For Lease

1501 West Broadway

VANCOUVER, BC



CUSHMAN & WAKEFIELD



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





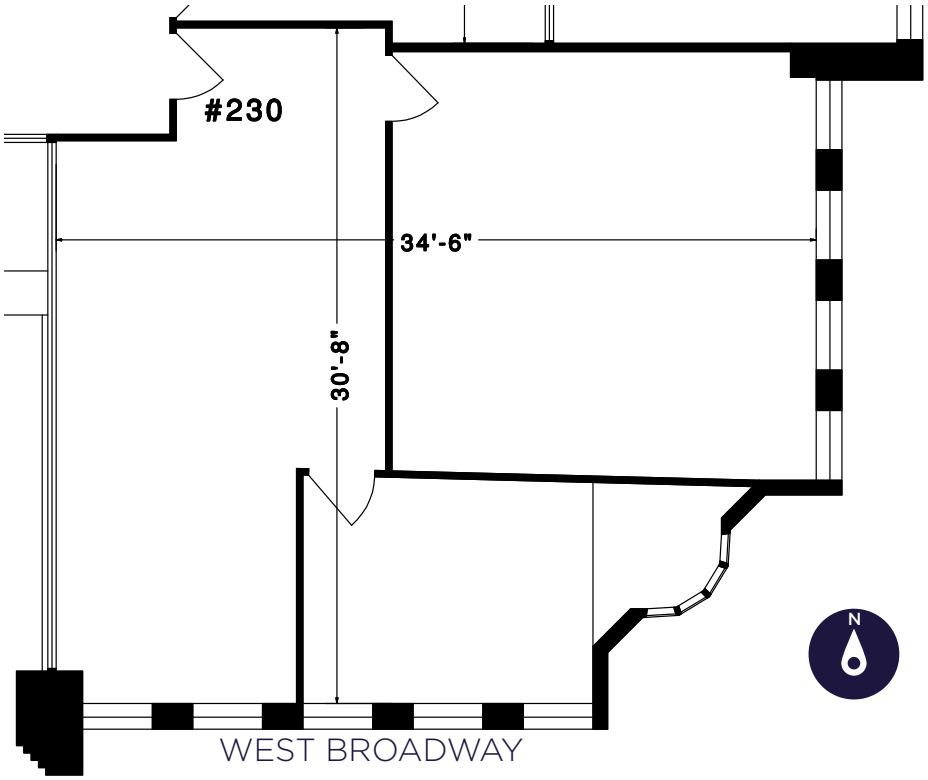






Unit Features

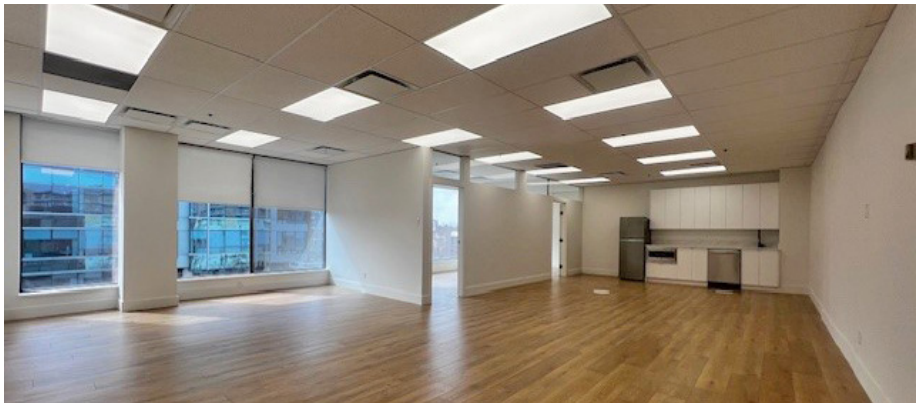
This southeast-facing office unit is conveniently situated on the second floor, offering a vantage point above and overlooking the ground floor lobby entrance. The unit comprises four spacious rooms, making it ideal for shared office use.



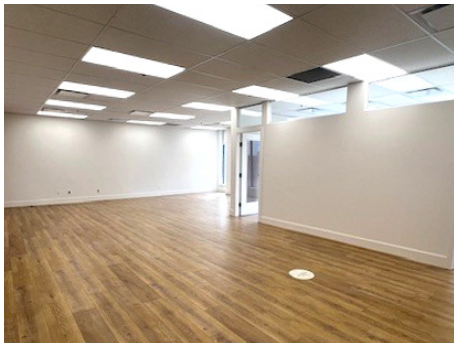
Unit 520*
1501 West Broadway

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*

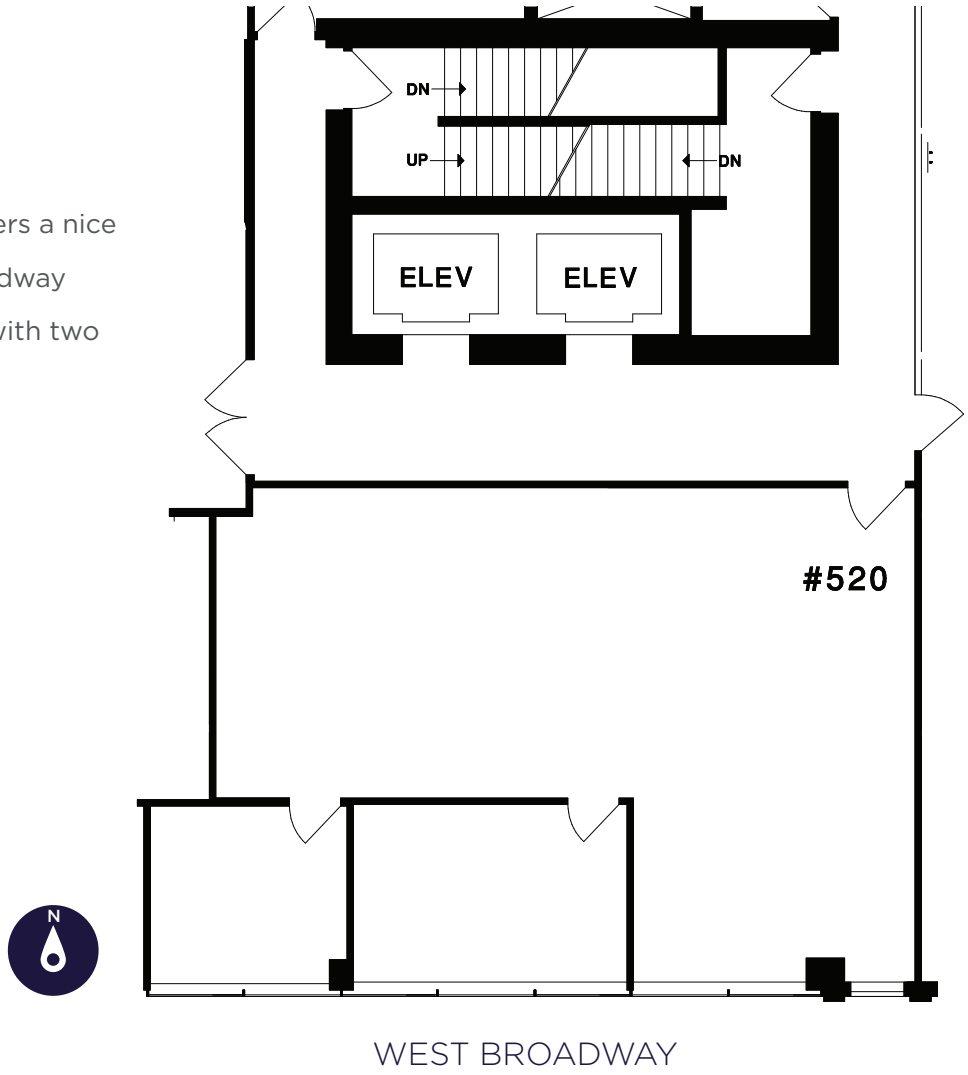






Unit Features

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.



1501 West Broadway

Vancouver, BC



CUSHMAN & WAKEFIELD

Contact

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