



**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 (2026 Est.)

Additional Rent: \$24.21 psf

## Parking Rate

Ratio - 1:550 ratio

### Random

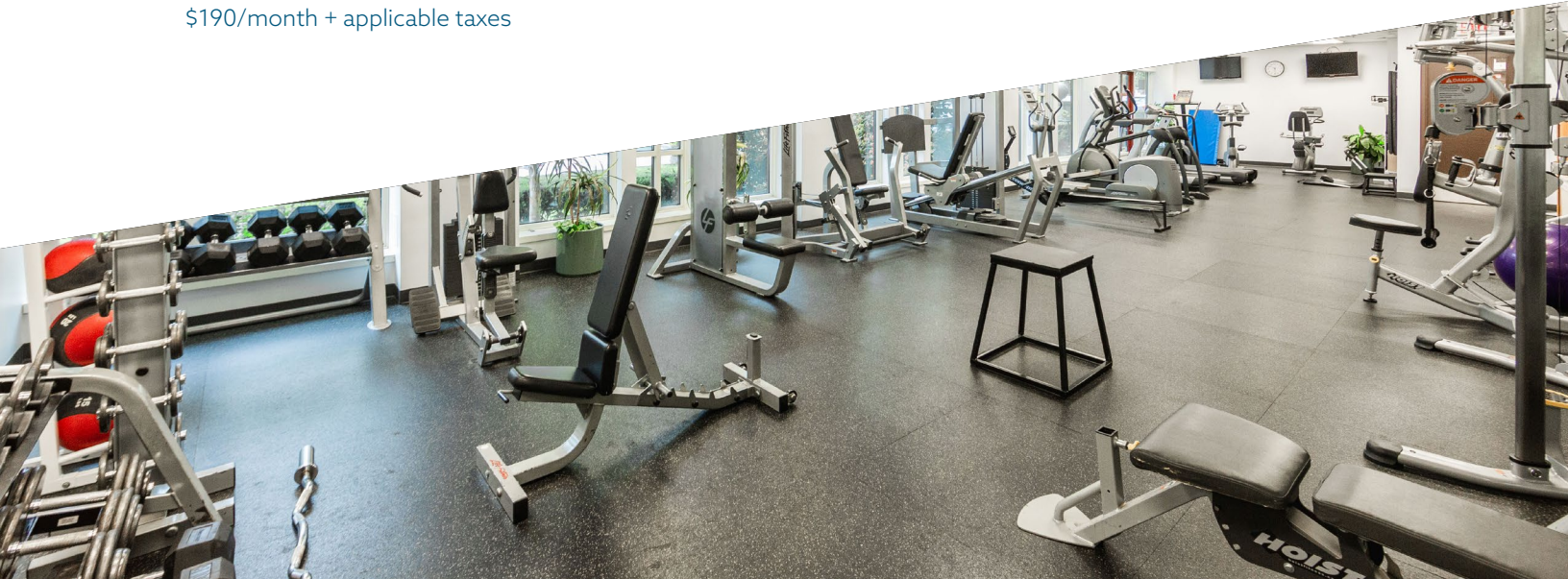
\$150/month + applicable taxes

### Shared Reserved

\$210/month + applicable taxes

### Reserved

\$190/month + applicable taxes





1333 WEST BROADWAY

# Unit 200

Rentable Area: 4,554 SF

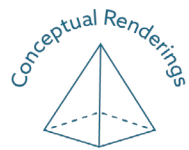
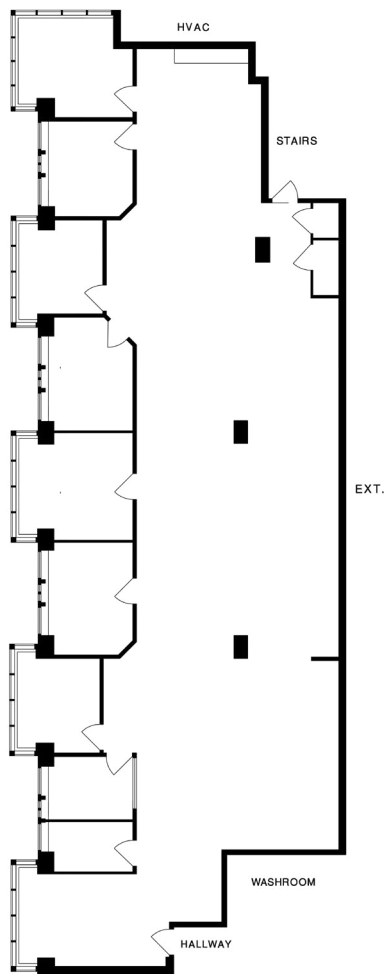
Availability: Immediately

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

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
- 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

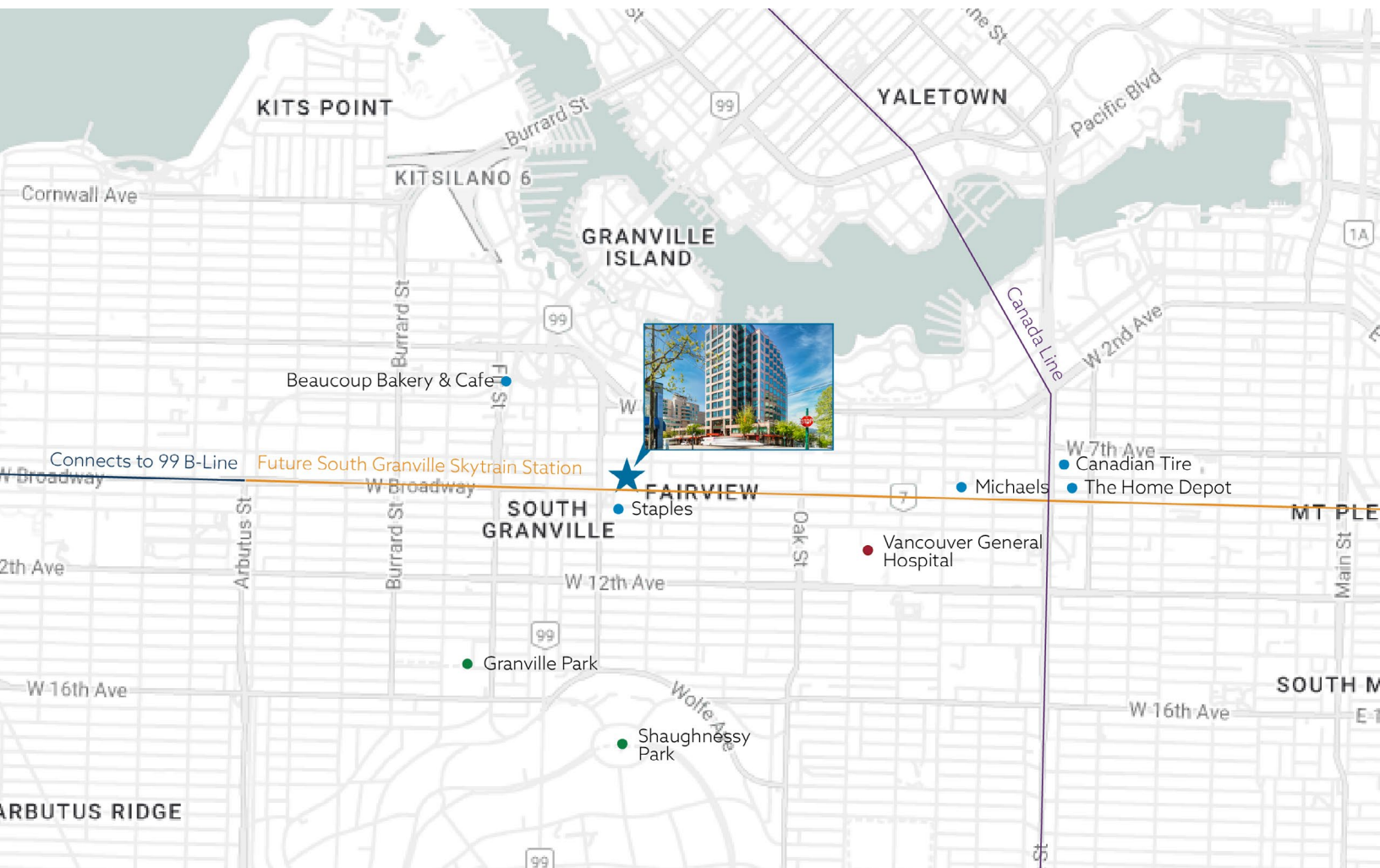


Fitness Facility



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.