

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

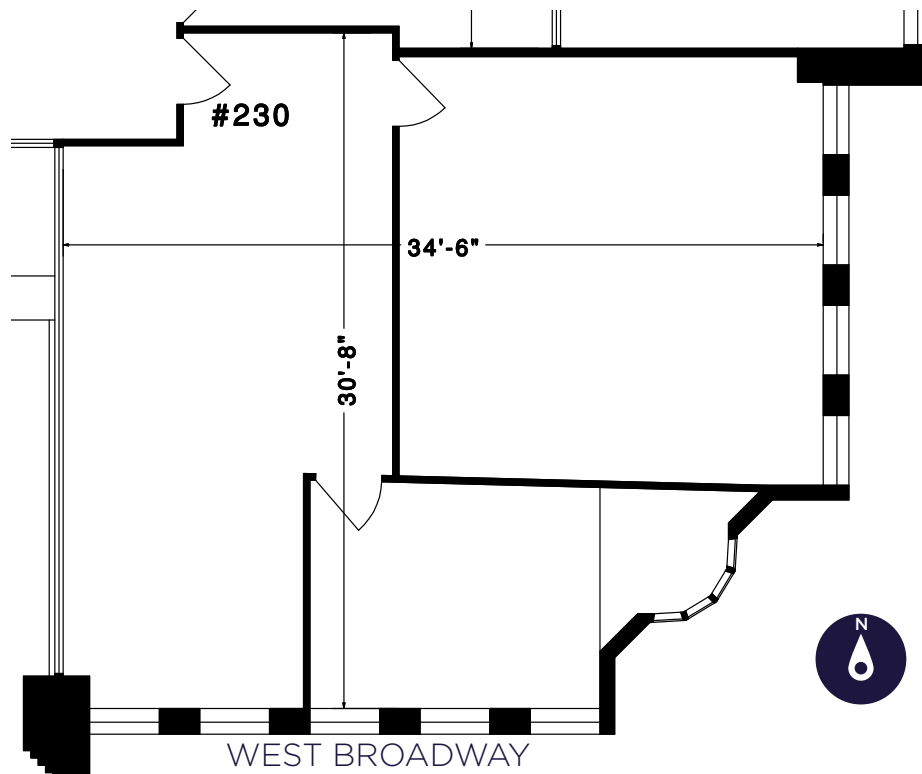
Parking: \$160.00 / month
plus tax

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.

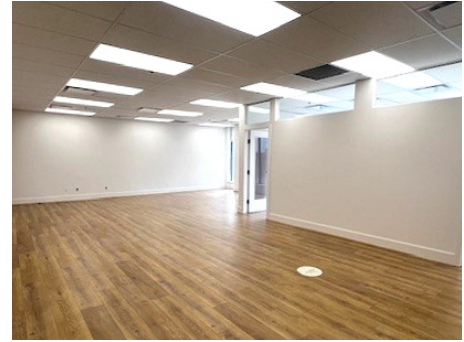
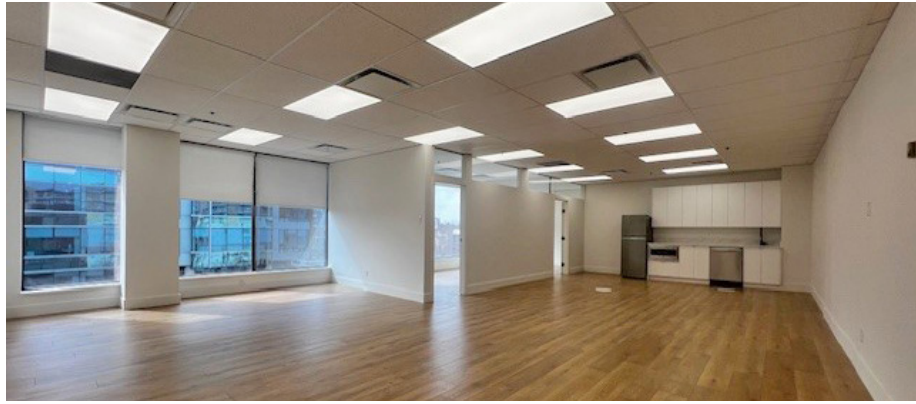


Unit 520*

1501 West Broadway

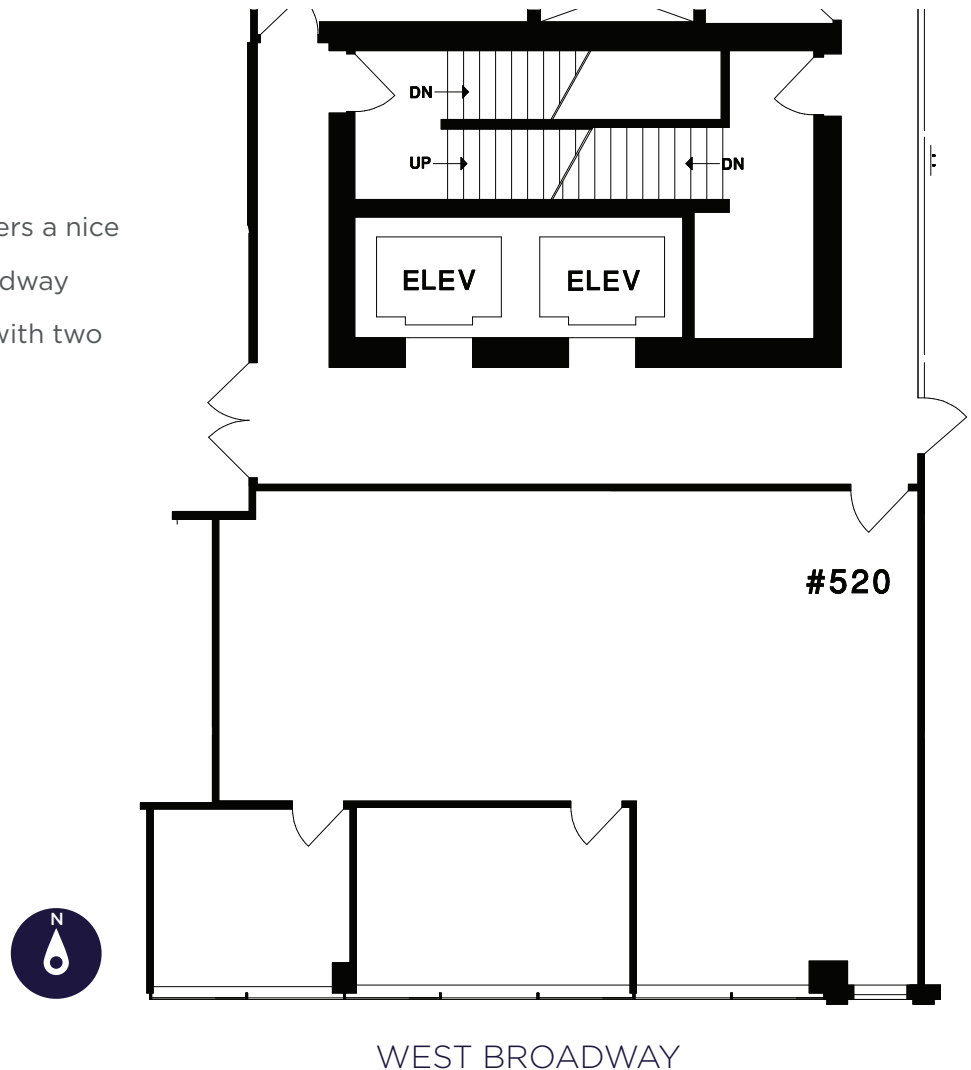
Total Leaseable Area:	1,172 SF
Asking Base Rent:	\$25.00 /SF/YR
Additional Rent (2025):	\$23.01 /SF/YR
Estimated Monthly Rent:	\$4,982.73 plus GST
Parking:	\$160.00 / month plus tax
Availability	Immediately

*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.

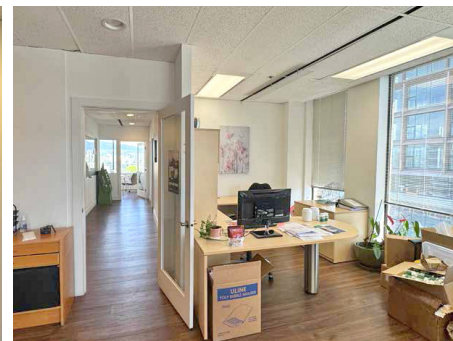


Unit 530*

1501 West Broadway

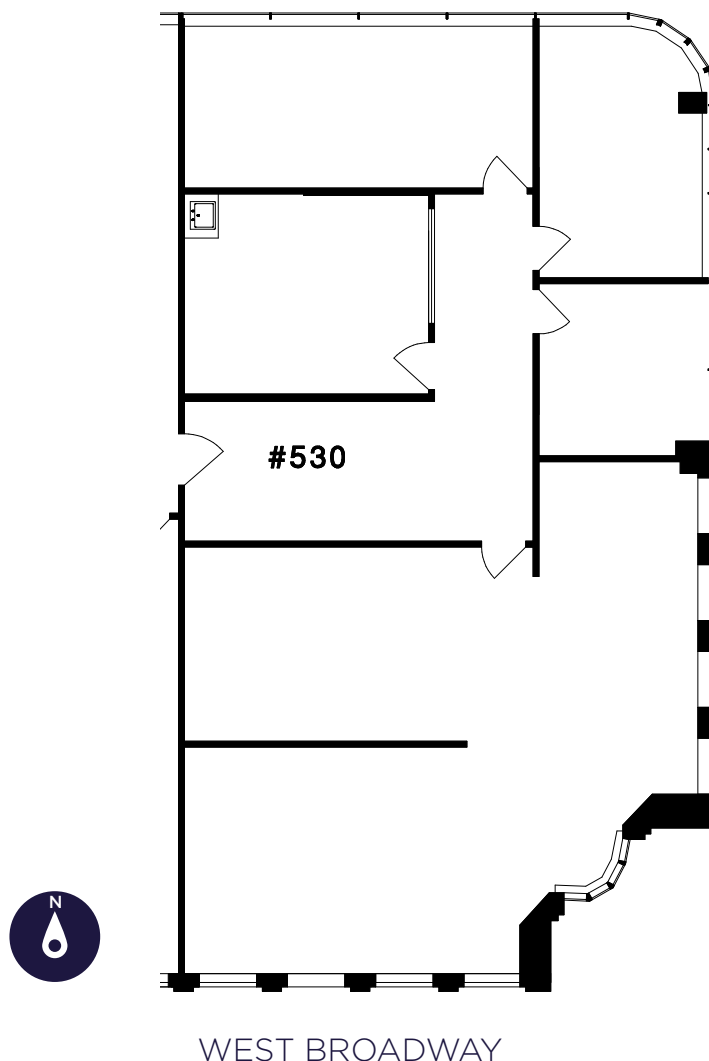
Total Leaseable Area:	1,829 SF
Asking Base Rent:	\$25.00 /SF/YR
Additional Rent (2025):	\$23.01 /SF/YR
Estimated Monthly Rent:	\$7,777.61 plus GST
Parking:	\$160.00 / month plus tax
Availability	Immediately

**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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