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# West Broadway

2025 West Broadway  
Vancouver, BC



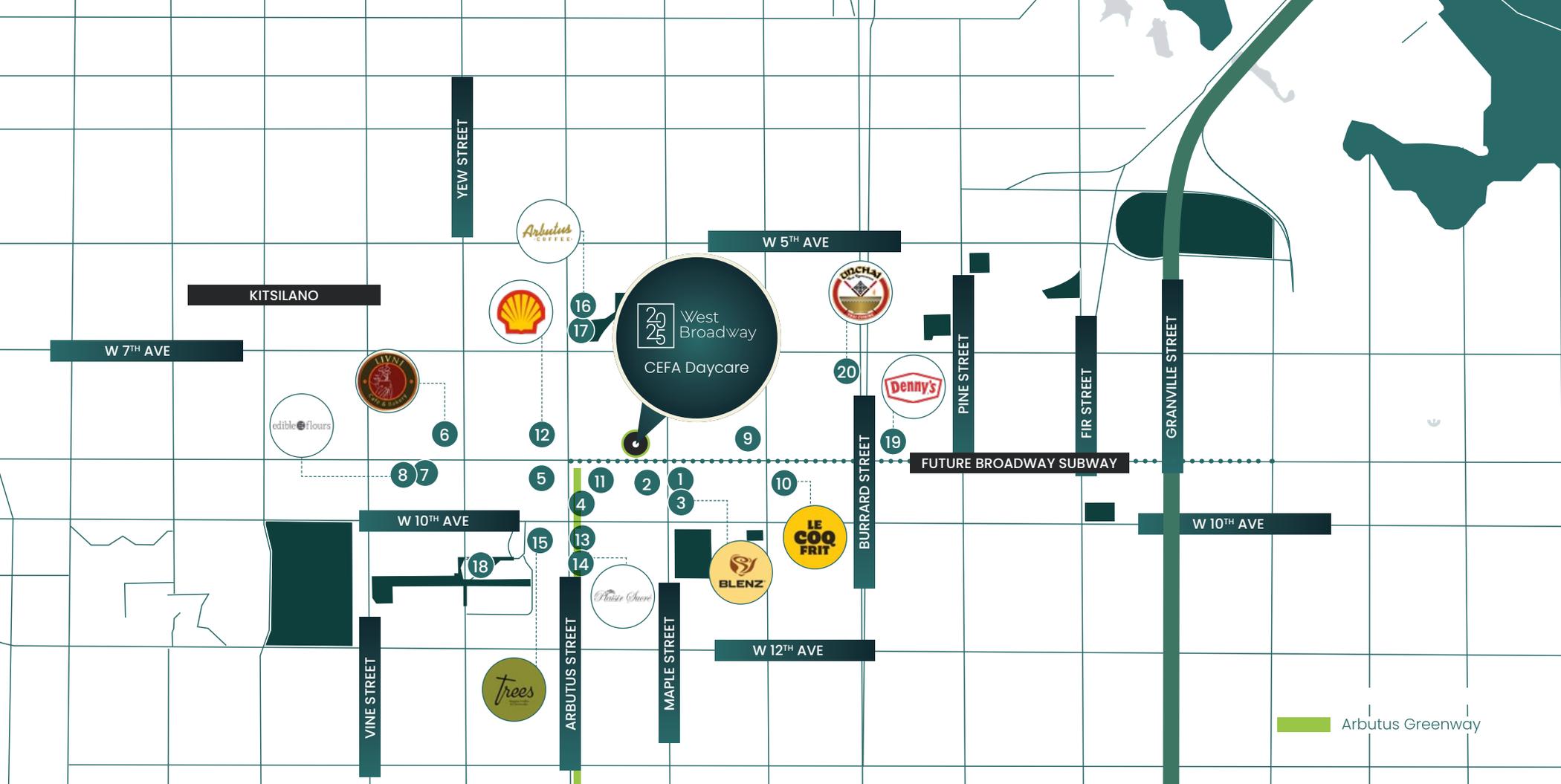
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# The Building

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**2025 West Broadway** is located in the vibrant **Kitsilano** and **Broadway Corridor neighborhood**. The building offers stunning views of the ocean and mountains beyond the downtown core. A variety of retail amenities are in close proximity with exceptional access to the downtown core via the **Burrard** and **Granville Bridge**. The building hosts a daycare along with an abundance of parking.



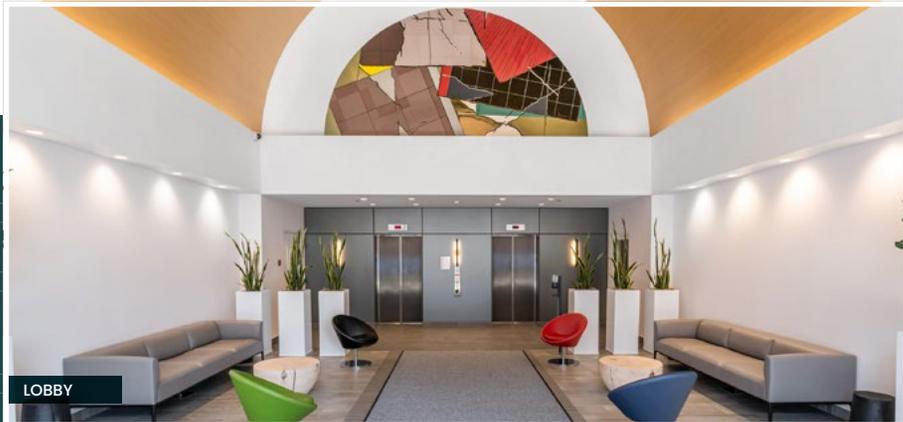
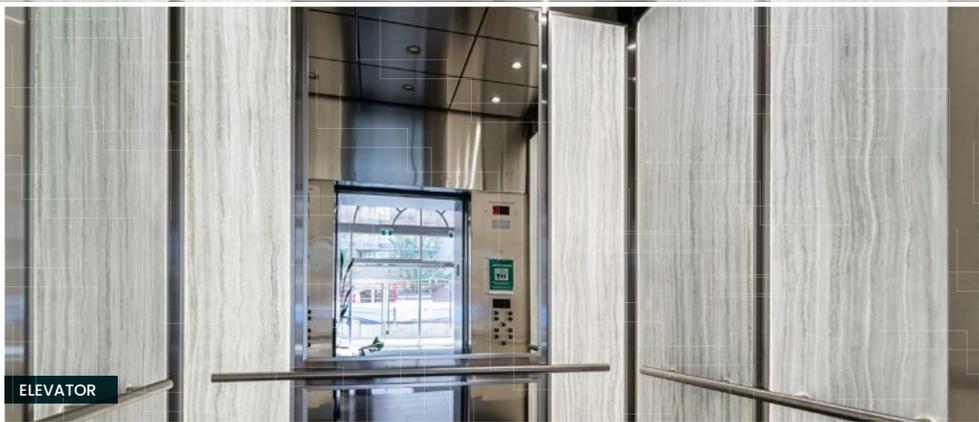


Arbutus Greenway

# Nearby Amenities

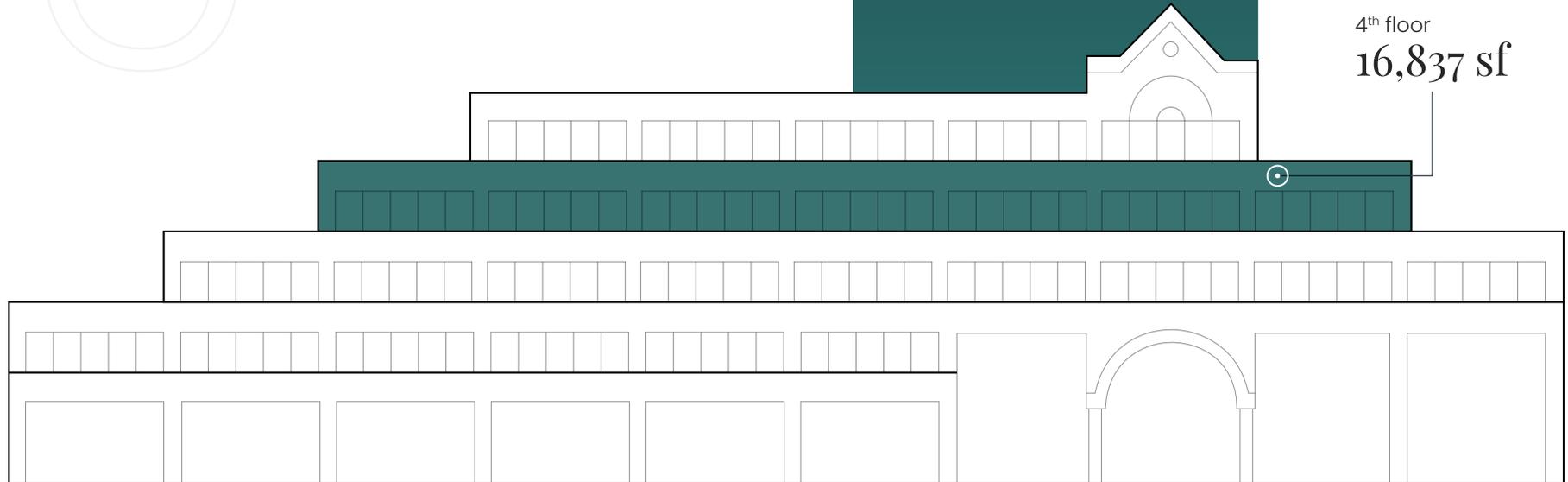
- ① Greens Organic and Natural Market
- ② Pallet Coffee Roasters
- ③ Blenz Coffee
- ④ Napoletana Pizza
- ⑤ Gyo Para Gyoza & Ramen Bar
- ⑥ Livni Café & Bakery
- ⑦ London Drugs
- ⑧ Edible Flours
- ⑨ Akbar's Own Indian Restaurant
- ⑩ LE COQ FRIT
- ⑪ BCLIQUOR
- ⑫ Shell
- ⑬ Subway
- ⑭ Plaisir Sucré
- ⑮ Trees Organic Coffee Kitsilano
- ⑯ Arbutus Coffee
- ⑰ Delamont Park
- ⑱ Arbutus Greenway Park
- ⑲ Denny's Restaurant
- ⑳ Unchai Restaurant

# Full floor test fit



# Salient Details

- 4<sup>th</sup> Floor – **16,837 sf**
- Availability – **Immediately**
- Basic Rent – **Contact Agents**
- Additional Rent – **\$25.92 psf/pa (2026)**



 HEADLEASE

# Building Specs



Private patios with stunning views



Professionally managed with on-site personnel



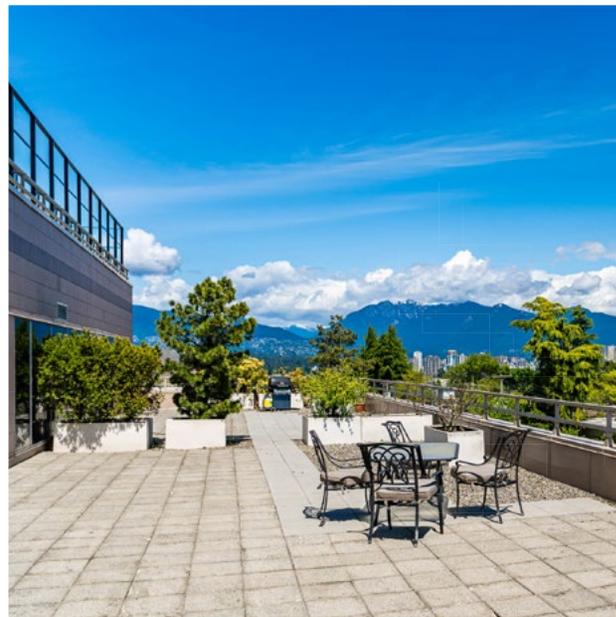
Renovated lobby and elevator cabs



HVAC runs 7 days a week



Underground parking – 1 stall per 600 sf leased



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## CONTACT

**Chris J. Newton\***

Vice President  
+1 604 998 6003  
chris.newton@jll.com

**Andrew Astles**

Associate Vice President  
+1 604 363 6673  
andrew.astles@jll.com

**Mark Trepp\***

Executive Vice President  
+1 604 998 6035  
mark.trepp@jll.com

**Graham Hyslop**

Associate  
+1 604 354 7284  
graham.hyslop@jll.com



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