



1885
WEST BROADWAY
VANCOUVER, BC



A Rare Full-Building Opportunity in the Heart of the Broadway Corridor.

1885 West Broadway is a premier office and retail property in the heart of Vancouver's Broadway Corridor. This professionally managed 27,507 s.f. building offers a rare full-building opportunity, ideal for organizations seeking a consolidated presence in a quality asset within one of the city's most desirable commercial districts.

C-3A zoning accommodates diverse office users, from professional service firms and medical practitioners to creative agencies and technology companies seeking a premium West Side address.

The building features two ground-floor units of 4,300 square feet each, suitable for office or retail use, while the 2nd and 3rd floors offer expansive 9,400-square-foot office plates. Excellent open office areas are enhanced by exceptional natural light through north, west, and south-facing windows, capturing striking views of English Bay, the downtown skyline, and North Shore mountains. These bright, inspiring environments create ideal workspaces that attract and retain top talent.

Professionally owned and managed by Austeville Properties, 1885 West Broadway represents a high-quality opportunity in Vancouver's rapidly evolving Broadway Corridor.



BIKE LOCKERS



50 PARKING STALLS
(18 SURFACE STALLS,
32 SECURED UNDERGROUND)



2 EV CHARGING STATIONS



24-7 BUILDING SECURITY



FULL BUILDING OPPORTUNITY OF 27,507 S.F.



BUILDING SIGNAGE OPPORTUNITIES



AVAILABLE IMMEDIATELY



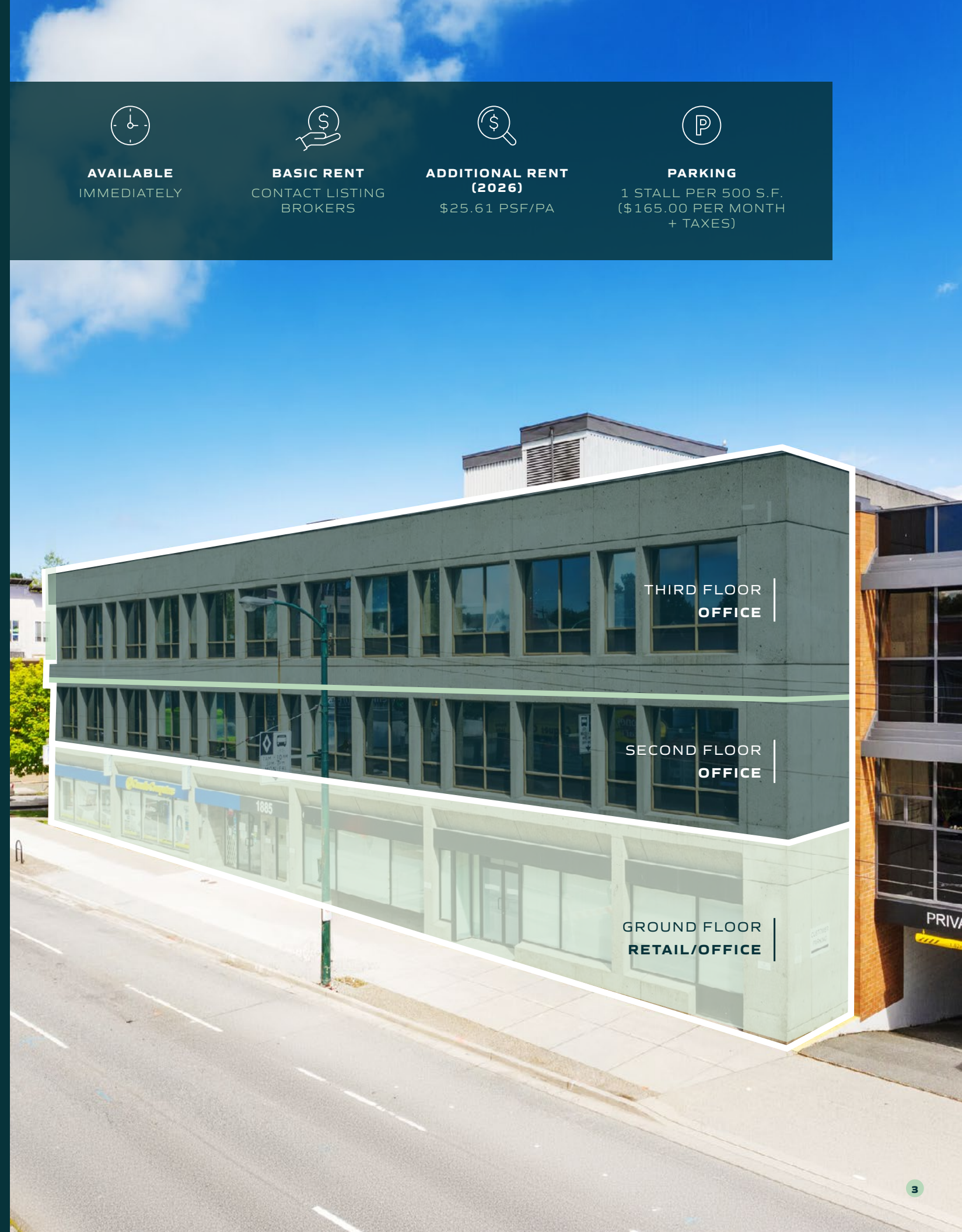
BASIC RENT CONTACT LISTING BROKERS



ADDITIONAL RENT (2026) \$25.61 PSF/PA



PARKING 1 STALL PER 500 S.F. (\$165.00 PER MONTH + TAXES)



A Premier Corner in the Broadway Corridor, Minutes from Downtown and Steps from the Future SkyTrain.

Located on the corner of Cypress and West Broadway in the heart of the Broadway Corridor – minutes to downtown Vancouver via the Burrard St. Bridge, located on a major east/west transit route and two blocks from the upcoming Arbutus Skytrain Station. Numerous amenities in the area include restaurants, cafés, shops, banking and services.



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BIKE
SCORE
93



WALK
SCORE
99



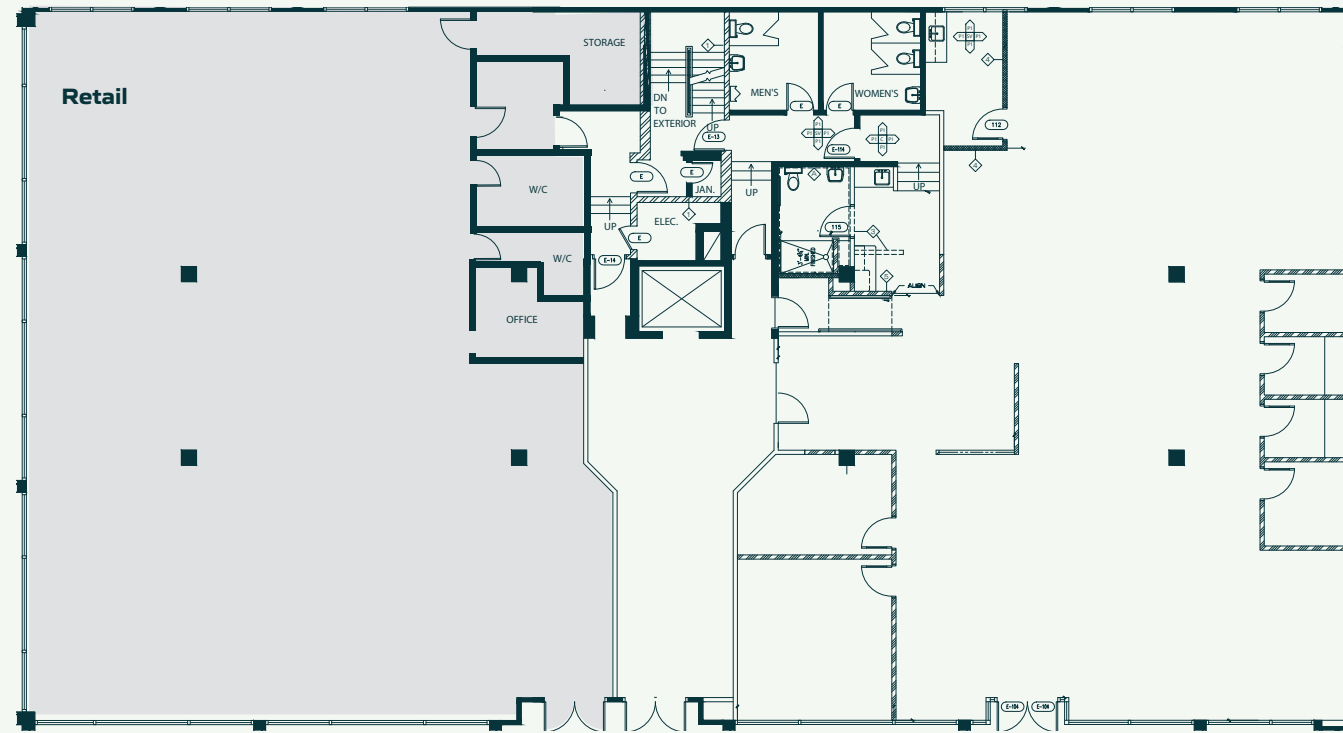
TRANSIT
SCORE
74

- | | | | |
|----|------------------------|----|------------------------------|
| 01 | Arbutus Coffee | 08 | Le Coq Frit |
| 02 | Gateau de Henry | 09 | DS Indian Kitchen |
| 03 | Tim Hortons | 10 | Unchai |
| 04 | Pallet Coffee Roasters | 11 | Big Mama's & Papa's Pizzeria |
| 05 | Earls Kitchen + Bar | 12 | Coquette Brasserie |
| 06 | Denny's | 13 | Subway |
| 07 | Happy Lamb Hot Pot | 14 | Cactus Club Cafe |

Ground Floor

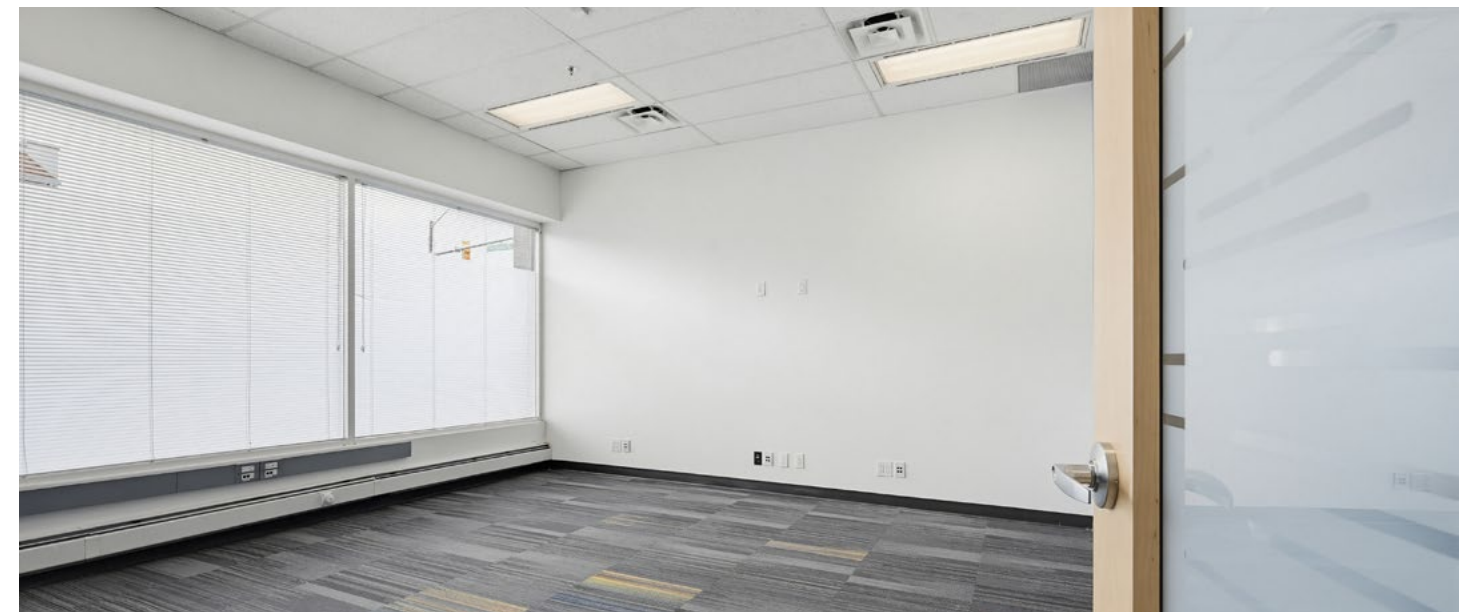
8,656 s.f. (Office + Retail Space)

Street-front office space with direct entry on West Broadway and access through the lobby and parking. Well-improved space with reception/waiting area, large open workspaces, two 8-12 person meeting spaces, 4 small meeting rooms/offices, coffee station/kitchenette, and dedicated kitchen space.



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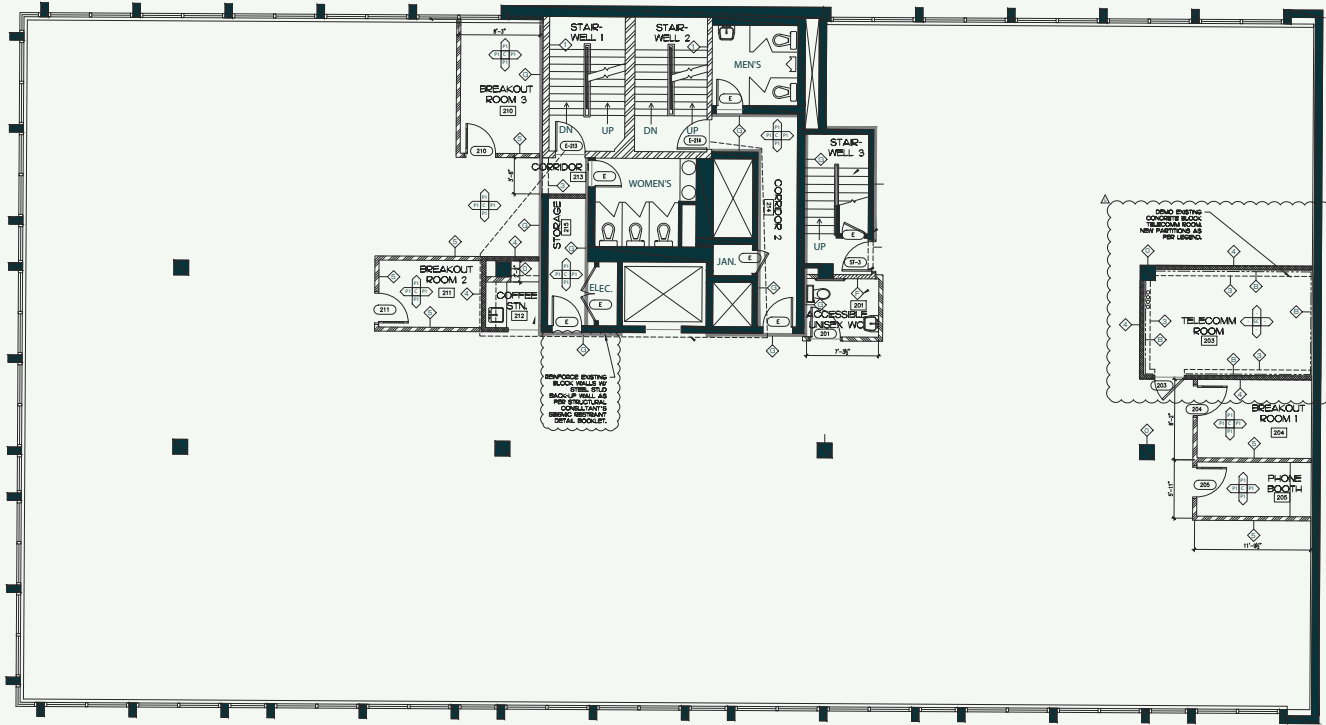
*Total of 27,507 s.f.



Second Floor

9,424 s.f.

5 meeting rooms, kitchenette, storage room, private accessible washrooms, interconnected stairwell, and open space that can accommodate up to 100 workstations.



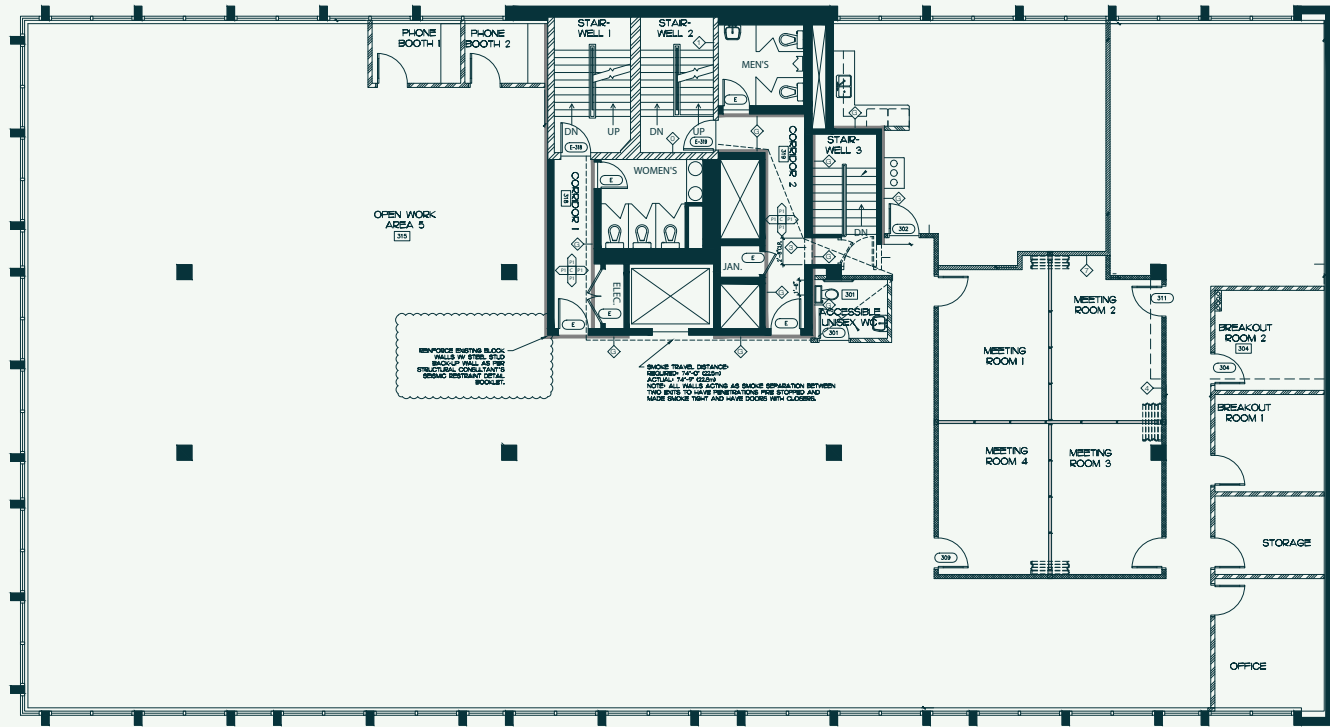
WEST BROADWAY

*Total of 27,507 s.f.



Third Floor
9,427 s.f.

Large meeting space with dividing walls that can separate into four 6-person meeting rooms or one large boardroom, large, dedicated kitchen/staff room with lounge, four additional 6-person meeting spaces, two phone booths, private accessible washrooms, interconnected stairwell, and open space that can accommodate up to 90 workstations.



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*Total of 27,507 s.f.





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