



Mount Pleasant Retail Space For Lease 202 West Broadway, Vancouver BC

Prime West Broadway/ Mount Pleasant Retail Premises:

- Located at the southwest corner of West Broadway and Columbia Street, in the heart of a well-established West Broadway shopping and business district
- Corner exposure, on the main floor of a well-maintained office building
- The Canada Line Broadway-City Hall station at Cambie Street & Broadway is within a few minutes' walk

TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

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210 West Broadway, Vancouver, BC

RETAIL OPPORTUNITIES

Unit	Area (SF)	Availability
202	1,601	October 1, 2024

Net Lease Rate:

Starting at \$30.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$16.85 per sq. ft. (estimate for year ending June 30, 2024; includes utilities)

Parking:

Secured surface tenant reserved parking available at 1 stall per 1,000 sq. ft. leased; current monthly rate: at \$90.00 per stalls plus tax.

