

**FOR LEASE | OFFICE/RETAIL  
111 WEST BROADWAY  
VANCOUVER, BC**

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



► **509 SF Office Unit Available**

**Location**

The subject property is located on the corner of West Broadway and Manitoba Street along the Broadway Corridor. This two-storey building offers excellent frontage with high visibility and great exposure. This location is close to Vancouver General Hospital, City Hall, and is minutes to downtown via the Canada Line or Cambie and Main Streets.

**Ryan Saunders**

Personal Real Estate Corporation  
D 604.630.3384 C 604.760.8799  
ryan.saunders@lee-associates.com

**Mitch Ellis**

D 604.630.3383 C 604.729.7699  
mitch.ellis@lee-associates.com

# FOR LEASE | OFFICE/RETAIL 111 WEST BROADWAY VANCOUVER, BC

## Available Areas

Unit	Size	Gross Lease Rate	Availability
208	509 SF	\$30.00 PSF	Immediate

*\*All measurements are approximate and must be verified by the Tenant.*

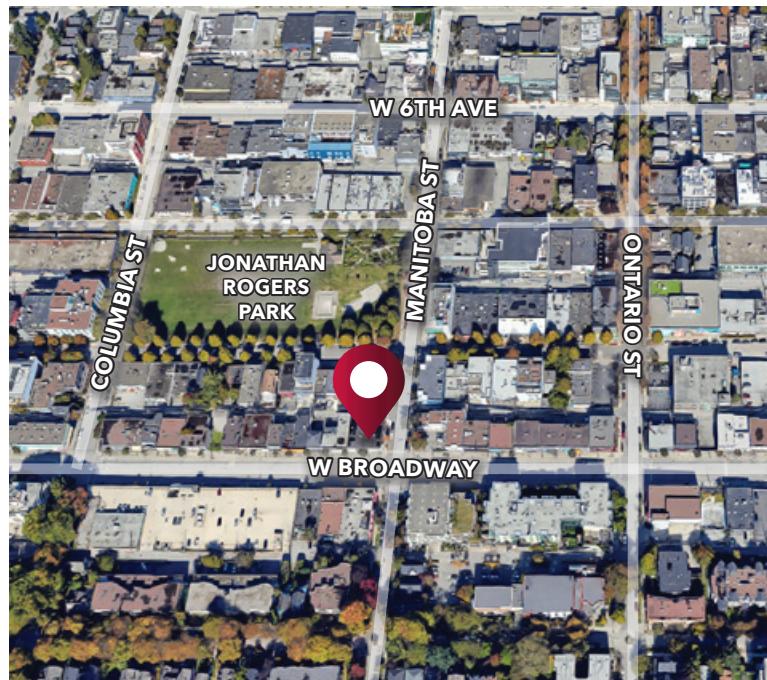
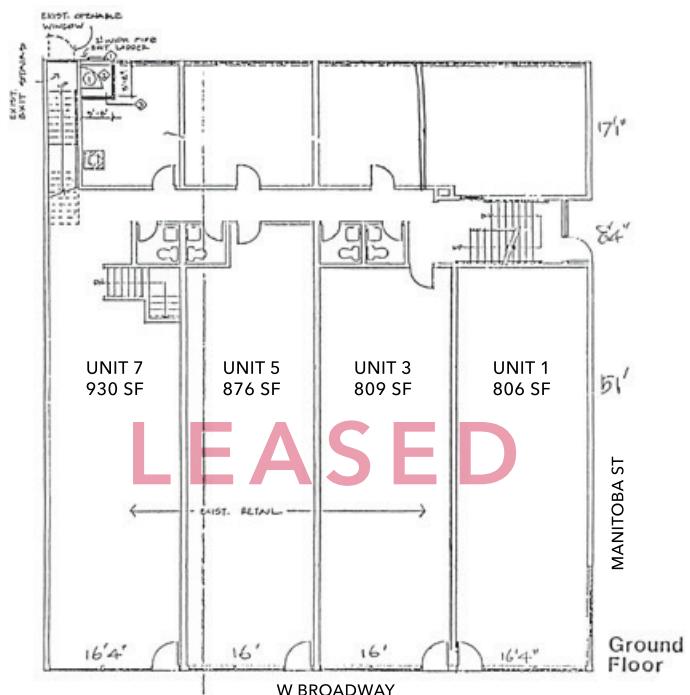
## Zoning

C-3A Commercial

## Features

- Minutes from Cambie Street Bridge
- Excellent access to transit
- Ready for improvements
- Shell condition
- Large window line offering ample natural light
- Private and open offices
- Signage available
- Washrooms
- Storage room
- On-site parking at prevailing monthly rates

## Floor Plans



### Ryan Saunders

Personal Real Estate Corporation  
D 604.630.3384 C 604.760.8799  
ryan.saunders@lee-associates.com

### Mitch Ellis

D 604.630.3383 C 604.729.7699  
mitch.ellis@lee-associates.com

