



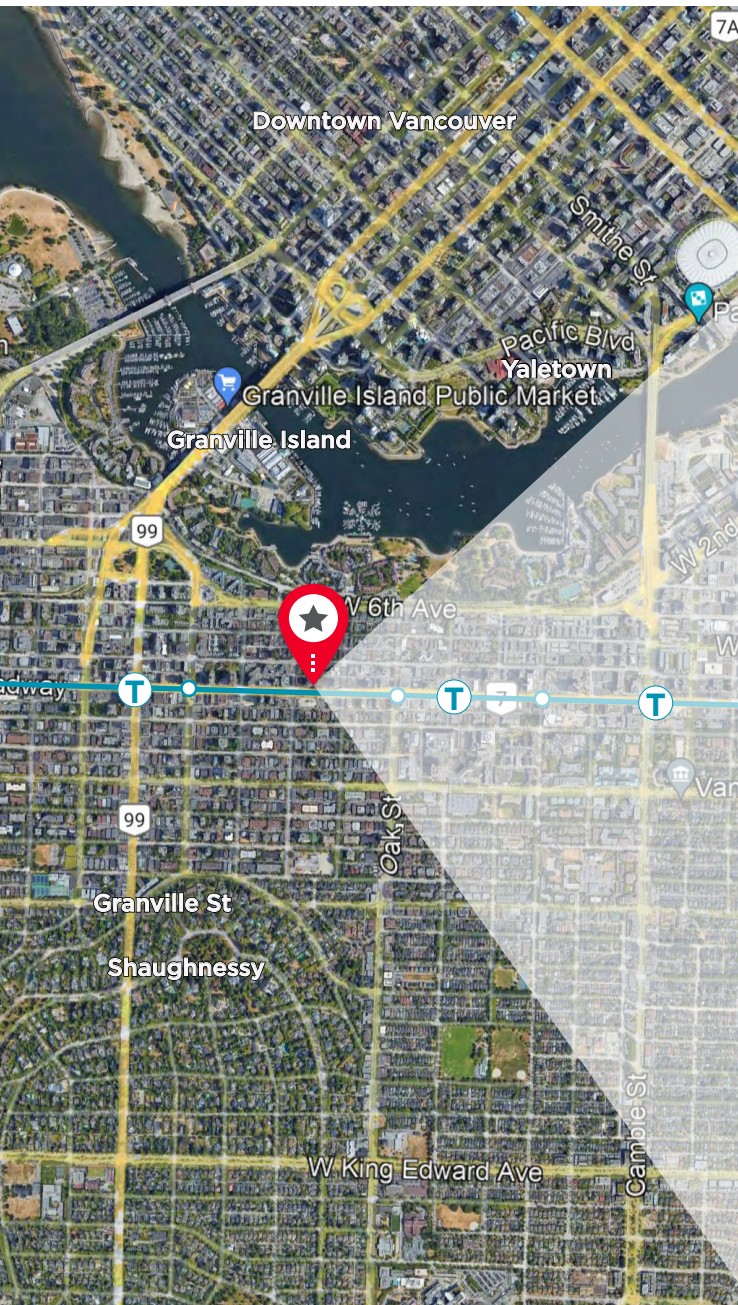
**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**HEALTH CARE/MEDICAL OFFICE SPACE**  
**1177 W BROADWAY**  
VANCOUVER, BC

**4,652 SF HEALTH CARE/MEDICAL  
OFFICE SPACE** 99

LOCATED ALONG THE INCOMING  
BROADWAY SKYTRAIN LINE

**EXPANSIVE NORTH FACING VIEWS**



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# 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

#### NET RENT

Please contact listing agents

#### ADDITIONAL RENT

\$23.08 PSF, per annum (2025 estimate)

#### AVAILABILITY

August 1, 2025

#### AMENITIES NEARBY



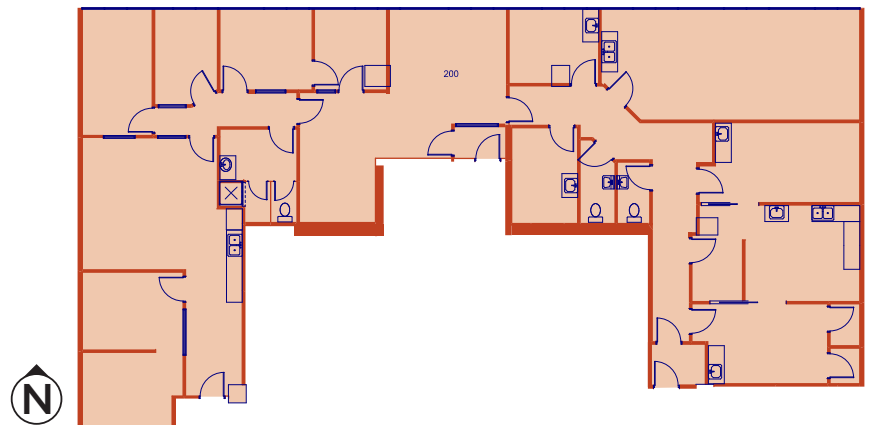
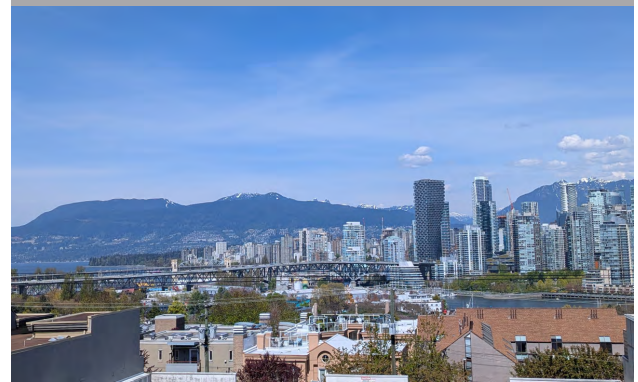
#### PARKING

\$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



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