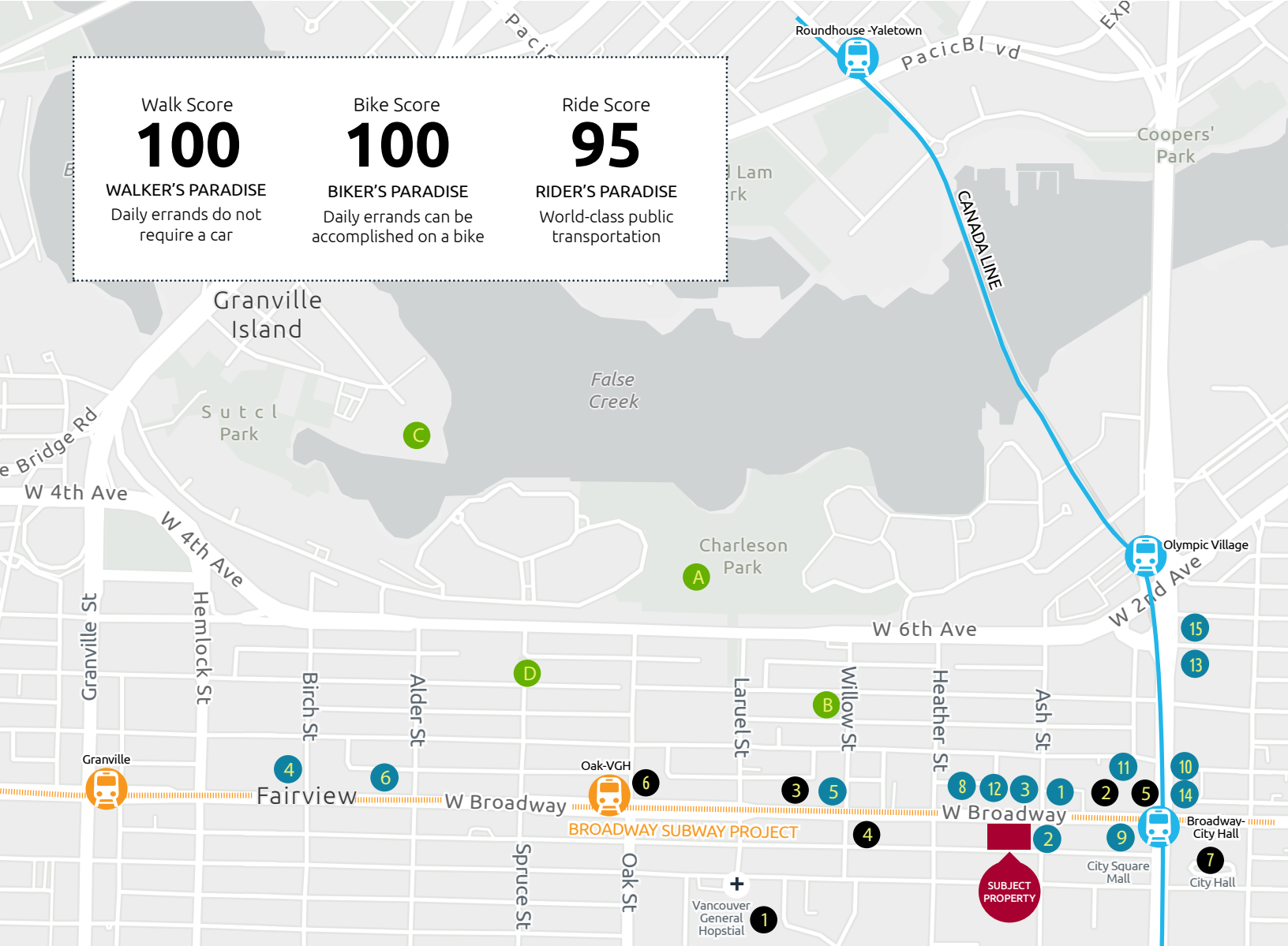
WALKER'S PARADISE
Daily errands do not require a car

Bike Score
100

BIKER'S PARADISE
Daily errands can be accomplished on a bike

Ride Score
95

RIDER'S PARADISE
World-class public transportation



AMENITIES

● RESTAURANTS/CAFES/SHOPPING

1. Cactus Club Cafe
2. The Rogue Kitchen
3. Blenz Coffee
4. Boston Pizza
5. Tim Hortons
6. Tojo's Restaurant
7. Waves Coffee
8. Tractor Everyday
9. Starbucks
10. Save-On-Foods
11. Whole Foods
12. Michael's
13. Canadian Tire
14. The Home Depot
15. Best Buy

● BANKS & SERVICES

1. Vancouver General Hospital
2. London Drugs
3. Shopper's Drug Mart
4. Fairmont Medical Building
5. RBC Royal Bank
6. Scotia Bank
7. Vancouver City Hall

● PARKS

- A. Charleson Park
- B. Willow Park
- C. Ron Basford Park
- D. Choklit Park

🚊 SKYTRAIN STATIONS

- Canada Line
- Broadway Subway Project

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