

wpm

WARRINGTON PCI
MANAGEMENT



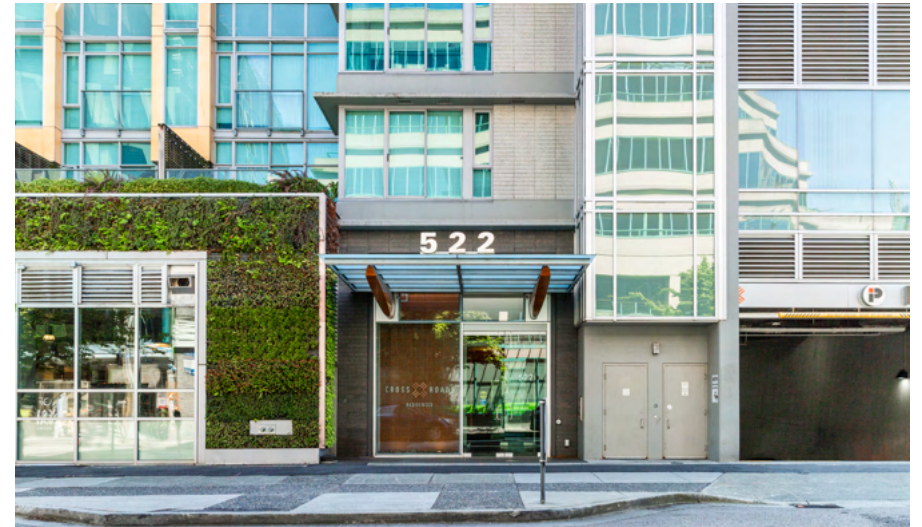
PRIME OFFICE SPACE
FOR LEASE

CROSSROADS • VANCOUVER, BC

ABOUT

Crossroads is a transit-oriented mixed-use retail, office and residential development with over 220,000 SF of commercial space anchored by London Drugs, Whole Foods, RBC and the City of Vancouver.

Built with the opening of the Canada Line Cambie Station in mind, Crossroads is a sustainable, transit-oriented community that offers people a place to work, live and shop all in one location. Crossroads integrates environmental design and green technologies throughout its 140,000 sq. ft. of retail space as well as its 85,000 sq. ft. of office space and 85,000 sq. ft. of market condominiums and townhomes.





BUILDING AMENITIES

- On-site building operator and security
- Anchor tenants: London Drugs, Whole Foods, RBC
- Multiple restaurants and amenities nearby
- Underground secure parking
- Built in 2009 with recent improvements
- Expansive windows and views of the North Shore mountains
- Quick access to the Seawall
- Commuter friendly with Local Street Bikeway nearby
- Professionally managed

Adjacent to the Broadway-City Hall Skytrain Station located on the Canada Line. This station is connecting with the Broadway Line Extension which will connect to all other Skytrain Lines in 2026. Immediate access to Downtown Vancouver via bike, car, or transit.



Underground Parking
1:500 SF



Fibre Connections



Fitness Facility and Showers



On-Site Security



Restaurants Nearby



91 Walk Score



87 Bike Score



84 Transit Score

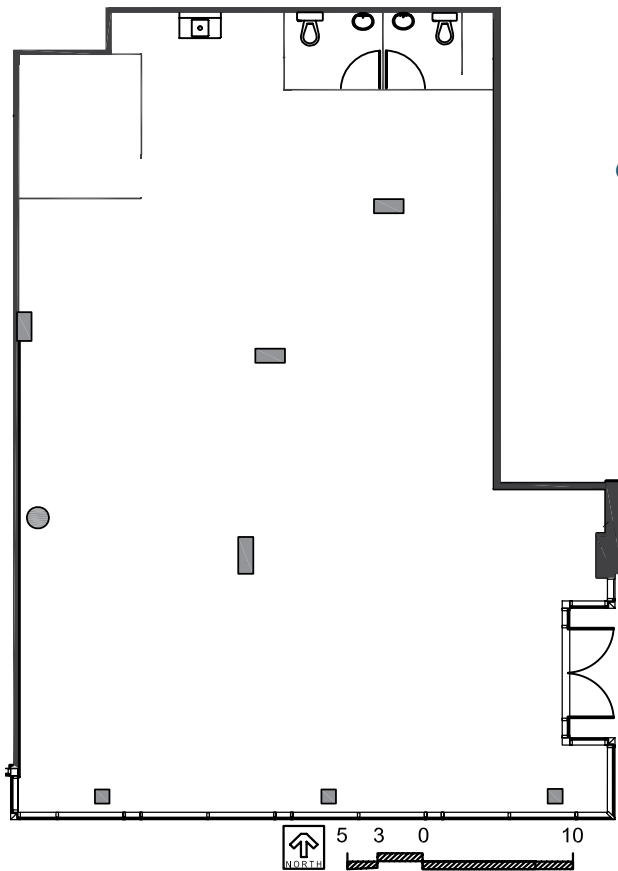
AVAILABLE UNIT

Suite 385 - 507 West Broadway

Rentable Area: 2,358sf

Additional Rent: \$26.04 (2026 est.) **Availability:** Immediately

Space for reception and multiple private offices.
Sunny south-facing windows.



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E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

#385 - 507 West Broadway, Vancouver

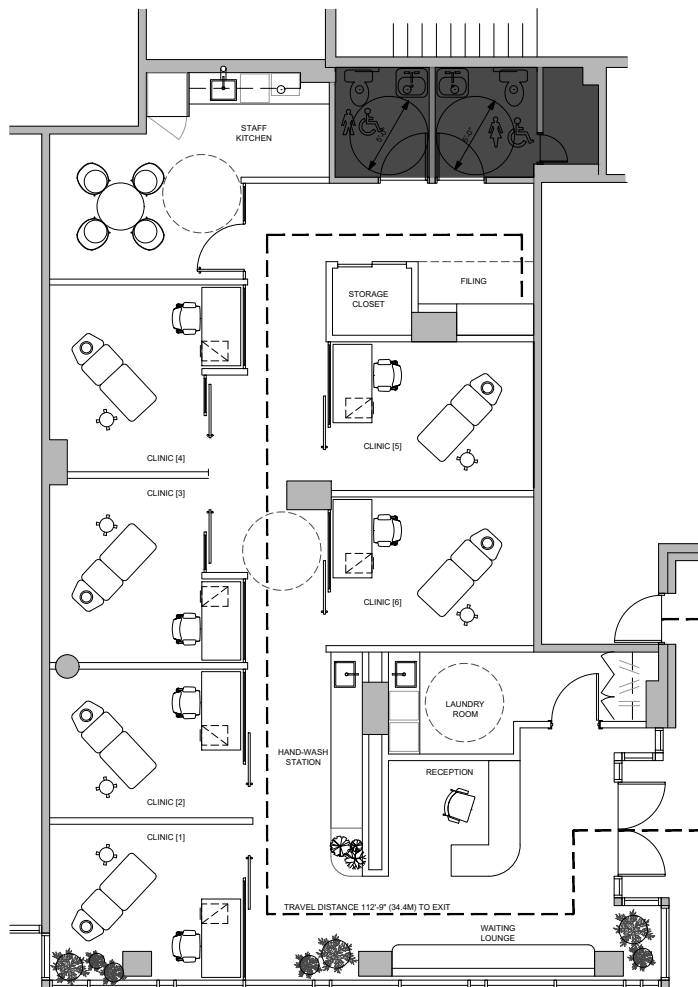
CONCEPTUAL PLANS



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Medical Conceptual Plan

*medical office restrictions apply



Office Conceptual Plan

