

2025 West Broadway

Vancouver, BC



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Space for lease in prominent location



About the Property

2025 West Broadway is a five-storey “A” Class office building with ground floor retail located in a prominent location in the Broadway Corridor, at the intersection of Maple and Broadway in Vancouver, BC.

The BOMA BEST® Silver certified building offers an impressive parking ratio of 1 space for every 600 square feet leased, with 185 outdoor parking stalls.

Major public transit stops are located directly in front of the building. The building allows for exceptional vehicular access to downtown Vancouver via the Burrard Street Bridge and Granville Bridge.

Tenants can take advantage of several food and service retail amenities such as Pallet Coffee Roasters, Gyo Para Gyoza and Ramen Bar, and Subway. High exposure signage opportunity available.



5 storey building

Built in 1988

Ground floor retail

185 parking stalls

Excellent Transit Access

2025 West Broadway

Building Amenities

- ✓ On-site Parking
- ✓ Fitness Facility

The property features ground floor retail and a covered drive through adjacent to the premises. On-site amenities include fitness facilities, hourly visitor parking and on-site building maintenance.



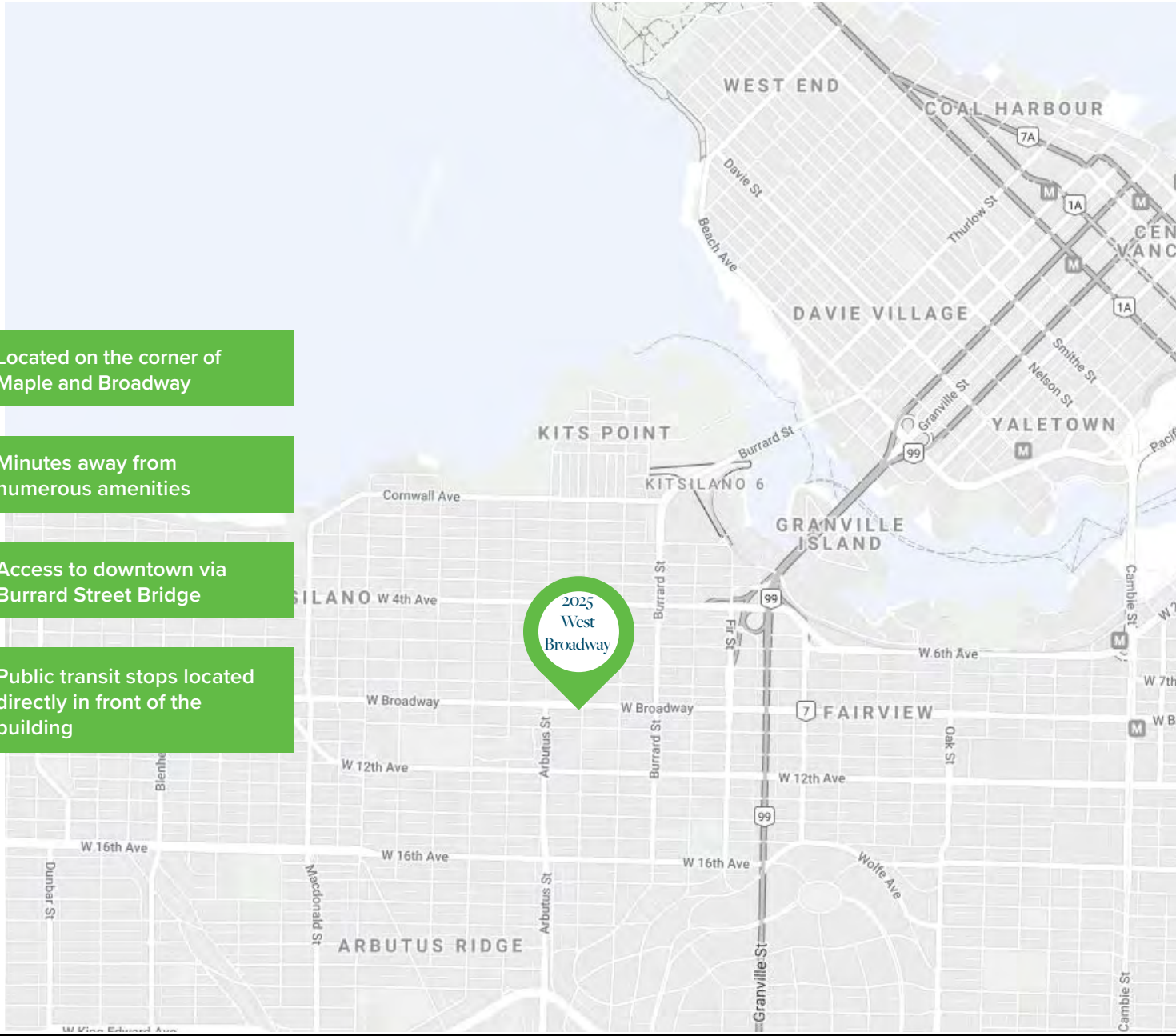
Availability

| Unit | Size (sq. ft.) | Type | Availability | Comments |
|-----------|----------------|--------|--------------|-----------------|
| 103 | 1,579 | Retail | Immediate | |
| 106 | 2,511 | Office | July 2023 | |
| 400 & 450 | 16,837 | Office | Aug 2023 | Full 4th floor. |

2023 Estimated Total Operating Costs and Property Taxes: Retail \$25.39 psf, Office \$25.08 psf

Location Map

- Located on the corner of Maple and Broadway
- Minutes away from numerous amenities
- Access to downtown via Burrard Street Bridge
- Public transit stops located directly in front of the building



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