

FOR LEASE HEALTH CARE/MEDICAL OFFICE SPACE 1177 W BROADWAY

VANCOUVER, BC

Gastown Stea

# 4,652 SF HEALTH CARE/MEDICAL

#### LOCATED ALONG THE INCOMING BROADWAY SKYTRAIN LINE

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### **EXPANSIVE NORTH FACING VIEWS**



Andrei Jelescu Personal Real Estate Corporation Associate Vice President +1 604 640 5812 andrei.jelescu@cushwake.com

King Edward A

Matthew MacLean Personal Real Estate Corporation Executive Vice President +1 604 640 5855 matthew.maclean@cushwake.com **Sydney Oslund** Senior Associate +1 604 262 8775 sydney.oslund@cushwake.com

Suite 1200 - 700 West Georgia Street / PO Box 10023, Pacific Centre / Vancouver, BC V7Y 1A1 / +1 604 683 3111 / cushmanwakefield.ca



## FOR LEASE HEALTH CARE/MEDICAL OFFICE SPACE 1177 W BROADWAY

VANCOUVER, BC

#### LOCATION

The property is located on the north side of West Broadway between Oak and Granville Street in the Fairview neighbourhood of West Broadway. This is one of Vancouver's most desired office/retail streets because of its diverse food, service and amenity offering. This location is close to VGH, City Hall, and is minutes to downtown via Canada Line or Cambie/Granville Streets and will soon be serviced by the Broadway skytrain line.

#### AVAILABLE SPACE Suite 200 - 4,652 SF

- Medical/health care office with substantial existing infrastructure in place
- North facing unit with expansive city and mountain views
- Generous reception and work area.
- Multiple treatment rooms of various sizes with sinks
- Four large perimeter offices with North facing views
- Three private washrooms
- Large staff area with lounge, kitchenette and storage

#### PARKING

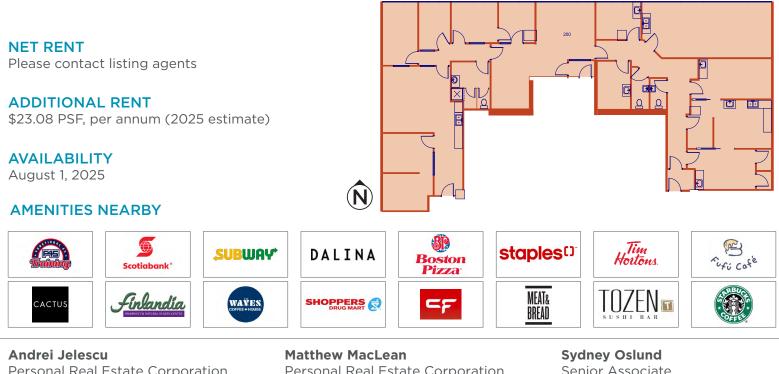
\$150 per month plus tax for random parking stall \$300 per month plus tax for reserved parking stall

#### ZONING

C-3A Commercial (General Office) which allows for Health Care office uses

#### NORTH FACING VIEWS FROM SUITE 200





Andrei Jelescu Personal Real Estate Corporation Associate Vice President +1 604 640 5812 andrei.jelescu@cushwake.com Matthew MacLean Personal Real Estate Corporation Executive Vice President +1 604 640 5855 matthew.maclean@cushwake.com Sydney Oslund Senior Associate +1 604 262 8775 sydney.oslund@cushwake.com

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