

Suite 110 + 200 + 330 + 340

1985 West Broadway

Vancouver, BC



Broadway Corridor

Three-minute walk
from the new Broadway
Subway Line extension
Arbutus Station

Contact Agent

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1985 West Broadway | For Lease

SUITE 110 + 200 + 330 + 340

CBRE

Property Details

TOTAL AREA AVAILABLE

#110	3,689 SF	#330	3,436 SF
#200	12,586 SF *	#340	1,136 SF **

**Possibility of demising to 8,522 SF*

***Contiguous to Suite #330, available November 1, 2023*

LEASE RATE

Contact Listing Agents

OPERATING COSTS & TAXES

\$20.36 PSF

Current estimate to June 30, 2024

PARKING

Underground gated parking, 1 stall per 700 square feet leased (currently at \$110.00 per stall per month plus taxes)

AVAILABLE

Immediately	#110, #200, #330
November 1, 2023	#340

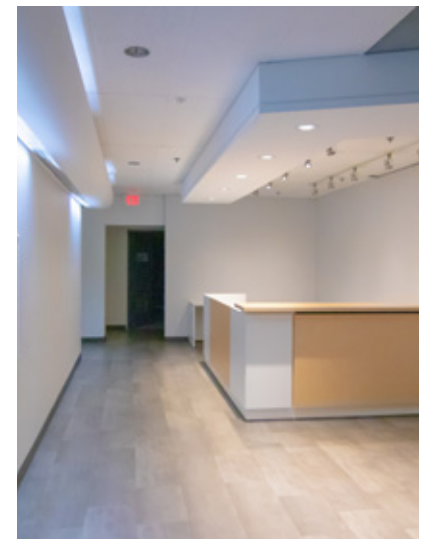
Features



Newer, updated
main lobby



5-storey building
constructed in 1985



SUITE 110 + 200 + 330 + 340

Floor Plans

NOT TO SCALE

Suite 110

3,689

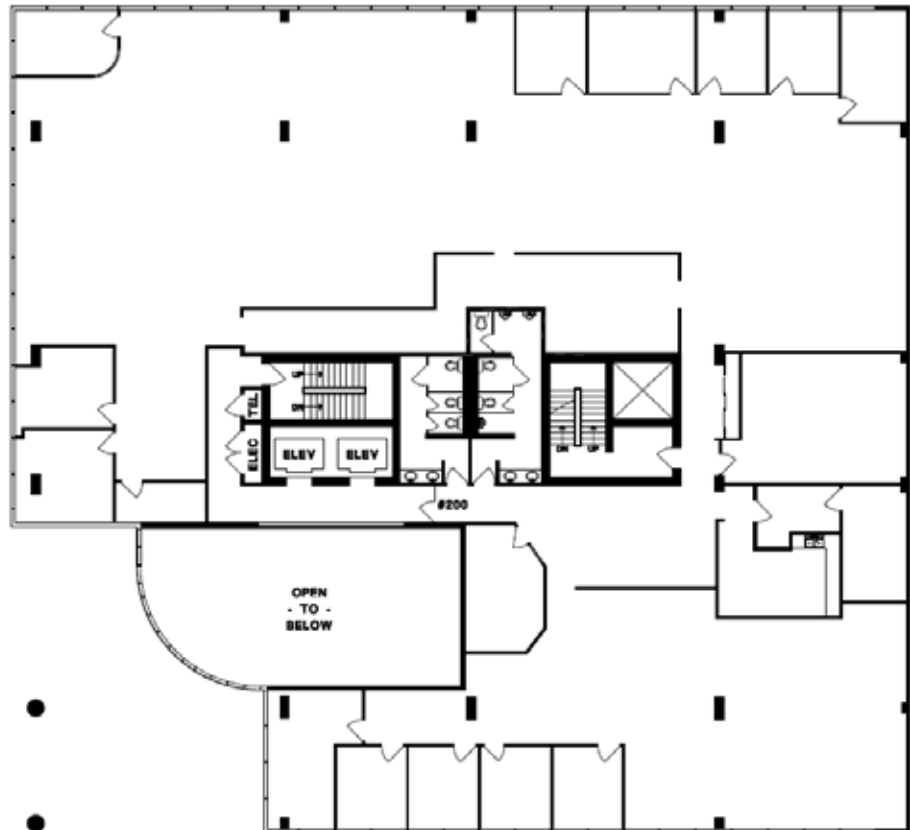
SQUARE FEET



Suite 200

12,586

SQUARE FEET



Suite 330

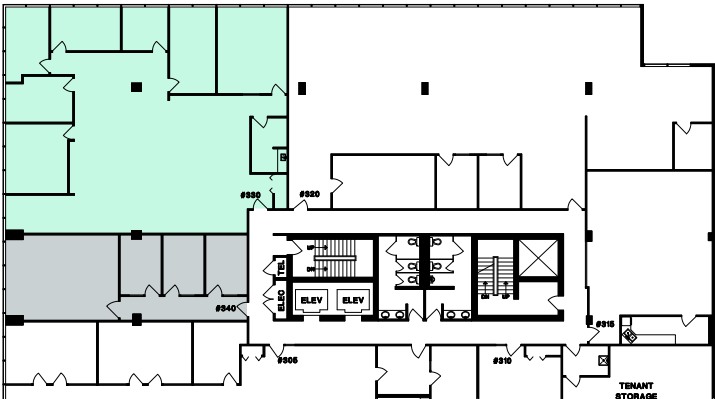
3,436

SQUARE FEET

Suite 340

1,136

SQUARE FEET



contiguous to suites

TENANT STORAGE

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SUITE 110 + 200 + 330

CBRE

Location

Located on West Broadway, with quick easy access to Downtown via Burrard Street and Granville Street Bridges and close to restaurants, shops, and banks.

The highly anticipated Broadway Subway extension is a three-minute walk away, providing fast, frequent, and convenient SkyTrain service. Adjacent is the Arbutus Greenway, one of Vancouver's most popular urban landscapes which provides a vibrant and beautiful public space for walking and cycling. This bustling area has the perfect combination of new development projects, accessibility, and community amenities with multiple shops, restaurants, cafés, and stores.

Walk Score

97



**WALKER'S
PARADISE**

Source: Walkscore.com

76



**EXCELLENT
TRANSIT**

96



**BIKER'S
PARADISE**



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