

FOR LEASE | OFFICE

# 1333 West Broadway

Vancouver, BC



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**wpm** WARRINGTON PCI  
MANAGEMENT



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## PROPERTY HIGHLIGHTS

Prominently located at the corner of West Broadway and Birch St. in the heart of the Broadway Corridor. The South Granville Skytrain Station currently under construction is predicted to be completed by Fall 2027, and is less than two city blocks away from the building.

The location offers excellent amenities including multiple restaurants, cafes, and shops. Multiple bus routes within close proximity and W 7th Ave, which is a local street bikeway. The Vancouver Seawall is easily accessible and the South Granville Neighborhood is closeby.

### BASIC RENT

Contact Listing Agent

### OPERATING COST & TAXES (2026 Est.)

Additional Rent: \$24.21 psf

### PARKING RATE (1:550 Ratio)

Random: \$150/month + applicable taxes

Reserved: \$190/month + applicable taxes

Shared Reserved: \$220/month + applicable taxes





# Suite 200

1308 West 8th Ave

4,554 SF

Available Immediately

- **Second Floor:**

Naturally bright space with direct frontage on W 8th Ave.

- **Spacious Layout:**

Includes large working areas and private offices.

- **Scenic Views:**

Expansive garden windows overlook a tree-lined boulevard.

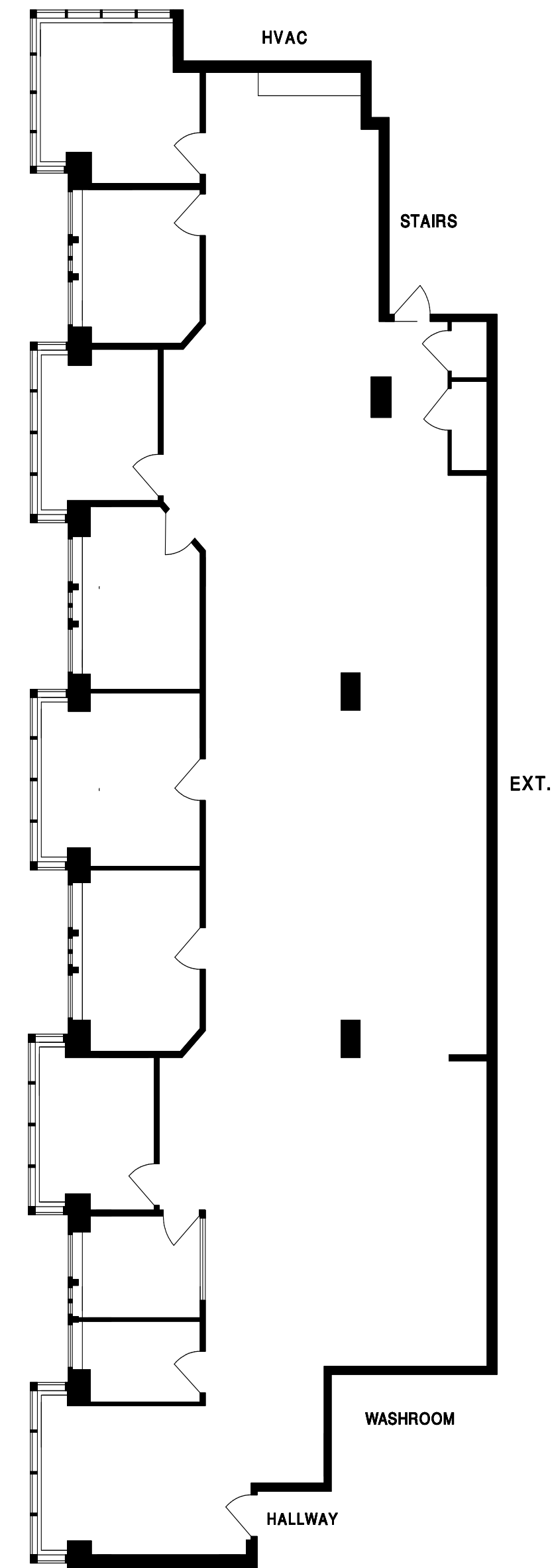
- **Modern Lighting:**

Equipped with new LED lighting and a 2x2 ceiling grid.

- **Flexible Zoning (C-3A):**

Permits office, medical office, and retail uses.

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# Suite 200

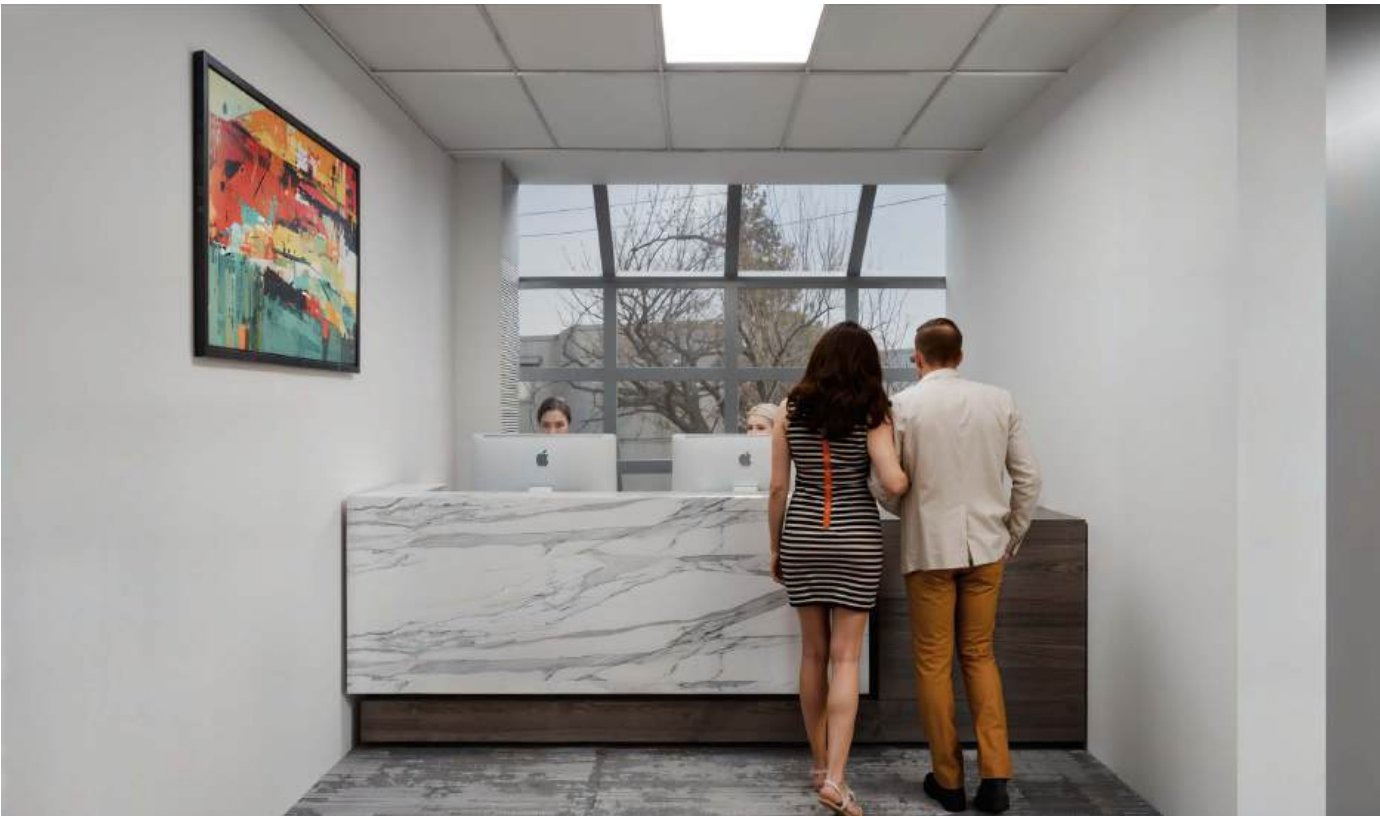
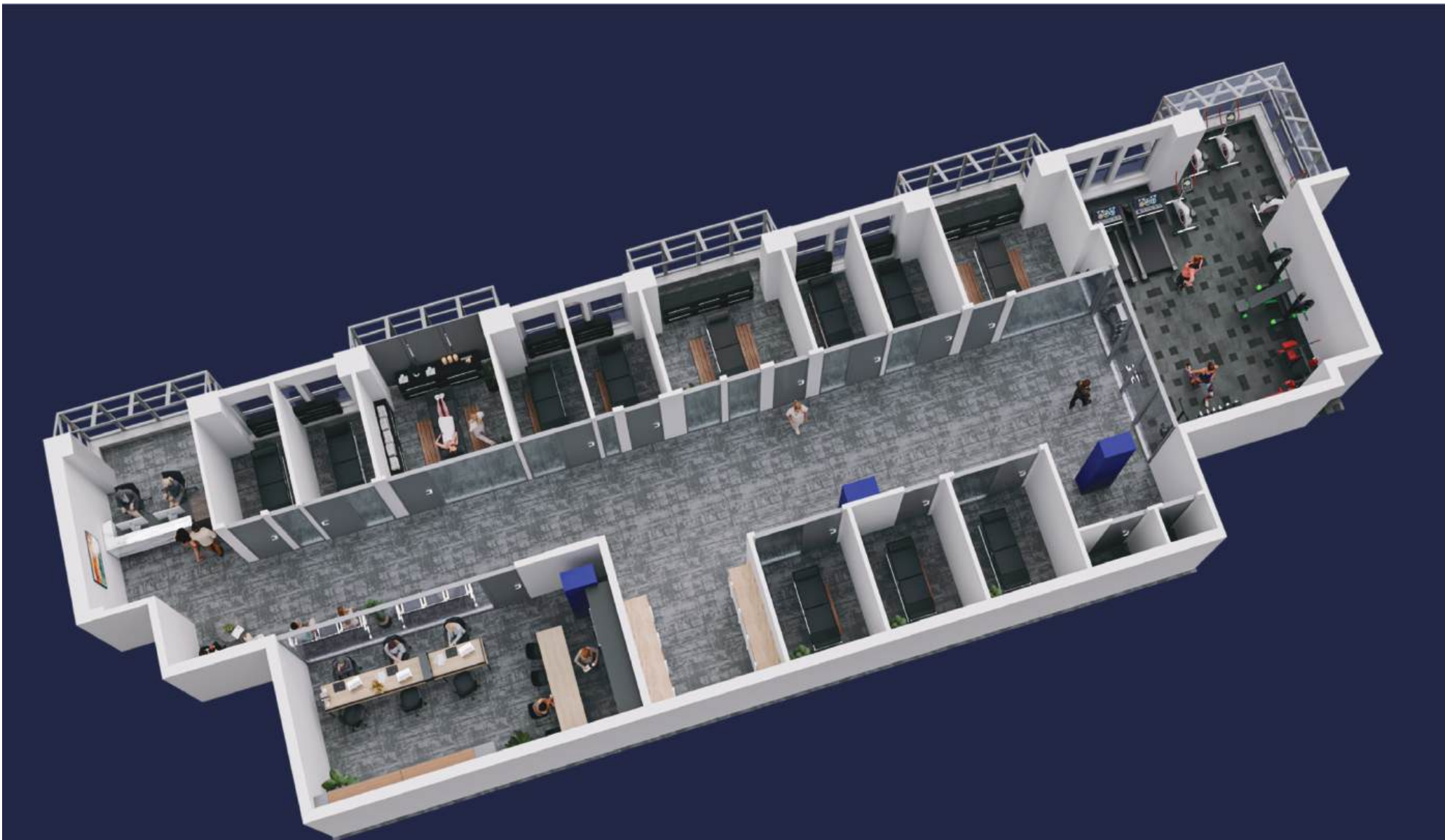
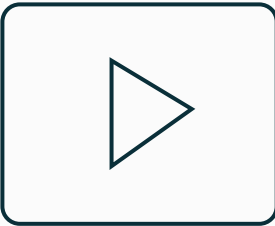
Conceptual Plan: Medical/Health Office

## ABOUT THE CONCEPTUAL PLAN

Our conceptual plans for the office space feature innovative renderings that illustrate a medical and wellness design use.



Conceptual Video  
Rendering Walkthrough





# Front-and-Centre in the Broadway Corridor

## Highlights:

- Steps to South Granville shopping district and a 5-minute drive to Downtown Vancouver
- Surrounded by cafés, restaurants, and daily conveniences
- Easy access to bike routes, False Creek, the Seawall, and the future South Granville SkyTrain Station, opening in 2027

## General Amenities:

- Impress clients with a large boardroom, bright lobby, and lush courtyard for meetings, relaxation, and networking. The building also offers 419 parking stalls for convenient access.



Fitness Facility



Underground Parking



Fibre Internet



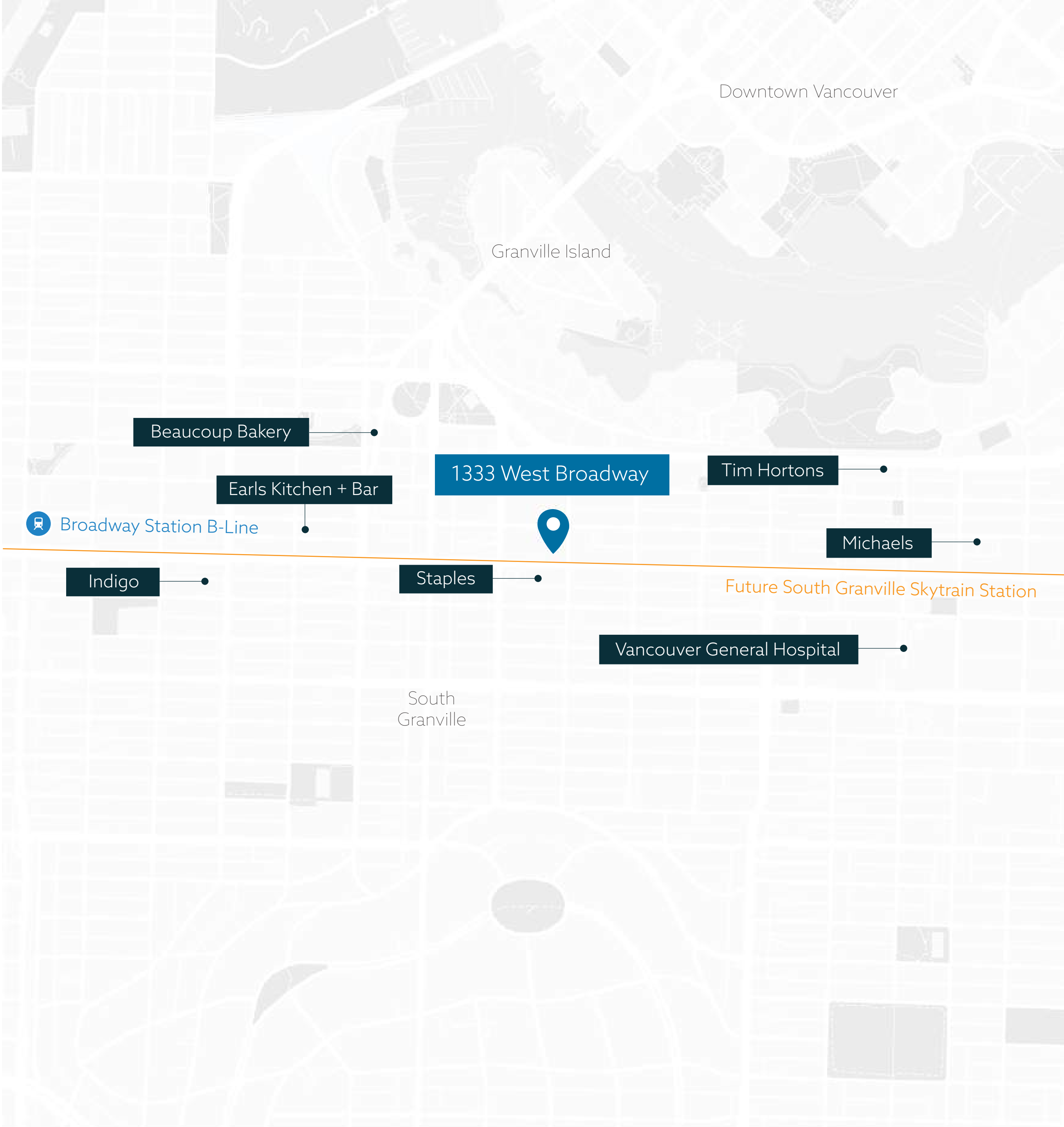
On-site Security



Landscaped Courtyard



Secure Bike Storage



CONTACT

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