

# 1501 West Broadway

For Lease



Vancouver, BC







## 2nd & 5th Floor 1501 West Broadway

Situated in the heart of Vancouver's South Granville neighborhood, 1501 West Broadway, also known as "the Clock Tower," is a five-storey office building conveniently positioned at the central intersection of Granville and West Broadway. This prime location is directly across from the future Broadway SkyTrain station.

- Gated Reserved Parking
- Convenient South Granville Location
- Renovated Common Areas
- Bike Storage
- Across from Future Skytrain Station
- Professionally Managed

# Unit 230

## 1501 West Broadway

**Total Leaseable Area:** 1,168 SF

**Asking Base Rent:** \$20.00 /SF/YR

**Additional Rent (2025):** \$23.01 /SF/YR

**Estimated Monthly Rent:** \$4,187.72 plus GST

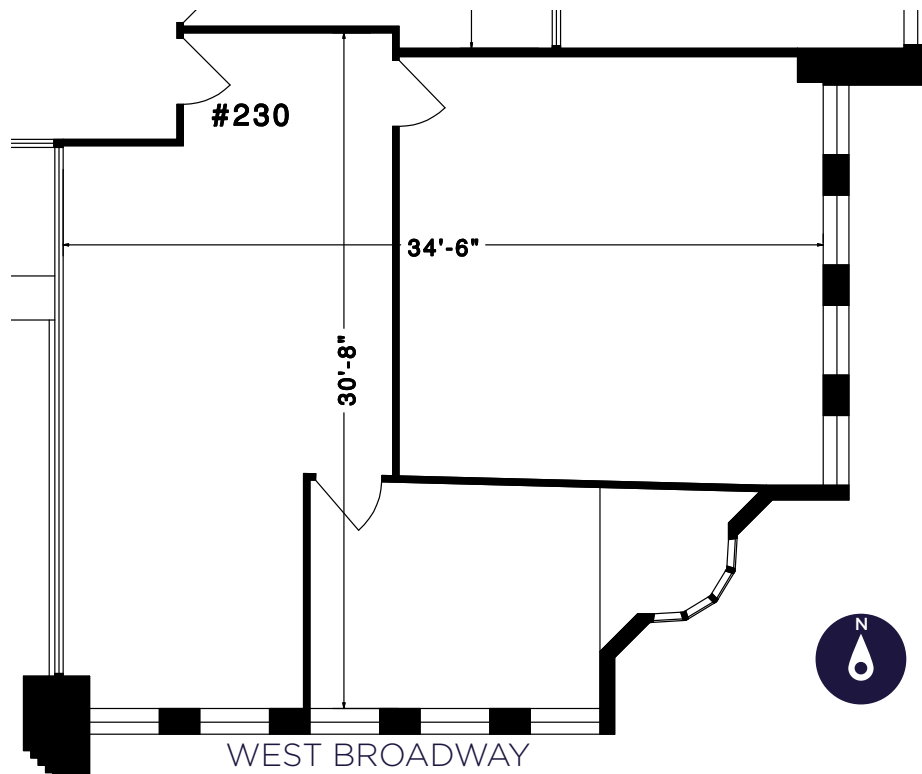
**Parking:** \$160.00 / month  
plus tax

**Availability** Immediately



## Unit Features

This southeast-facing office unit is conveniently situated on the second floor, offering a vantage point above and overlooking the ground floor lobby entrance. The unit comprises four spacious rooms, making it ideal for shared office use.



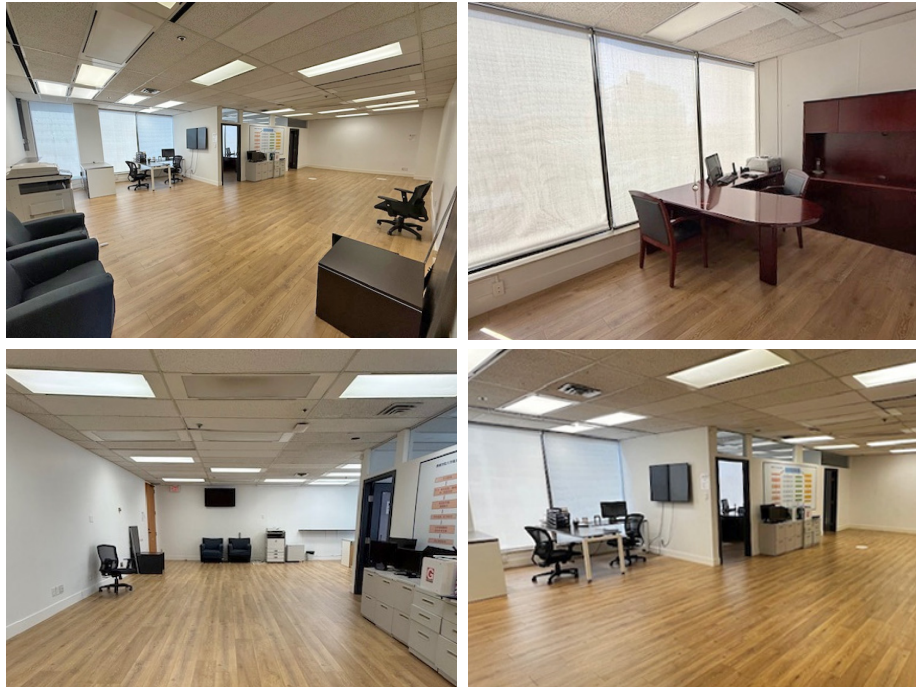


# Unit 520\*

## 1501 West Broadway

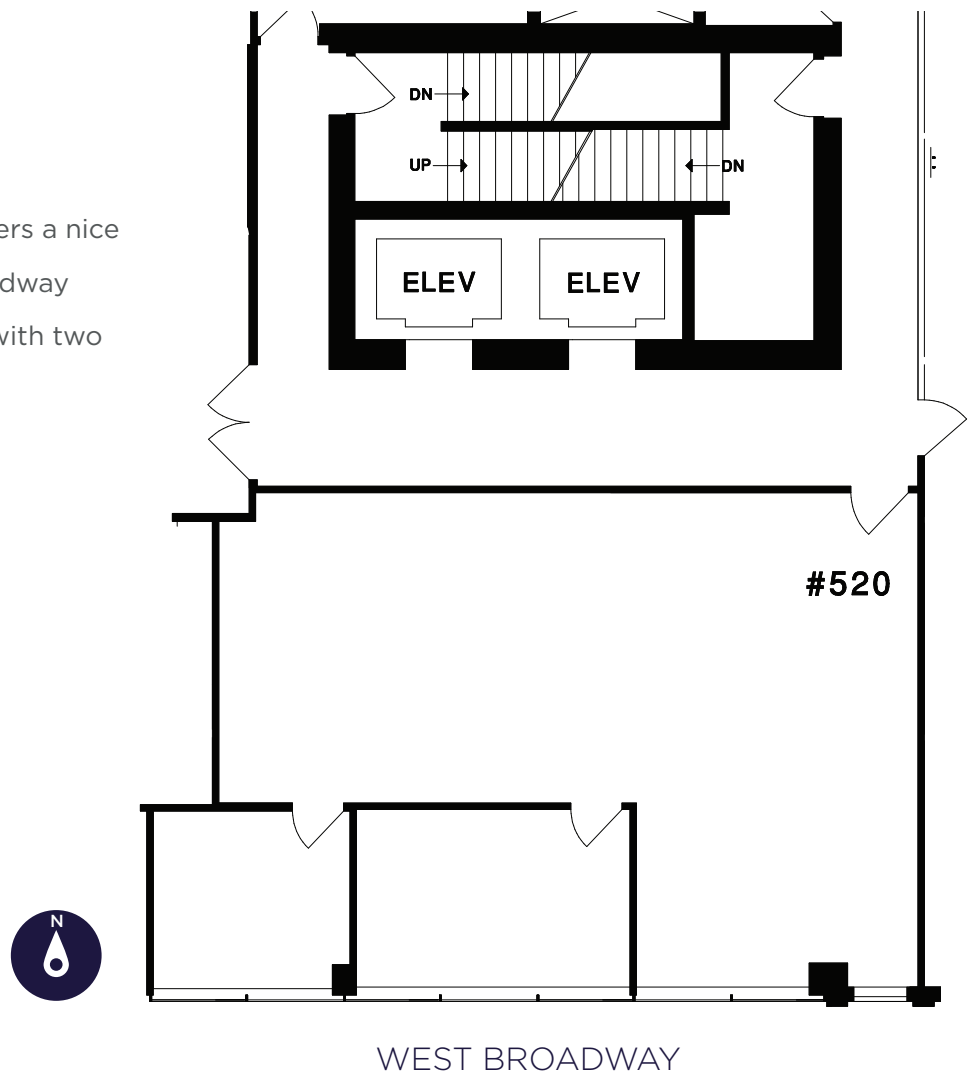
<b>Total Leaseable Area:</b>	1,172 SF
<b>Asking Base Rent:</b>	\$28.00 /SF/YR
<b>Additional Rent (2025):</b>	\$23.01 /SF/YR
<b>Estimated Monthly Rent:</b>	\$4,982.73 plus GST
<b>Parking:</b>	\$160.00 / month plus tax
<b>Availability</b>	Immediately

\*Can be combined with Unit 530 for a total of 3,001 SF



## Unit Features

This south-facing office unit offers a nice vantage point overlooking Broadway Street. The unit is well laid out with two offices and open area.

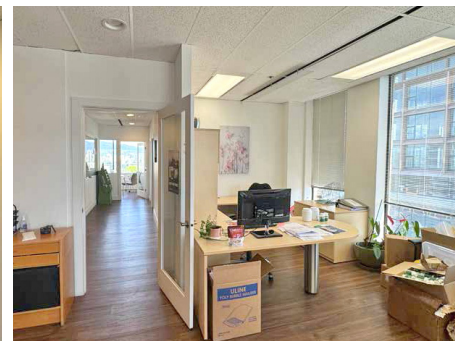


# Unit 530\*

## 1501 West Broadway

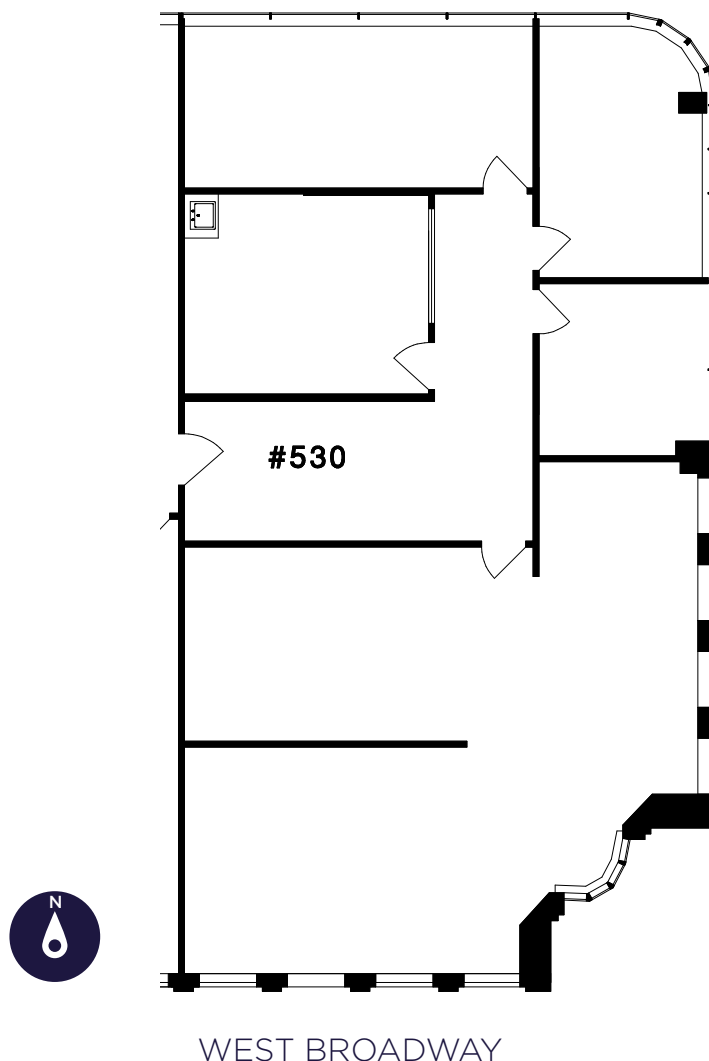
<b>Total Leaseable Area:</b>	1,829 SF
<b>Asking Base Rent:</b>	\$28.00 /SF/YR
<b>Additional Rent (2025):</b>	\$23.01 /SF/YR
<b>Estimated Monthly Rent:</b>	\$7,777.61 plus GST
<b>Parking:</b>	\$160.00 / month plus tax
<b>Availability</b>	Immediately

*\*Can be combined with Unit 520 for a total of 3,001 SF*



## Unit Features

Unit 530 in the Clock Tower offers some of the best views, with both north and south-facing perspectives down Granville Street. This unit enjoys abundant natural sunlight throughout the day and features expansive individual and shared office spaces. Additionally, it includes a kitchenette.





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## Contact

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