

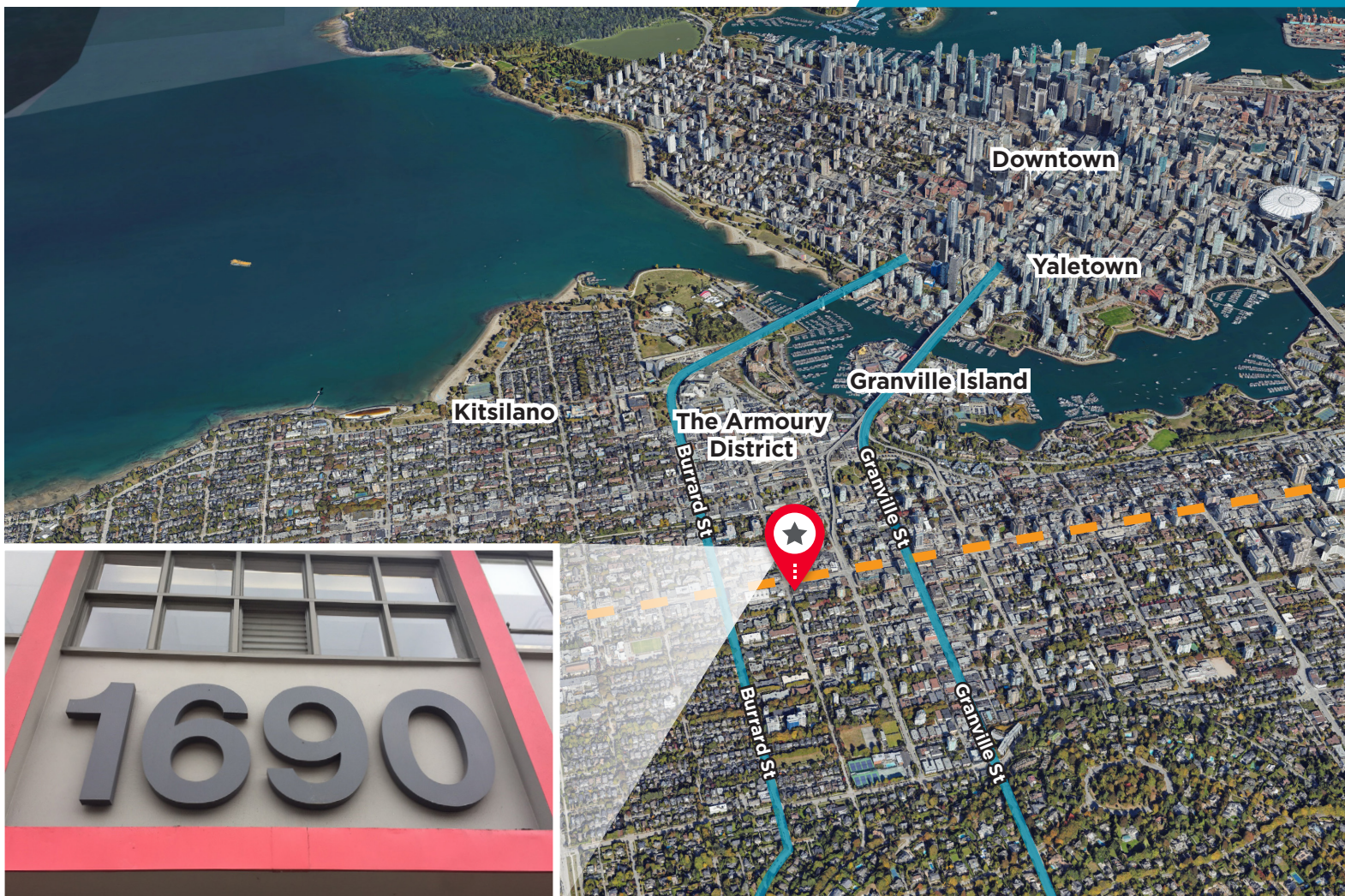


FOR LEASE / OFFICE SPACE

1690 WEST BROADWAY

VANCOUVER, BC

1,190 SF - 9,609 SF AVAILABLE



OPPORTUNITY

Located at 1690 West Broadway, this prime Fairview location presents a unique opportunity to lease built out office space, or street front retail/office space. West Broadway has long been coveted as one of Vancouver's premier office and retail destinations due to its central position, a reputation that continues to strengthen as Fairview evolves into a vibrant, high-density mixed-use neighborhood.

LOCATION

Situated at the intersection of West Broadway and Pine Street, this location offers excellent accessibility to downtown, Kitsilano, and Mount Pleasant by car, bike, or transit. It's perfectly positioned near a wealth of amenities such as coffee shops, restaurants, banks, fitness centers, and shopping along West Broadway and South Granville.

Andrei Jelescu

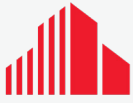
Personal Real Estate Corporation
Associate Vice President
+1 604 640 5812
andrei.jelescu@ca.cushwake.com

Matthew MacLean

Personal Real Estate Corporation
Executive Vice President
+1 604 640 5855
matthew.macleam@ca.cushwake.com

Sydney Oslund

Senior Associate
+1 604 262 8775
sydney.oslund@cushwake.com



**CUSHMAN &
WAKEFIELD**

FOR LEASE / OFFICE SPACE

1690 WEST BROADWAY

VANCOUVER, BC

1ST FLOOR AVAILABILITIES:

OPTION 1: UNIT 102 (2,791 SF)

- Street facing ground floor unit
- Prominent Broadway street exposure
- Three perimeter offices/meeting rooms
- Interior meeting room/office
- Enclosed kitchen/lounge area
- Large open work area
- Grade loading access at rear

OPTION 2: UNIT 102A (1,347 SF)

- Built out office space with 3 perimeter large offices/meeting rooms, one interior office, reception area, and interior open space
- Broadway street front exposure
- New leasehold improvements completed throughout suite
- Hardwood flooring and new paint

OPTION 3: UNIT 102B (1,444 SF)

- Built out with storage room, enclosed kitchen and large open area
- Grade Rear loading door
- New hardwood flooring throughout open area

PARKING

\$90.00/stall/month (plus GST)

BASIC RENT

\$10.00 PSF Net

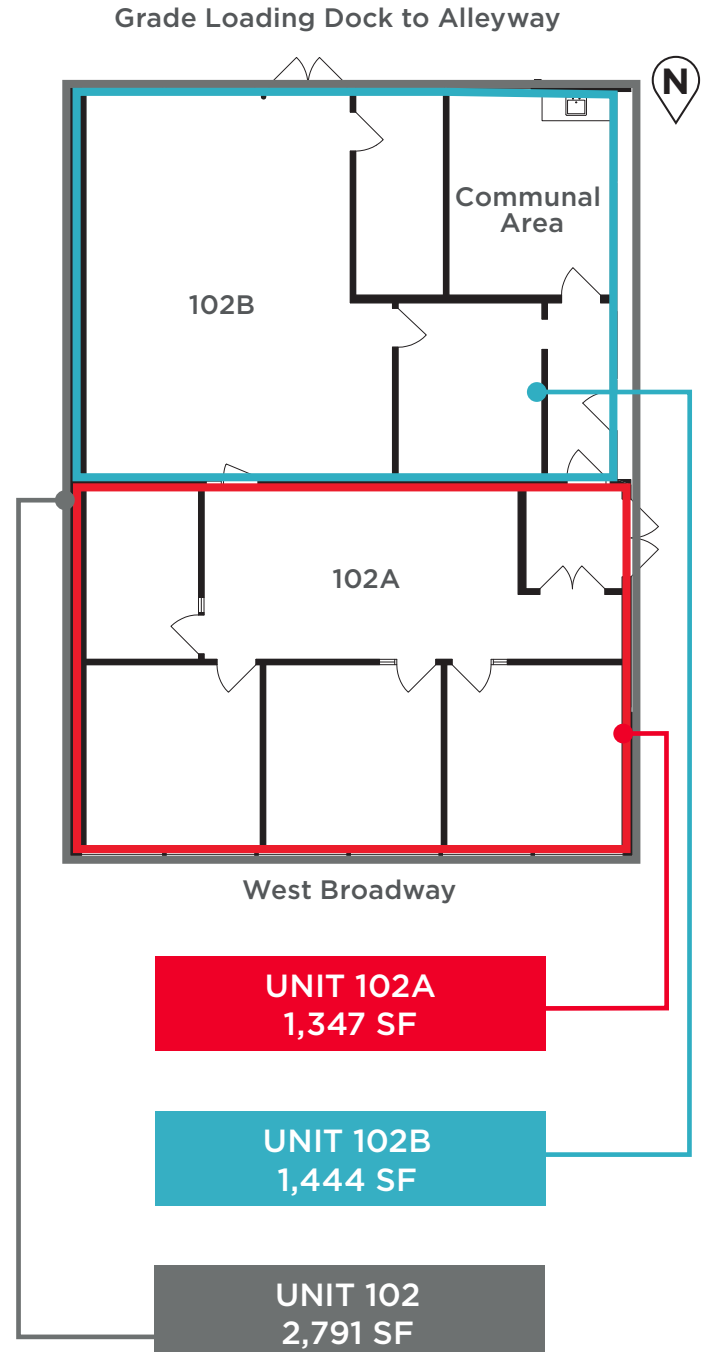
ADDITIONAL RENT

\$19.50 PSF (2024 estimate)

ZONING

C-3A Commercial. This flexible zone can accommodate a wide variety of general office, medical and professional uses.

FLOOR PLAN



2ND FLOOR AVAILABILITIES:

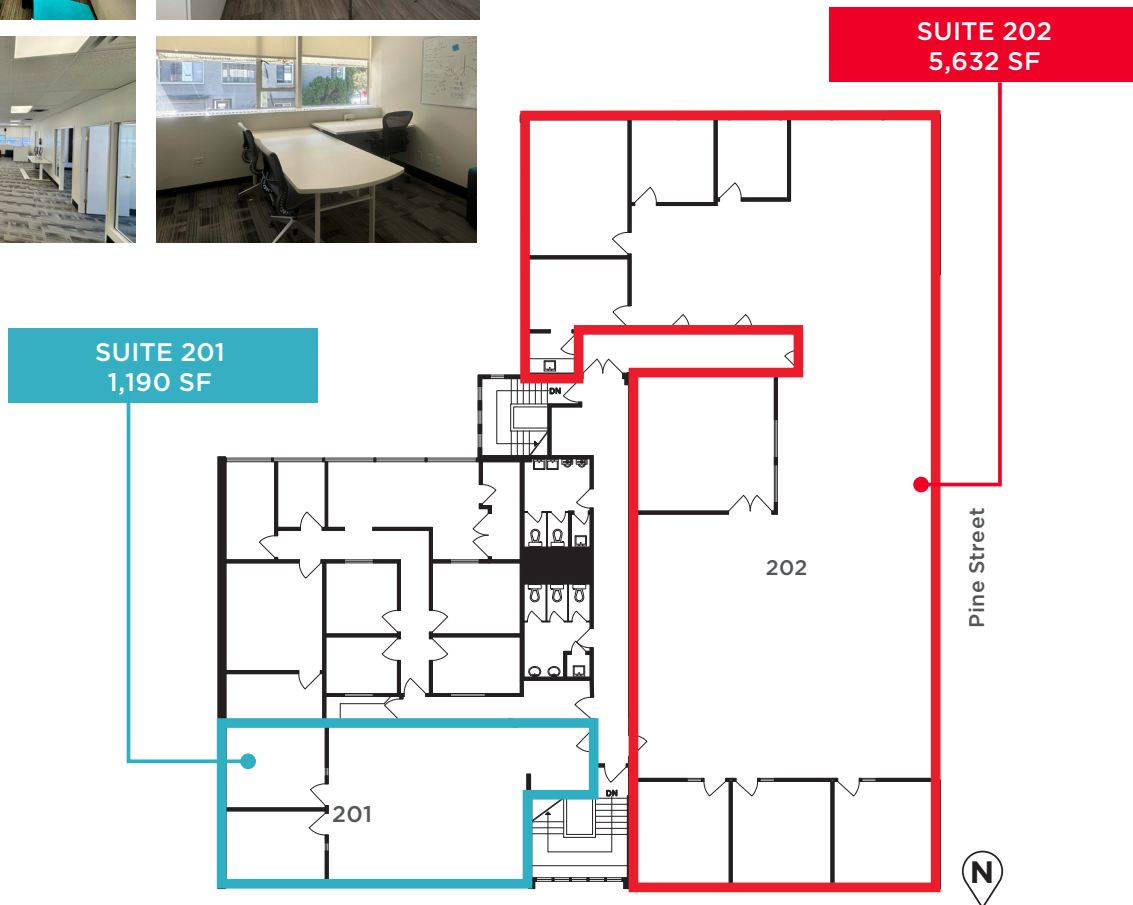
SUITE 201 (1,190 SF)

- Move-in ready suite
- Built out with two meeting rooms/large private offices and large open workspace area
- Bike racks in place at front entrance area
- North facing with plenty of natural light



SUITE 202 (5,632 SF)

- Move in ready corner suite
- Built out with 5 perimeter large offices/meeting rooms, 2 boardrooms and large open workspace area
- Enclosed kitchenette with lounge area
- Inundated with natural light with North, West and South facing views
- Turnkey opportunity with furniture available



West Broadway
FLOOR PLAN

BASIC RENT

\$10.00 PSF Net

ADDITIONAL RENT

\$19.50 PSF (2024 estimate)



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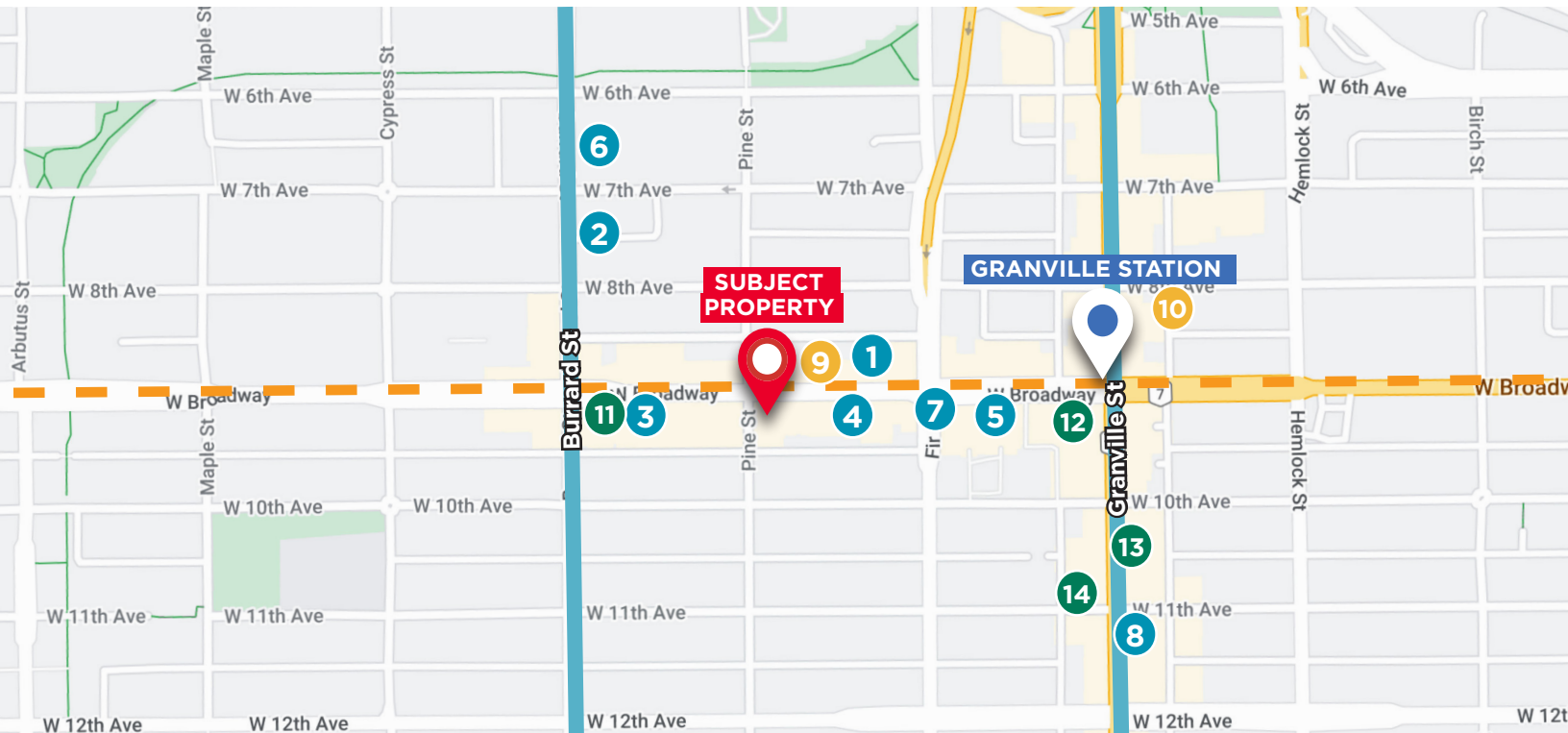
BIKE SCORE
BIKER'S PARADISE
97



TRANSIT SCORE
EXCELLENT TRANSIT
80



WALK SCORE
WALKER'S PARADISE
98



EAT & DRINK

- 1 Earl's Kitchen + Bar
- 2 Mazuya Sushi
- 3 Starbucks
- 4 Suika Snack Bar
- 5 Cactus Club Cafe
- 6 Gateau Henry
- 7 Trees Organic Coffee
- 8 Vij's Rangoli

DISCOVER

- 9 YYoga
- 10 Kondi Studio

SHOP

- 11 Shoppers Drug Mart
- 12 Indigo
- 13 Pottery Barn
- 14 Edward Chapman Woman

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Senior Associate
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sydney.oslund@ca.cushmanwakefield.com

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

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