



**FOR SUBLEASE / OFFICE SPACE**  
**SUITES 201 & 202**  
**1690 WEST BROADWAY**  
**VANCOUVER, BC**



**Hayden Elliott**  
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# FOR SUBLEASE / OFFICE SPACE

## SUITES 201 & 202

### 1690 WEST BROADWAY

### VANCOUVER, BC

#### OPPORTUNITY

A unique opportunity to lease office units at 1690 West Broadway located in the highly sought after Fairview neighbourhood.

#### LOCATION

Located on the corner of West Broadway and Pine Street ideally positioned offering easy and convenient access to downtown, Kitsilano and Mount Pleasant via car, bike or transit. This is an ideal location within close proximity to all expected amenities including: coffee shops, restaurants, banks, fitness facilities and shopping along West Broadway and South Granville.

#### AVAILABLE UNITS

**Suite 201 - 1,190 sq.ft.**

2 offices open area

**Suite 202 - 5,632 sq.ft.**

5 offices, meeting room, boardroom, kitchen, server room and open area.

#### PARKING

Available

#### TAXES & OPERATING COSTS (2023)

\$19.68 per sq. ft.

#### FURNITURE

Available

#### SUBLEASE TERM EXPIRY

November 30, 2025



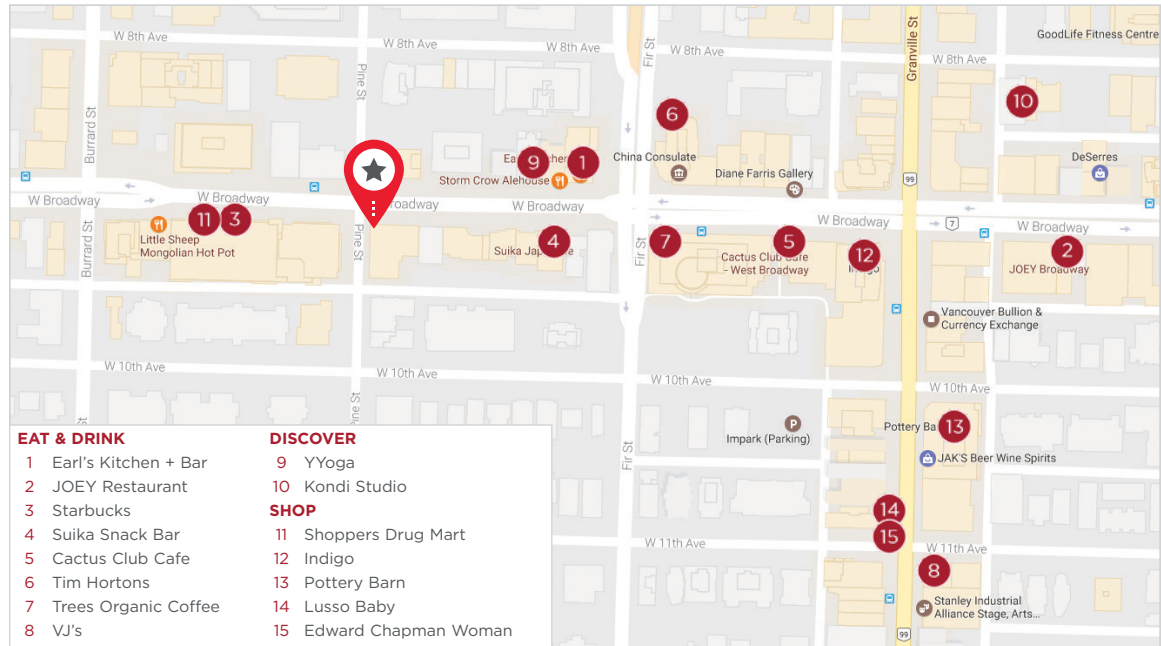
**WALK SCORE**  
**WALKER'S PARADISE**  
**98**



**TRANSIT SCORE**  
**EXCELLENT TRANSIT**  
**80**



**BIKE SCORE**  
**BIKER'S PARADISE**  
**97**



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