



FOR LEASE

OFFICE SPACE

1333 WEST BROADWAY
VANCOUVER, BC



Property Highlights

AAA-CLASS OFFICE SPACE IN PRIME LOCATION

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 early 2026, 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.

AVAILABLE SPACE

Suite	Area	Type	Availability
200 - 1330 West 8th	4,554 SF	Retail/Office	Immediately

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2024 Est.)

Additional Rent: \$24.26 psf

Parking Rate

Ratio - 1:550 ratio

Random

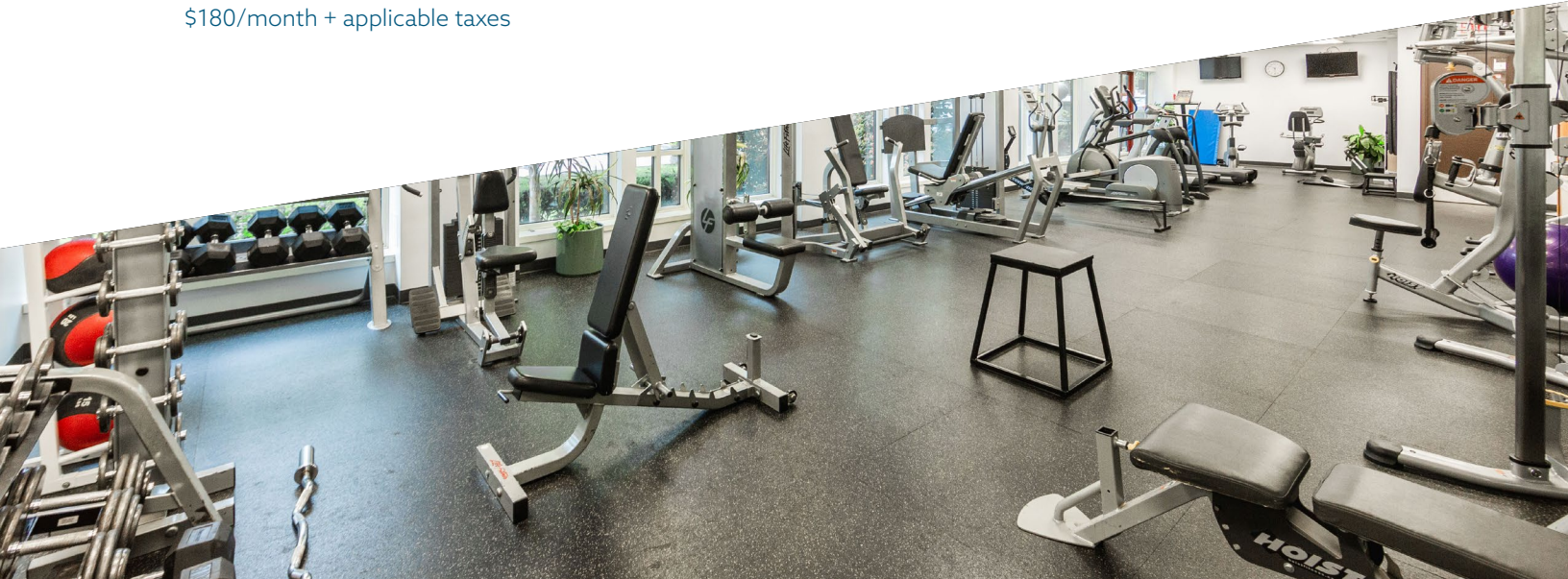
\$140/month + applicable taxes

Shared Reserved

\$210/month + applicable taxes

Reserved

\$180/month + applicable taxes



1333 WEST BROADWAY

Unit 200

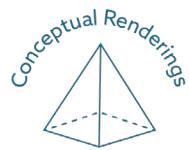
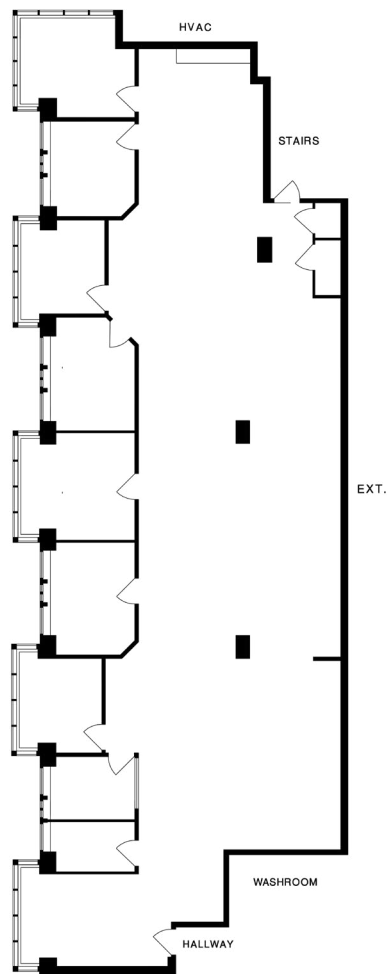
Rentable Area: 4,554 SF

Availability: Immediately

New show suite. Well-lit second floor space with immediate access to W 8th Ave. Large working spaces and offices.



3D Rendering provided by **Epic Spaces** (epicspaces.ca)



BUILDING AMENITIES

The building has undergone recent renovations to include a feature lobby entrance, upgraded common area washrooms and fitness facility.

- 6 floor office building
- 154,000 square feet GLA
- Built in 1985 and recently renovated
- 5 passenger elevators
- Parking ratio: 1/600sf
- Parking rate: \$175 + applicable taxes
- Visitor parking
- Secure bike lock-up area
- On-site security
- Childcare facility on ground floor
- Updated fitness room with lockers and showers
- Nearby transit options



Underground
Parking



Fibre Internet

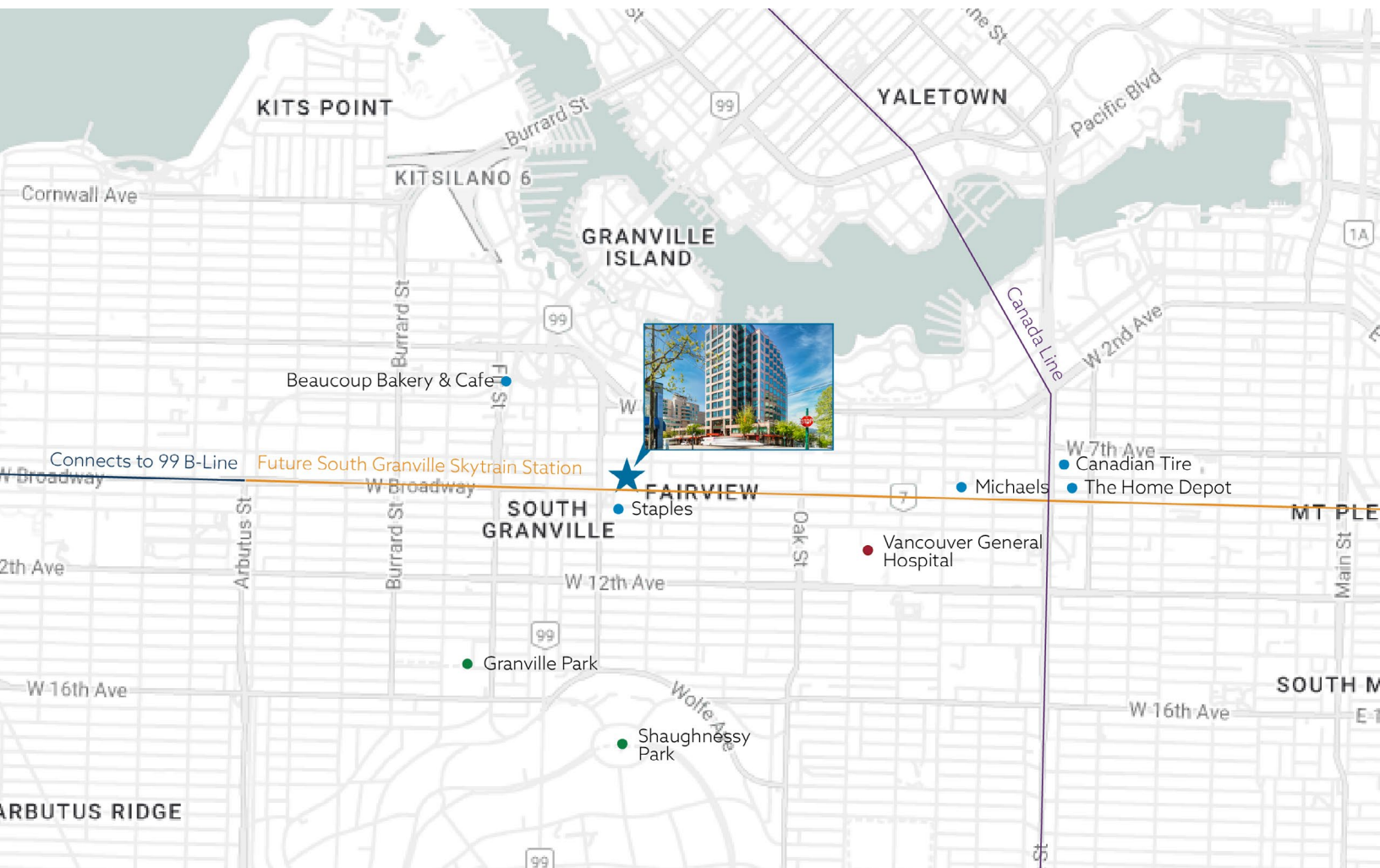


Fitness Facility



On-site Security

The Location



ABOUT THE AREA

Nestled in one of Vancouver's most vibrant and convenient neighborhoods, this location offers easy access to numerous restaurants, shops, and amenities.

Just a 5-minute drive to Downtown Vancouver and close to Vancouver General Hospital, it's perfect for both work and leisure. Enjoy nearby bike routes, the South Granville SkyTrain station within walking distance, and quick access to False Creek and the Seawall. With a variety of transit options, everything you need is right at your doorstep.



Walk Score
73



Bike Score
75



Transit Score
64

LENIA CALICO
SENIOR LEASING MANAGER
604.220.9519
lcalico@warringtonpci.com

wpm WARRINGTON PCI
MANAGEMENT

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.