

#230 - 1245 WEST BROADWAY, VANCOUVER BC

**NAI Commercial**

1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca



# High Exposure Office For Lease

## Property Features

Located in Vancouver's sought-after Fairview neighbourhood

Bright open-concept office with large windows

Close to transit, restaurants, and everyday amenities

### Chris Oteman

Commercial Leasing & Sales  
coteman@naicommercial.ca | 604 828 0535

### Samuel Brahem

Commercial Leasing & Sales  
sbrahem@naicommercial.ca | 604 691 6620

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# In the Heart of Fairview

A premium office opportunity in one of Vancouver's most connected business districts.

## Highlights

Unit Details:

- Wrap-around balcony
- Large windows facing West Broadway with open concept design
- Air-conditioned unit
- Ample visitor parking is available
- Currently built out as a healthcare office
- Available immediately

## Location

Set in one of Vancouver's most established office corridors, this upgraded office building combines a prime Fairview location with exceptional convenience. Featuring three levels of office space above ground-floor retail, the property offers impressive north-facing views and is within walking distance of dining, shopping, banking, and everyday amenities. Ongoing capital improvements have ensured the building continues to meet Class A standards.

## Unit Details

### Size

2,509 SF

### Parking

On-site underground parking

### Zoning

C-3A

### Additional Rent

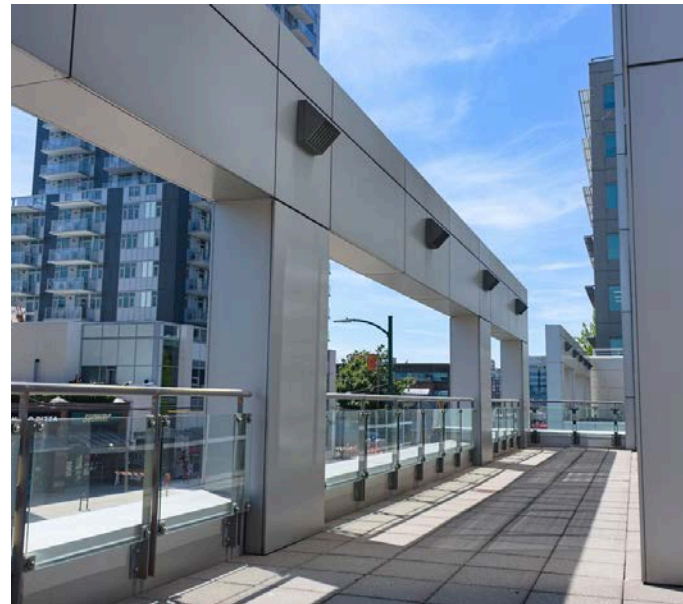
Common Area: \$14.76/SF\*

Property Taxes: \$13.98/SF\*

(\*excludes management fee)

### Lease Rate

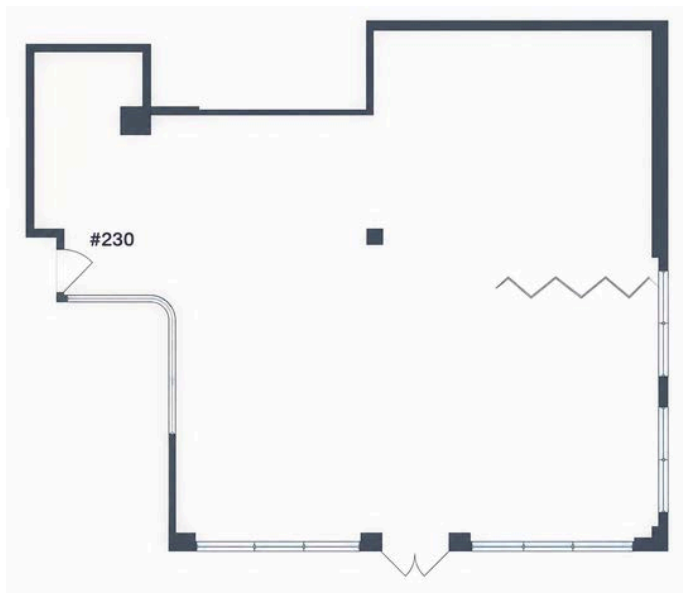
Contact Listing Agents



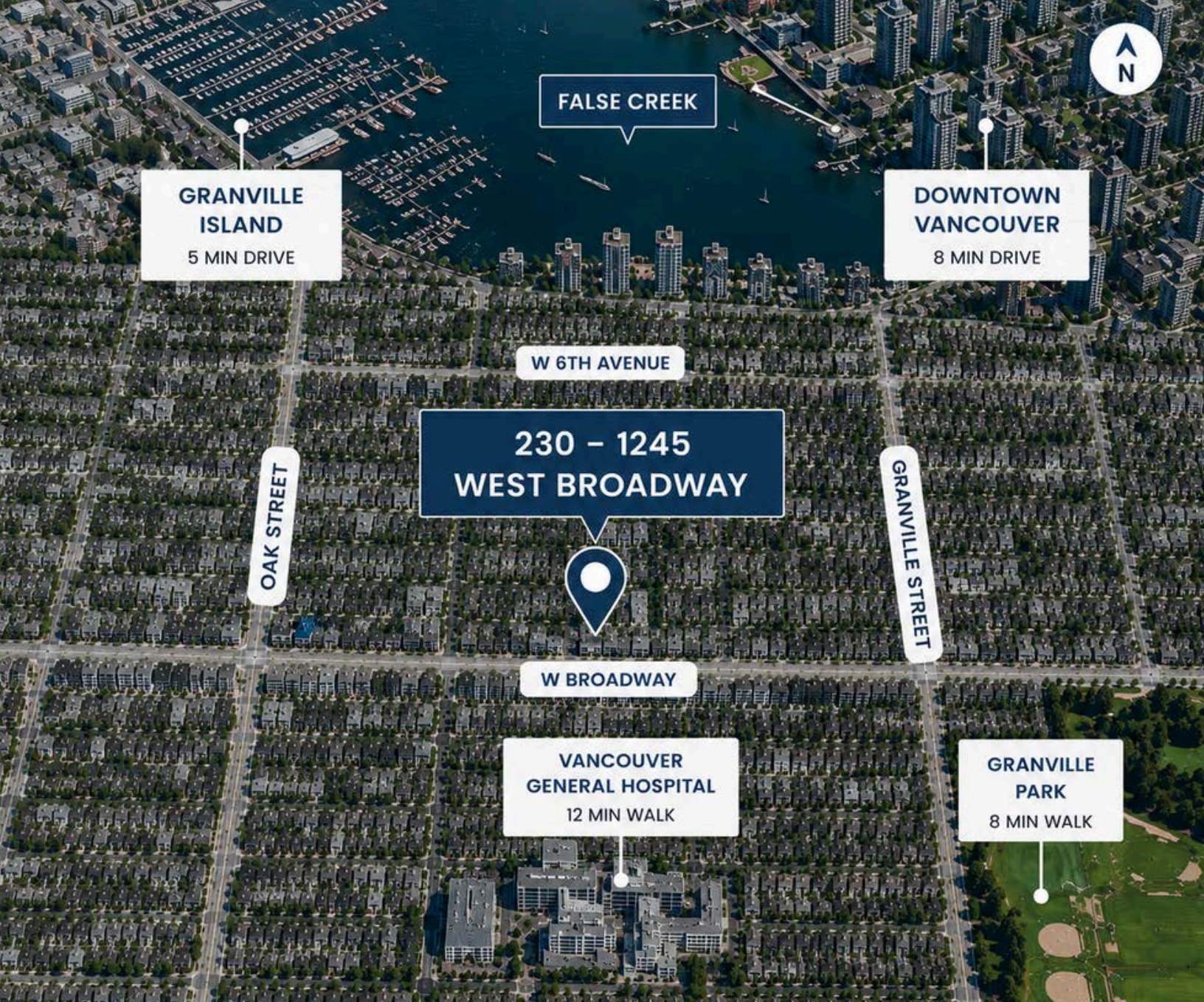




Floor Plan







Walk Score

**95** Walker's Paradise

Transit Score

**72** Excellent Transit

Bike Score

**91** Biker's Paradise

## Surrounded by Convenience

Excellent connectivity to Downtown Vancouver, the Broadway Corridor, and major amenities, with convenient access to transit, restaurants, cafés, retail, and professional services—all within one of Vancouver's most established commercial districts.



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# 1245 W Broadway

For more information

**Chris Oteman**

coteman@naicommercial.ca  
604 828 0535

**Samuel Brahem**

sbrahem@naicommercial.ca  
604 691 6620

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