

FOR LEASE | OFFICE

1333 West Broadway

Vancouver, BC



Lenia Calico

Senior Leasing Manager

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wpm WARRINGTON PCI
MANAGEMENT

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:**

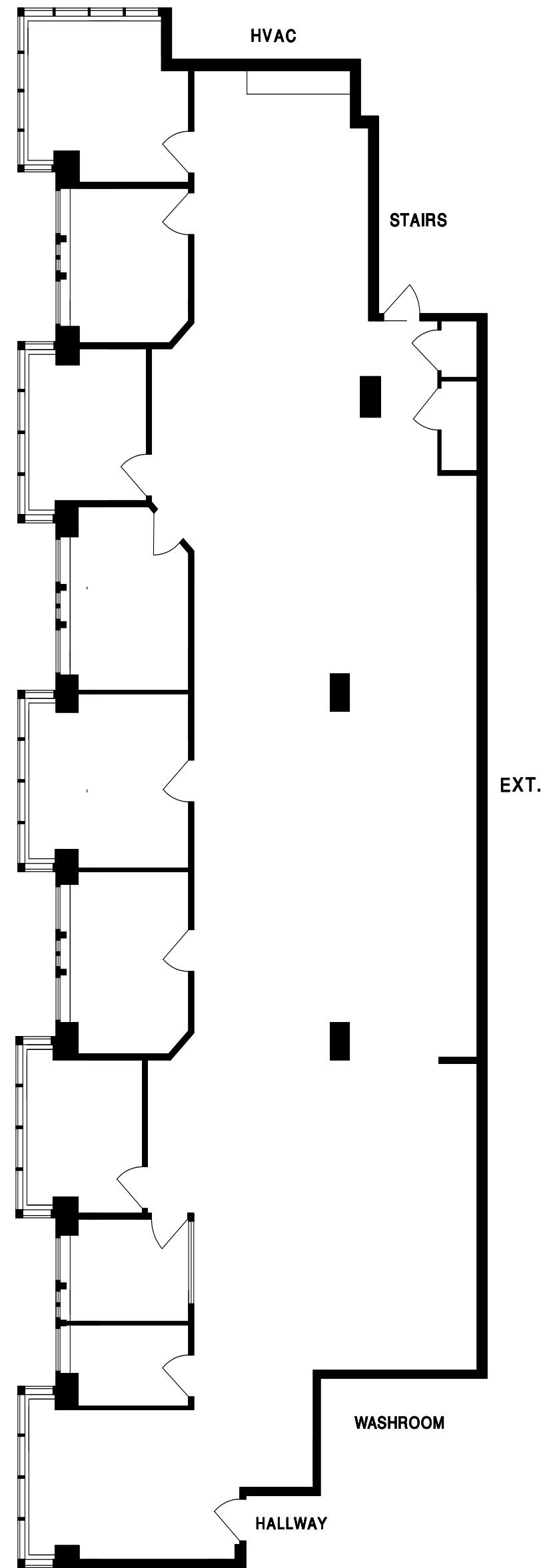
Expansive garden windows overlook a tree-lined boulevard.

- **Modern Lighting:**

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

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

Permits office, medical office, and retail uses.



Suite 200

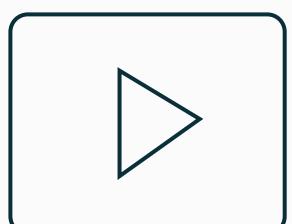
Conceptual Plan: Medical/Health Office

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



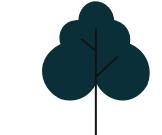
Underground Parking



Fibre Internet



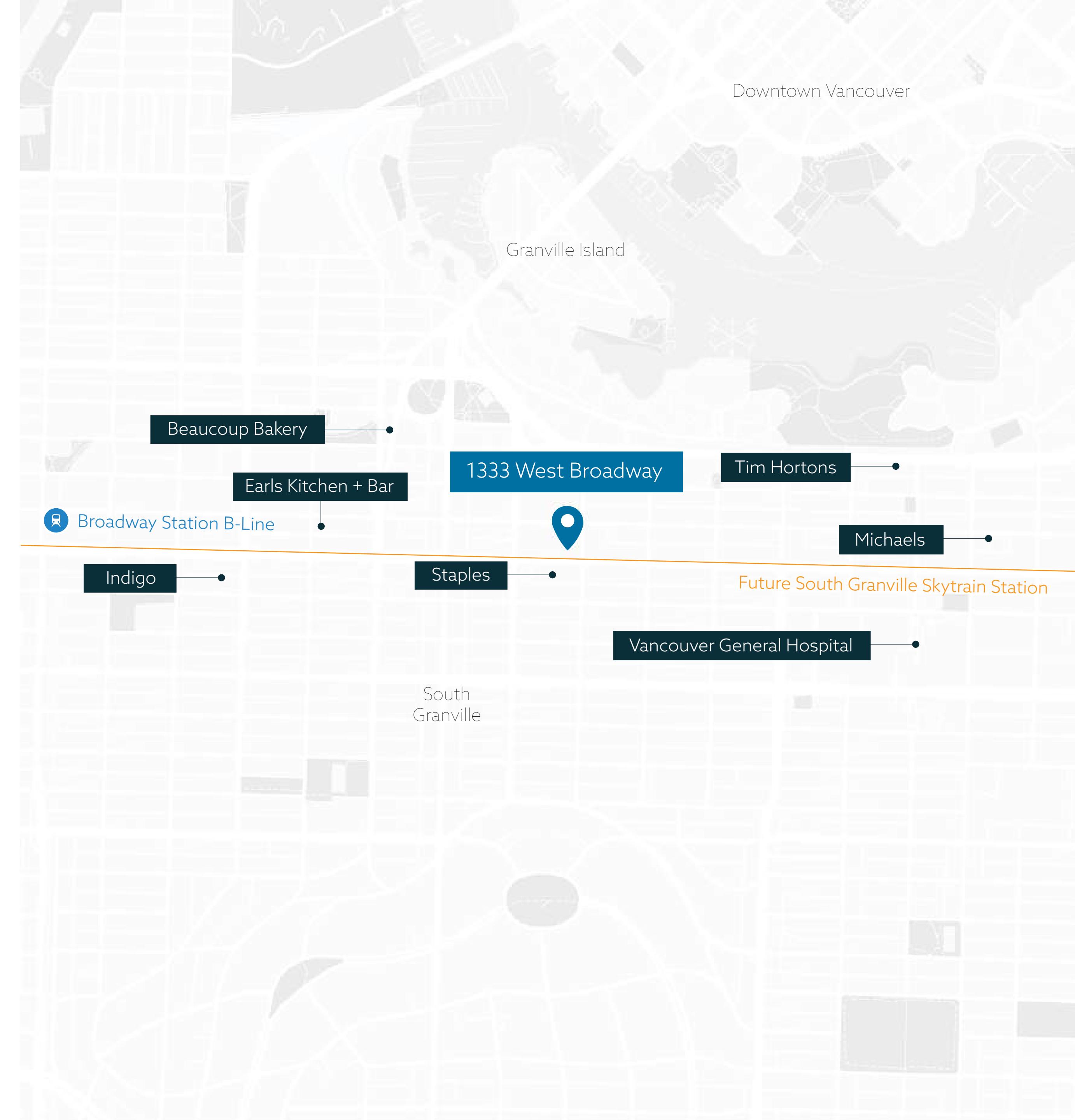
On-site Security



Landscaped Courtyard



Secure Bike Storage



CONTACT

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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.