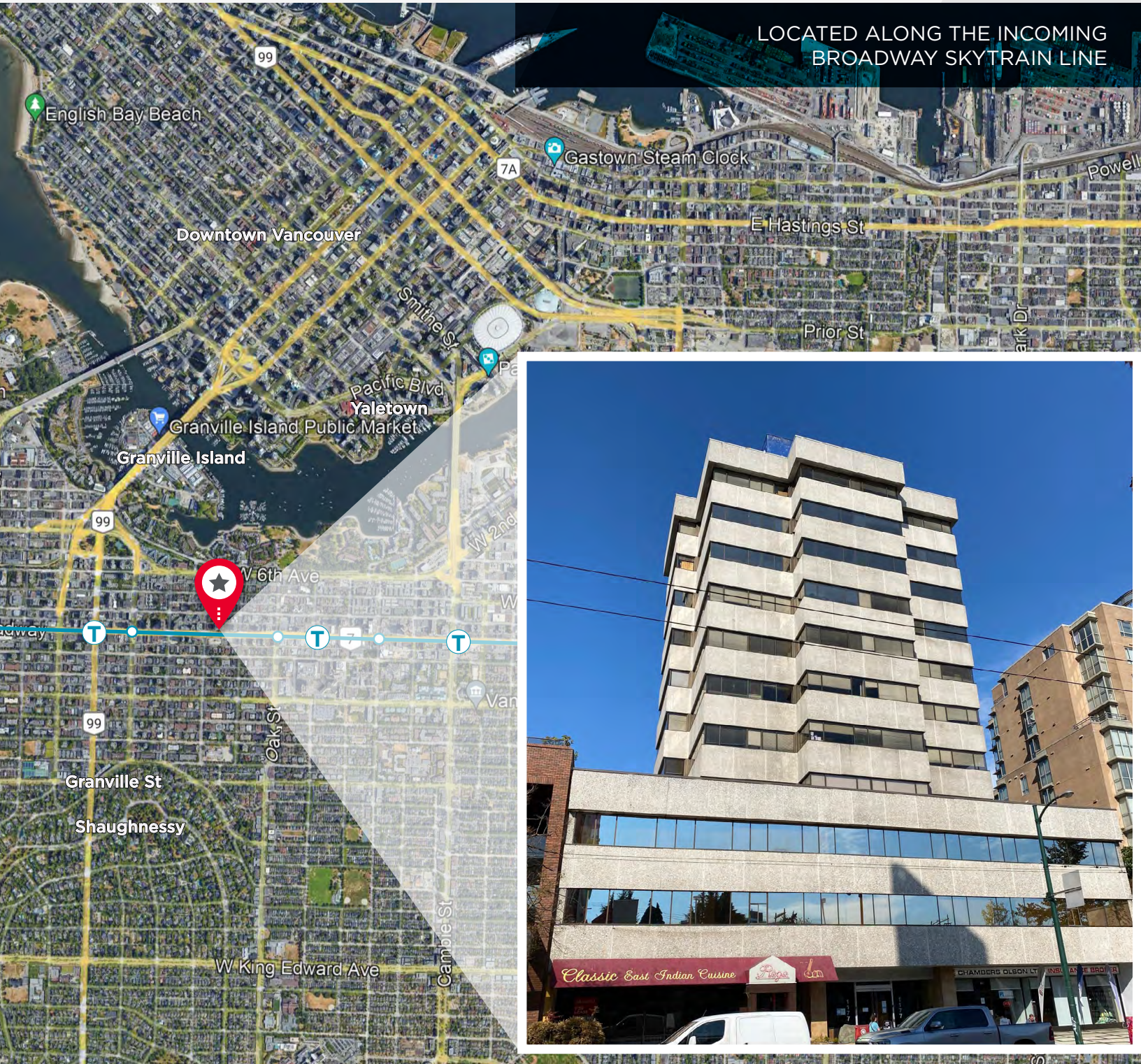


**CUSHMAN &
WAKEFIELD**

FOR LEASE
OFFICE & MEDICAL OFFICE OPPORTUNITIES

1177 W. BROADWAY
VANCOUVER, BC

LOCATED ALONG THE INCOMING
BROADWAY SKYTRAIN LINE



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

LOCATION

The property is located on the north side of West Broadway between Oak and Granville Street in the Fairview neighbourhood of West Broadway. This is one of Vancouver's most desired office/retail streets because of its diverse food, service and amenity offering. This location is close to VGH, City Hall, and is minutes to downtown via Canada Line or Cambie/Granville Streets and will soon be serviced by the Broadway skytrain line.

OPPORTUNITY HIGHLIGHTS

Suite 200 - 4,652 SF

- Medical/health care office with existing infrastructure in place
- North facing unit with expansive city and mountain views
- Generous reception and work space area
- Multiple treatment rooms of various sizes with sinks
- Four large perimeter offices with North facing views
- Three private washrooms, Two with showers
- Large staff area with lounge, kitchenette and storage
- Unit can be demised, contact listing agents for further information

SALIENT DETAILS

NET RENT

Please contact listing agents

ADDITIONAL RENT

\$16.23 PSF, per annum (2026 estimate)

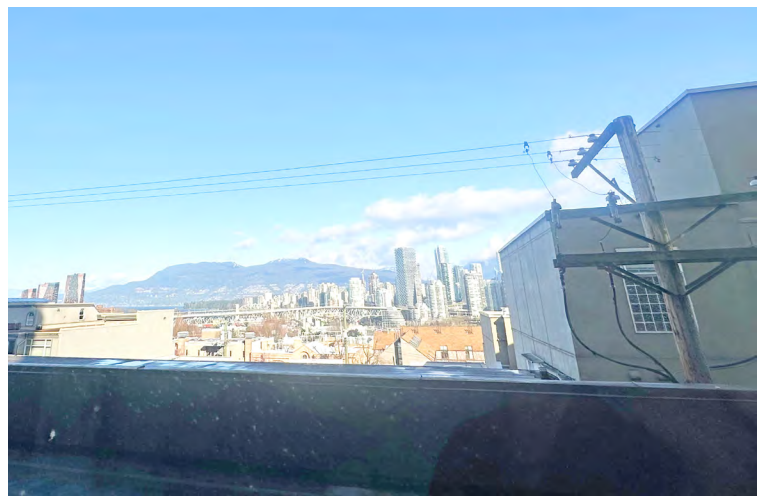
AVAILABILITY

Immediately

PARKING

\$150 per month plus tax for random parking stall
\$300 per month plus tax for reserved parking stall

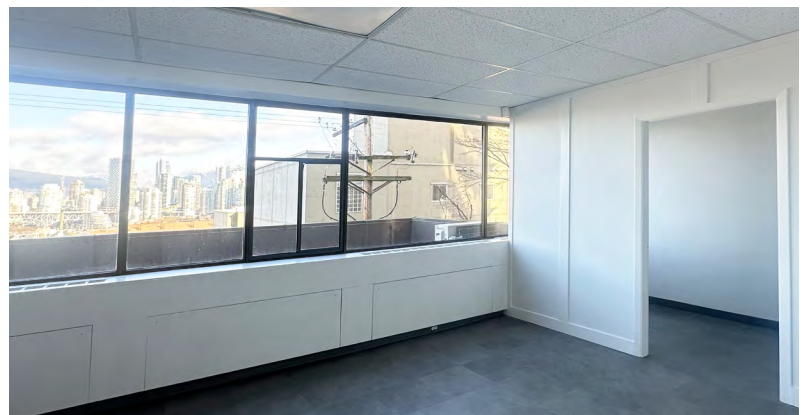
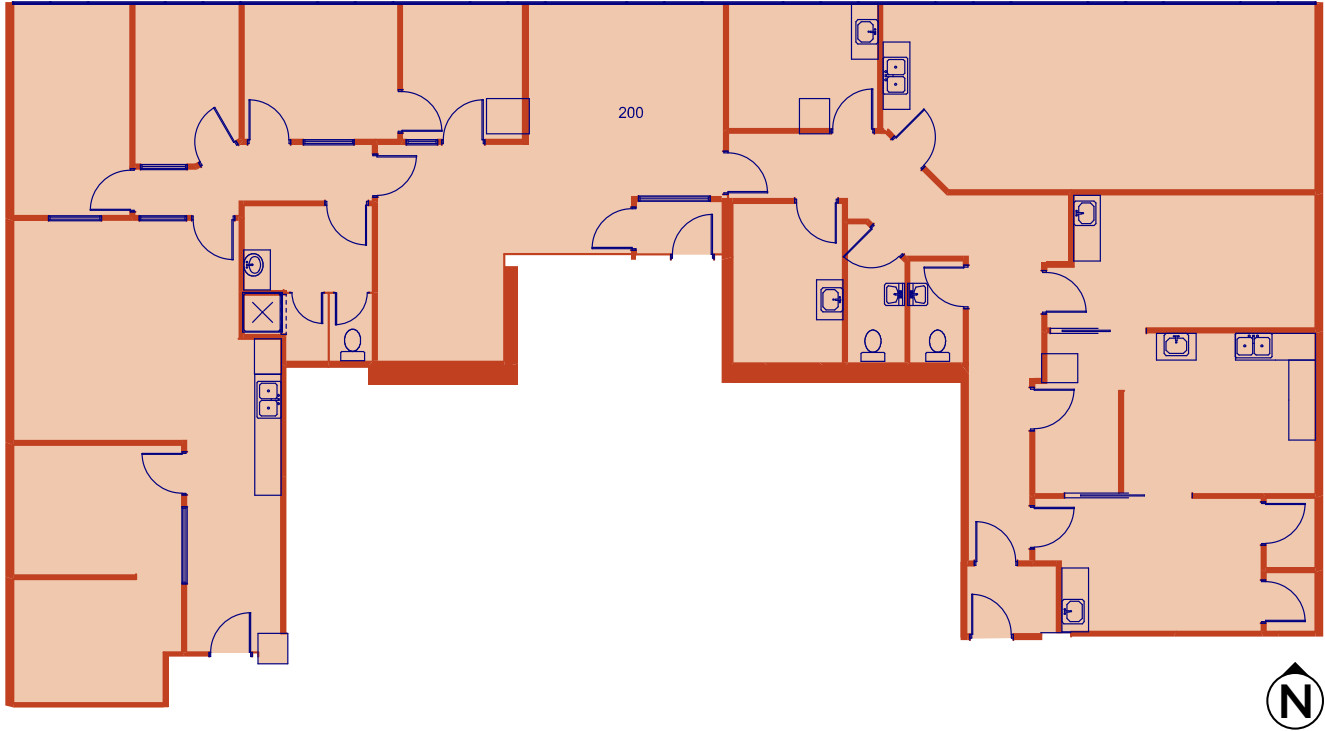
NORTH FACING VIEWS FROM SUITE 200





FOR LEASE
OFFICE & MEDICAL OFFICE OPPORTUNITIES
1177 W. BROADWAY
VANCOUVER, BC

FLOOR PLAN - Suite 200 | 4,652 SF



OPPORTUNITY HIGHLIGHTS

Suite 360 - 1,303 SF

- Improved south facing unit with abundant natural light
- Built out with entry area, one glass boardroom, private office, and open workspace area
- High quality leasehold improvements in place

SALIENT DETAILS

NET RENT

Please contact listing agents

AVAILABILITY

30 days' notice

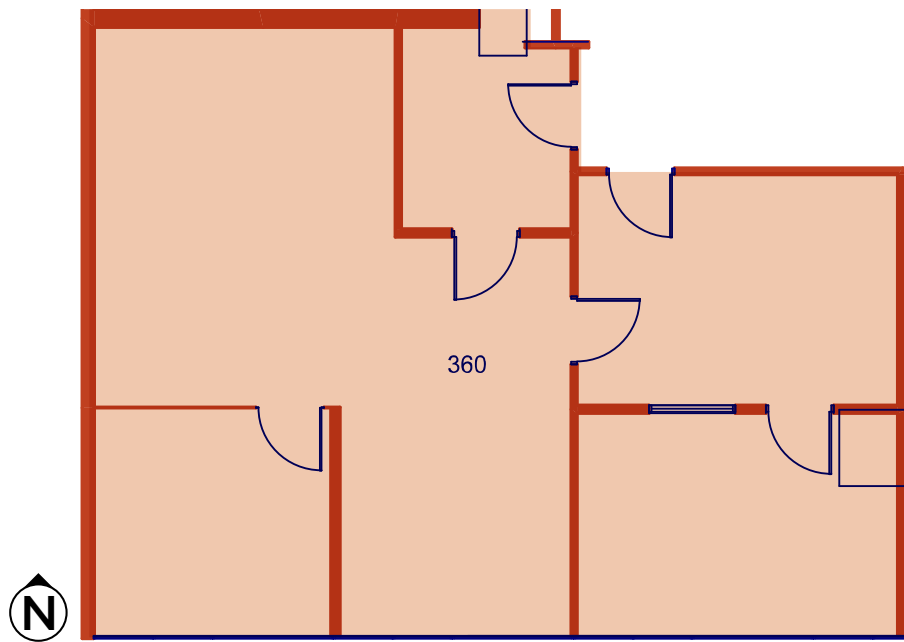
ADDITIONAL RENT

\$16.23 PSF, per annum (2026 estimate)

PARKING

\$150 per month plus tax for random parking stall
\$300 per month plus tax for reserved parking stall

FLOOR PLAN - SUITE 360 | 1,303 SF





FOR LEASE

OFFICE & MEDICAL OFFICE OPPORTUNITIES

1177 W. BROADWAY

VANCOUVER, BC

ZONING

C-3A Commercial (General Office) which allows for a variety of general office uses, including Digital entertainment and information communication technology, financial institutions as well as health care office and health enhancement centre uses.



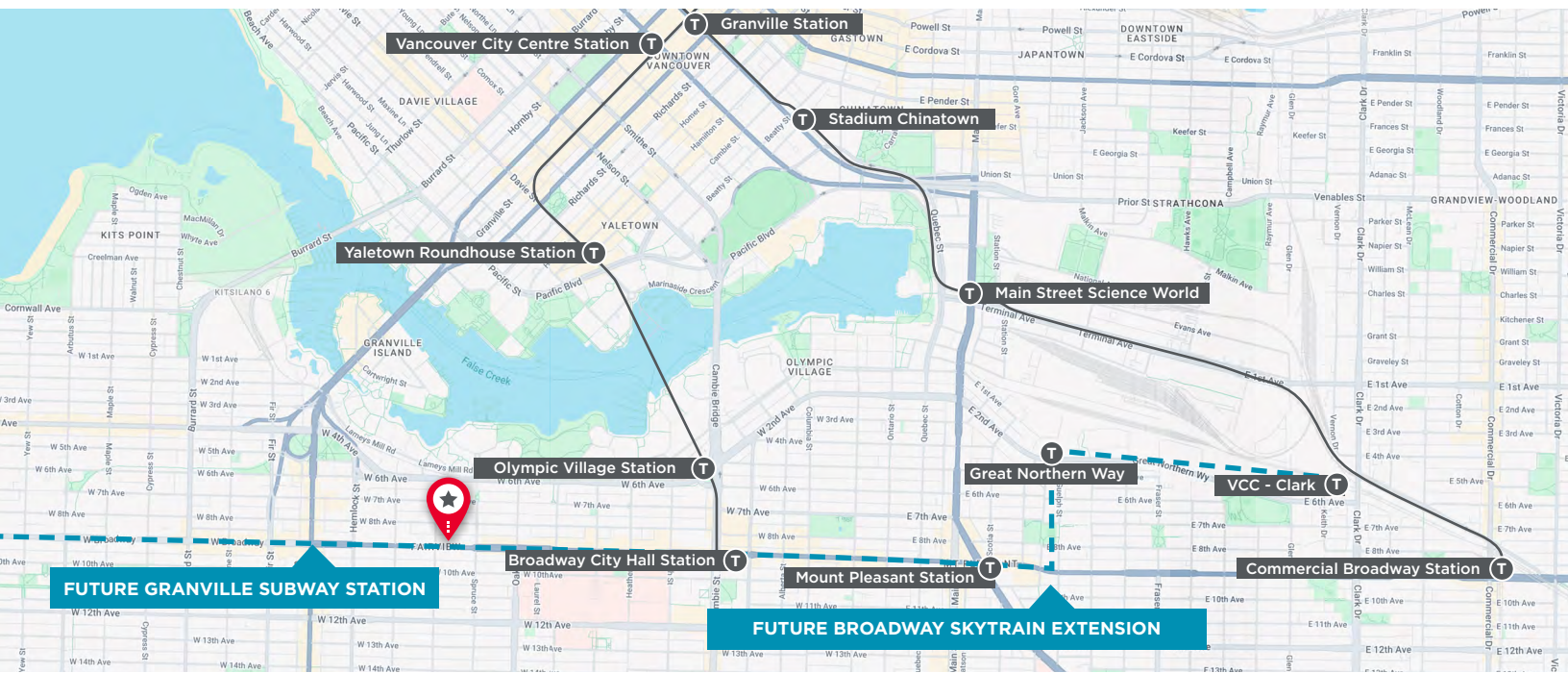
TRANSIT SCORE
RIDER'S PARADISE
94



BIKE SCORE
BIKER'S PARADISE
86



WALK SCORE
WALKER'S PARADISE
95



AMENITIES NEARBY



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