

FOR SUBLEASE

4,224 SF CORNER UNIT AVAILABLE AT WEST BROADWAY & ONTARIO STREET

1 WEST BROADWAY, VANCOUVER, B.C.



Marcus & Millichap

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OPPORTUNITY

Opportunity to sublease a rarely available 4,224 SF built-out corner unit within the Mount Pleasant/Fairview area. The subject premises is strategically located on a high-visibility corner fronting West Broadway and Ontario Street, and only 300 metres away from Main Street.

SALIENT DETAILS

Location: [1 West Broadway, Vancouver, B.C.](#)

Available Area: 4,224 SF available via the ground floor and second level, additional 2,627 SF of storage space available via the lower level. Full breakdown below:

Basement: 2,627 SF

Ground Floor: 2,860 SF

Second Level: 1,364 SF

Total Ground Floor and Second Level: 4,224 SF

Parking: 16 surface level stalls available at rear







Asking Rent: Contact Listing Agent

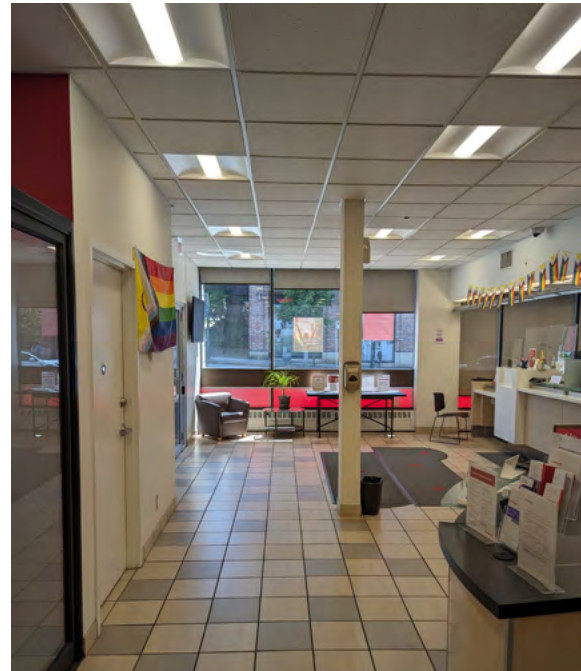
Additional Rent: Contact Listing Agent

Timing: Available Immediately

Head Lease Expiry: February 2028

KEY FEATURES

-  Improved space with built-out washrooms and staff kitchen area
-  16 surface stalls at rear
-  Daytime population of over 48,000 people within a 1km radius
-  Average household income of \$115,821 within a 10-minute walk of the subject premises
-  300 metres (4 min walk) away from Main Street
-  Walk Score: **99** Transit Score: **80** Bike Score: **83**

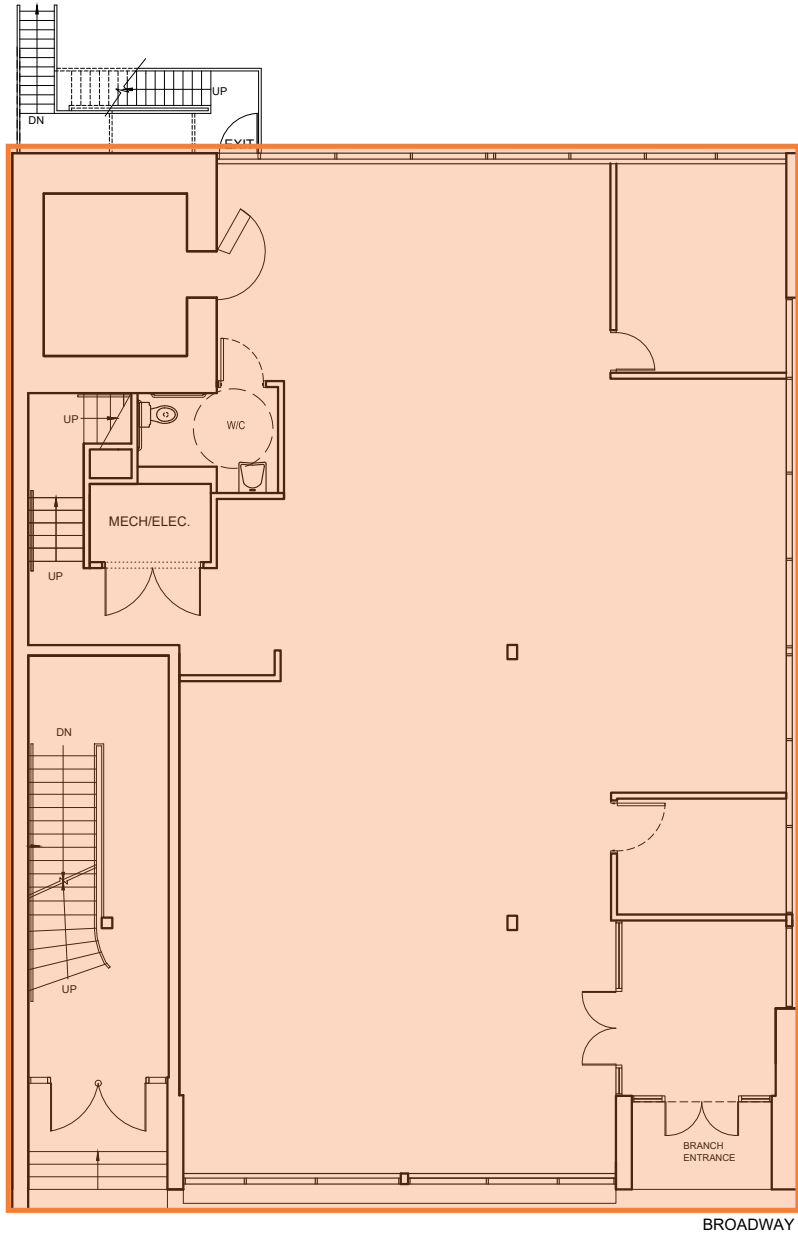


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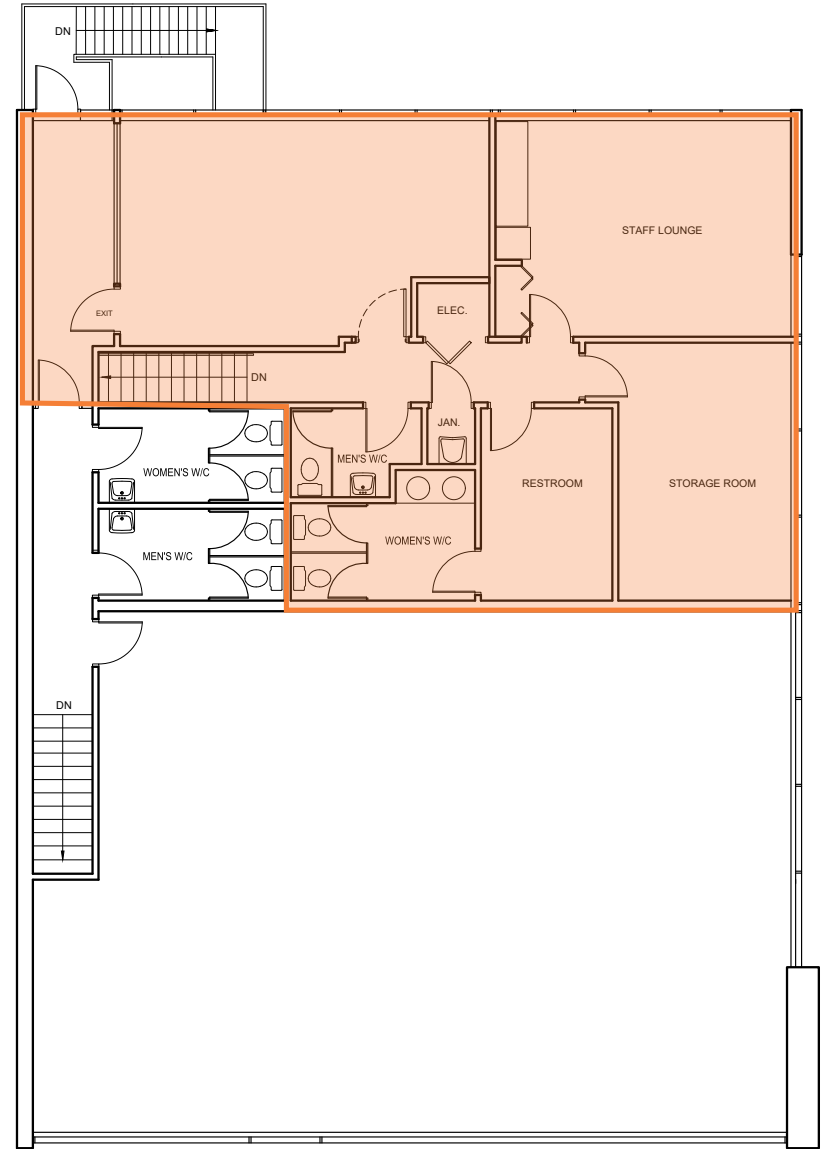
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EXISTING GROUND FLOOR PLAN



EXISTING 2ND FLOOR PLAN

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2022 Demographics	3 Min Drive	5 Min Drive	2 km Radius
Total Population	20,694	66,890	124,535
Total Daytime Population	34,717	89,864	157,559
Total Households	11,758	35,050	64,255
Avg. Household Income	\$113,398	\$115,550	\$115,625
Population Growth 2022 – 2027	11.3%	4.2%	7.3%



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