



1867  
WEST BROADWAY  
VANCOUVER, BC

FOR LEASE



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

1867 West Broadway is a premier office and retail property in the heart of Vancouver's Broadway Corridor. This professionally managed 31,529-square-foot building combines quality retail tenancy with established office occupiers, creating a vibrant mixed-use environment in 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.

Recent capital improvements include renovated lobby spaces, upgraded elevator systems, and well-maintained base building infrastructure, delivering a polished environment that meets today's tenant expectations.

The 2nd and 3rd floor office suites feature thoughtfully improved configurations with exceptional natural light. North and south-facing windows combined with angular skylight design create bright, inspiring workspaces with striking views of the North Shore mountains, English Bay, and downtown skyline.

Professionally owned and managed by Austeville Properties, 1867 West Broadway represents a high-quality opportunity in Vancouver's rapidly evolving Broadway Corridor.



BIKE LOCKERS



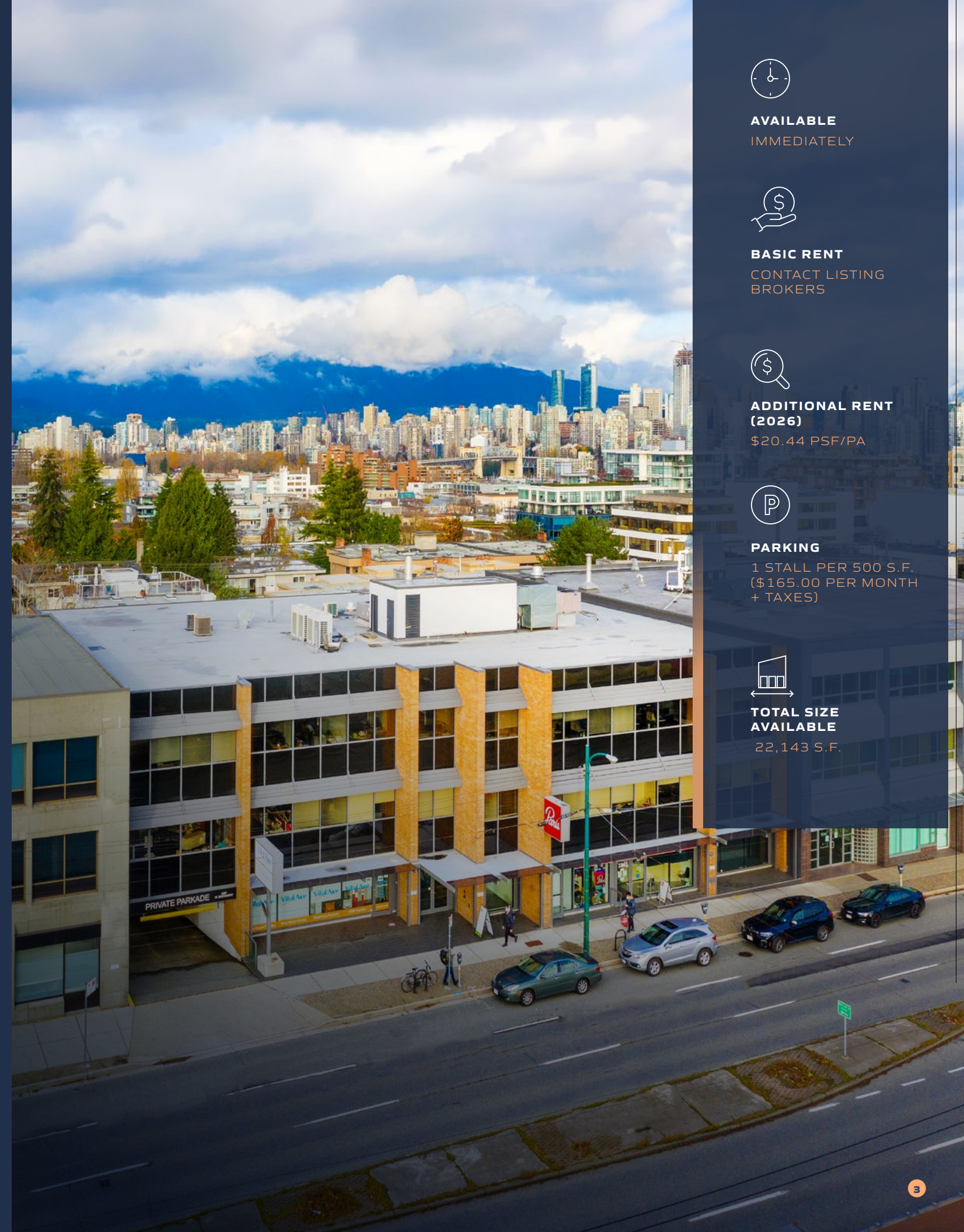
SECURE UNDERGROUND PARKING



24-7 BUILDING SECURITY



GROUND FLOOR RETAIL OPERATOR



AVAILABLE IMMEDIATELY



BASIC RENT CONTACT LISTING BROKERS



ADDITIONAL RENT (2026) \$20.44 PSF/PA



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



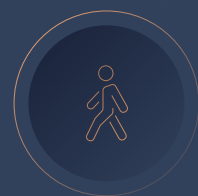
TOTAL SIZE AVAILABLE 22,143 S.F.

# 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. Recently renovated building lobby and upgraded elevator. Underground secured parking available.



BIKE  
SCORE  
**93**



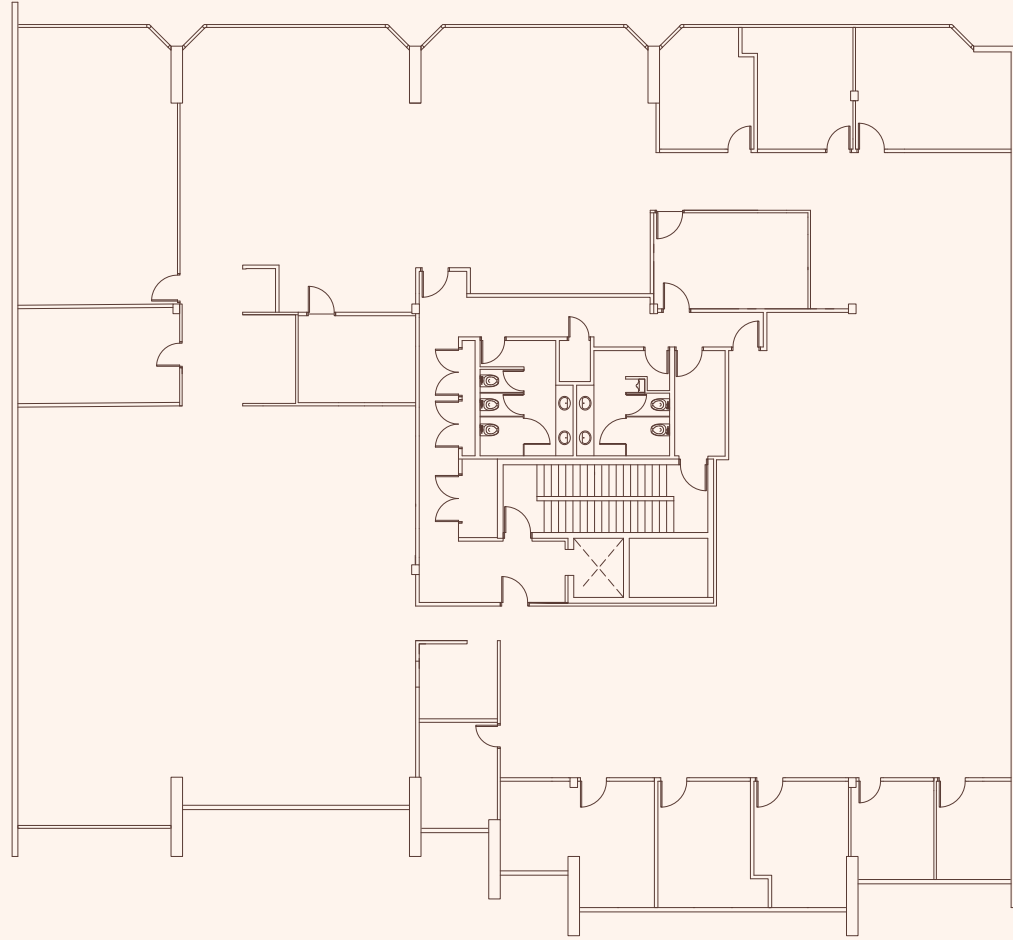
WALK  
SCORE  
**99**



TRANSIT  
SCORE  
**74**

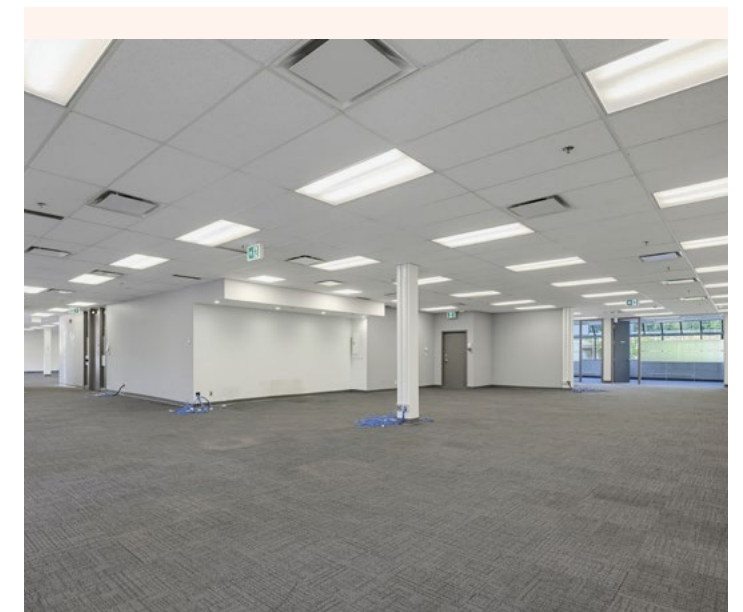
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|----------------------------------|--|
| <b>01</b> Arbutus Coffee         | <b>08</b> Le Coq Frit                  |
| <b>02</b> Gateau de Henry        | <b>09</b> DS Indian Kitchen            |
| <b>03</b> Tim Hortons            | <b>10</b> Unchai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

**2nd Floor**  
11,245 s.f.

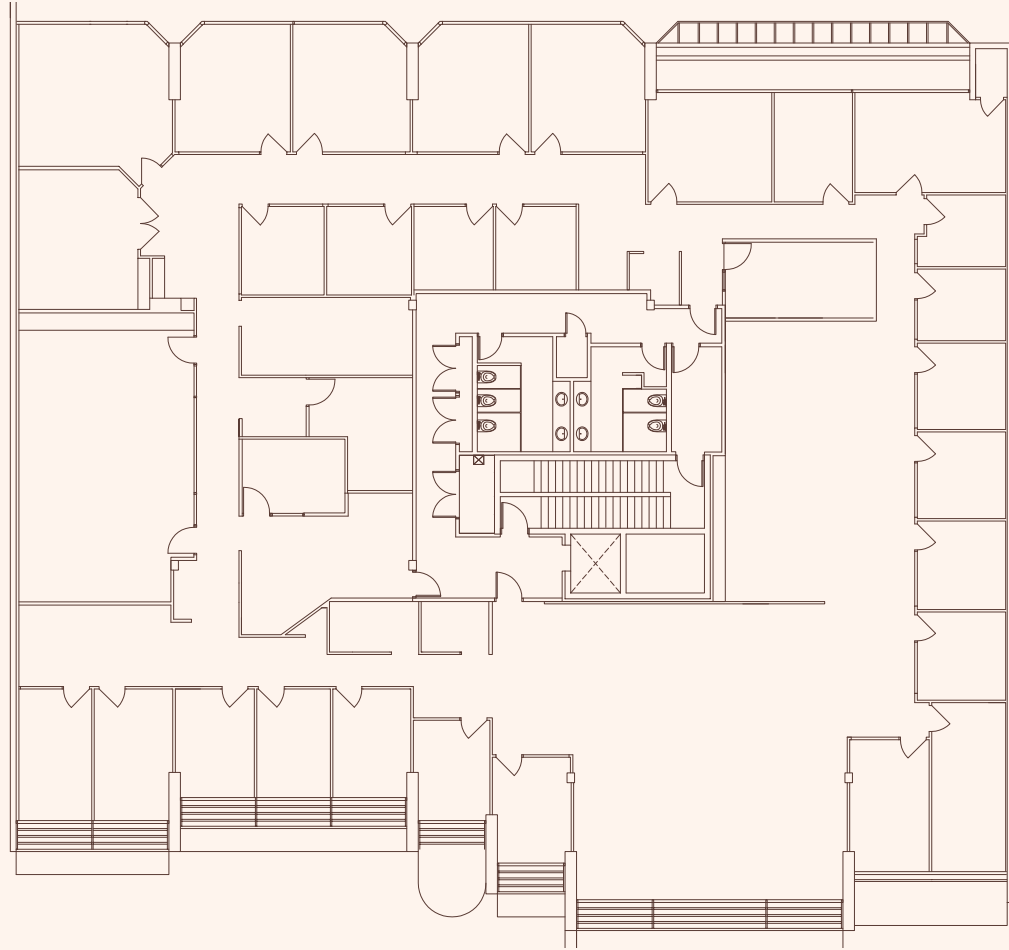


WEST BROADWAY

- 7 window offices
- Two 4 person meeting rooms
- One 8 person meeting room
- One 10 person meeting room
- One 20-person boardroom
- Two copy areas, enclosed kitchen space, Coffee lounge/kitchenette
- Multiple open work areas that can accommodate 80+ workstations



**3rd Floor**  
10,898 S.F.



WEST BROADWAY

- 22 window offices
- One 20-person boardroom
- Six 4-person meeting room
- One 10-person meeting room
- Enclosed kitchen space
- Coffee station/kitchenette
- Two copy rooms
- Reception/waiting area
- Server room
- Multiple open work area that can accommodate 30+ workstations
- Private terrace





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