

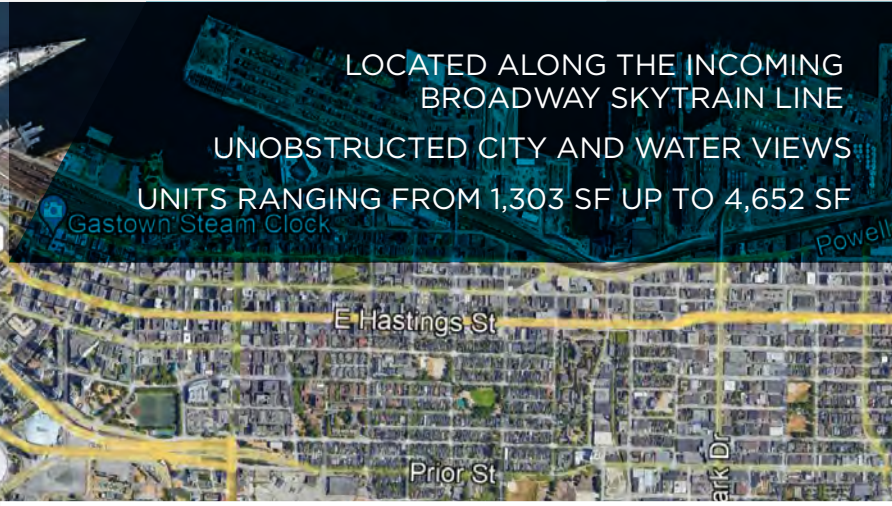
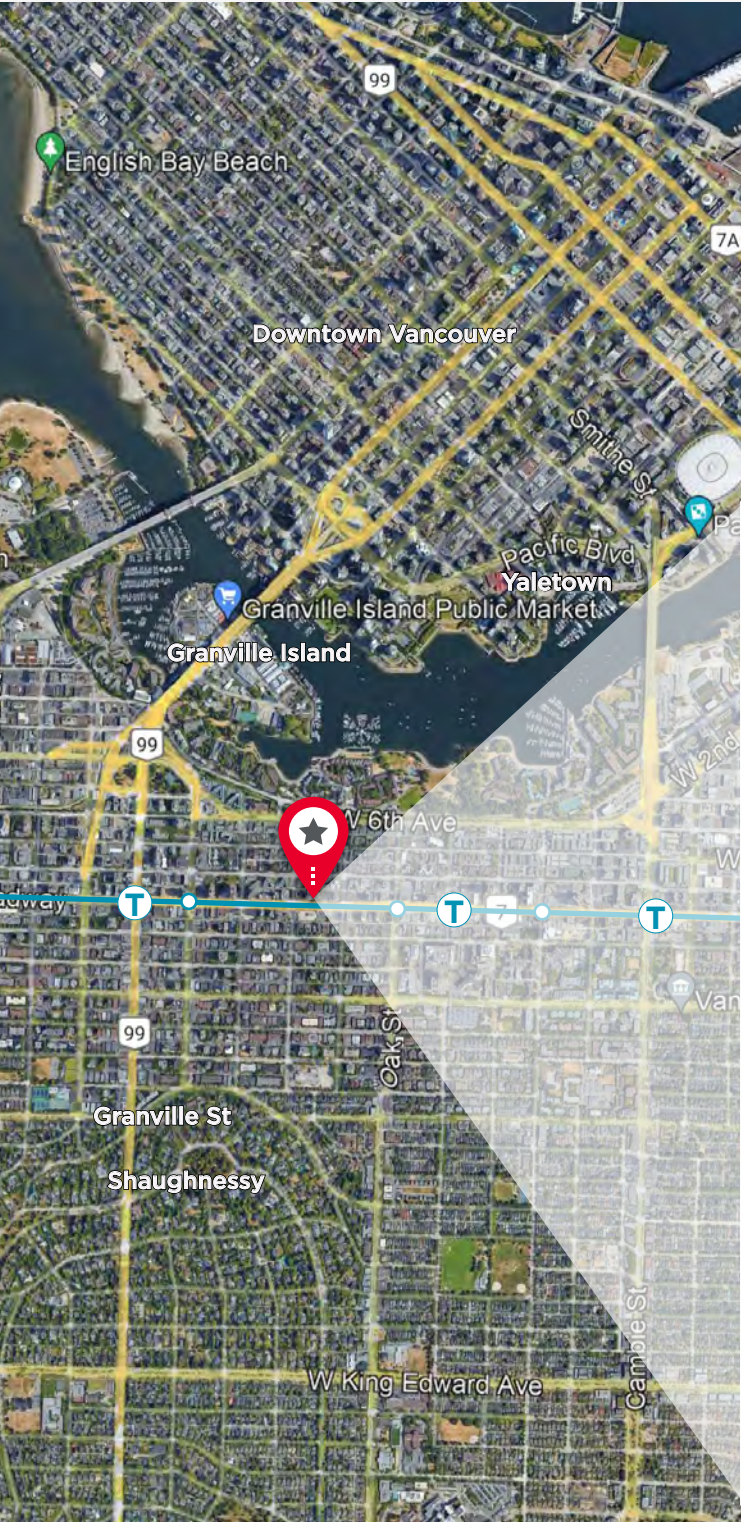
**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**

**OFFICE & MEDICAL OFFICE OPPORTUNITIES**

**1177 WEST BROADWAY**

**VANCOUVER, BC**



**Andrei Jelescu**

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

**Matthew MacLean**

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

**Sydney Oslund**

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

## 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)



## NORTH FACING VIEWS FROM SUITE 200



## DEMISING OPTIONS

### 200-A: 1,994 SF

- Improved North facing office unit
- Built out with four private offices with windows, interior meeting room, open workspace area
- Kitchen and lounge space, with two enclosed washrooms, one with shower

### 200-B: 2,658 SF

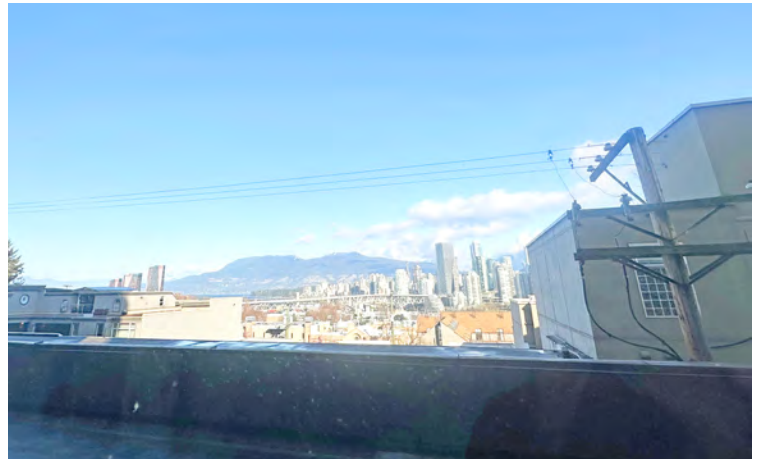
- North facing medical office space, with existing improvements in place
- Built out with reception area, four enclosed treatment rooms with sinks, triage area/large treatment room with sink, medical storage area
- Two private washrooms
- Expansive views of North Shore Mountains and downtown core

## AVAILABILITY

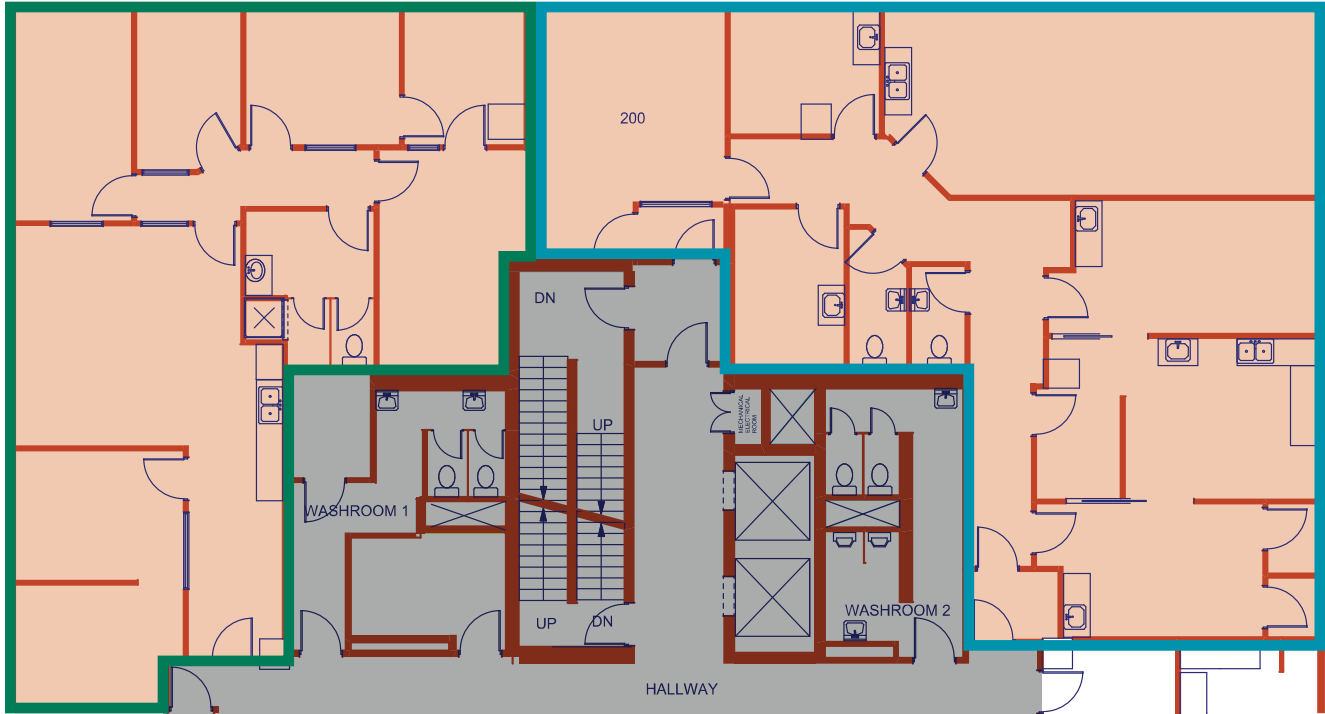
Immediately

## PARKING

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

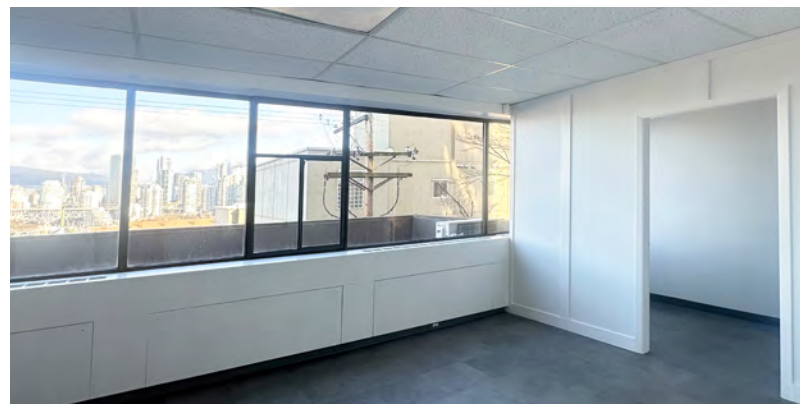


**FLOOR PLAN - Suite 200 | 4,652 SF**



■ SUITE 200-A: 1,994 SF

■ SUITE 200-B: 2,658 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

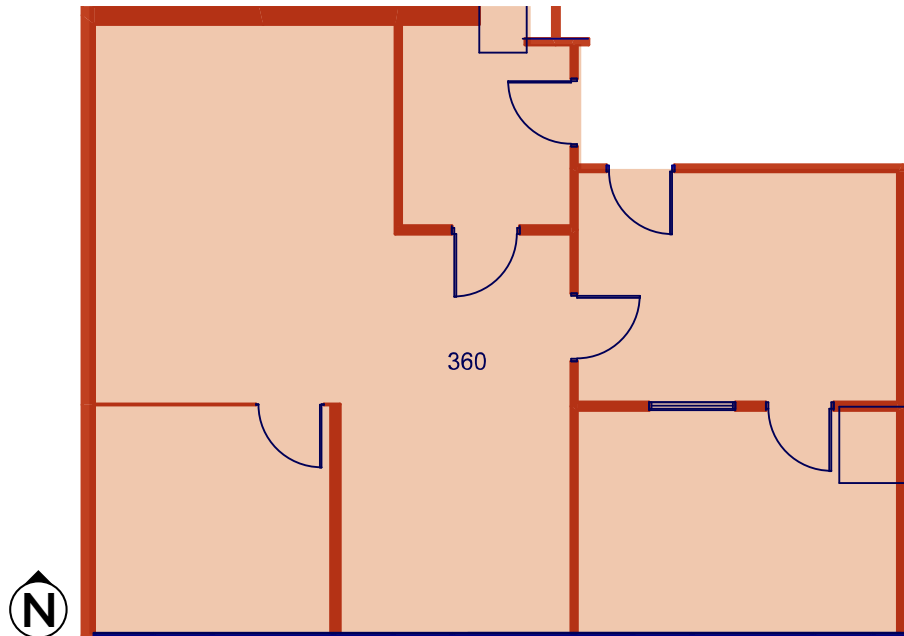
**ADDITIONAL RENT**

\$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 WEST 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.



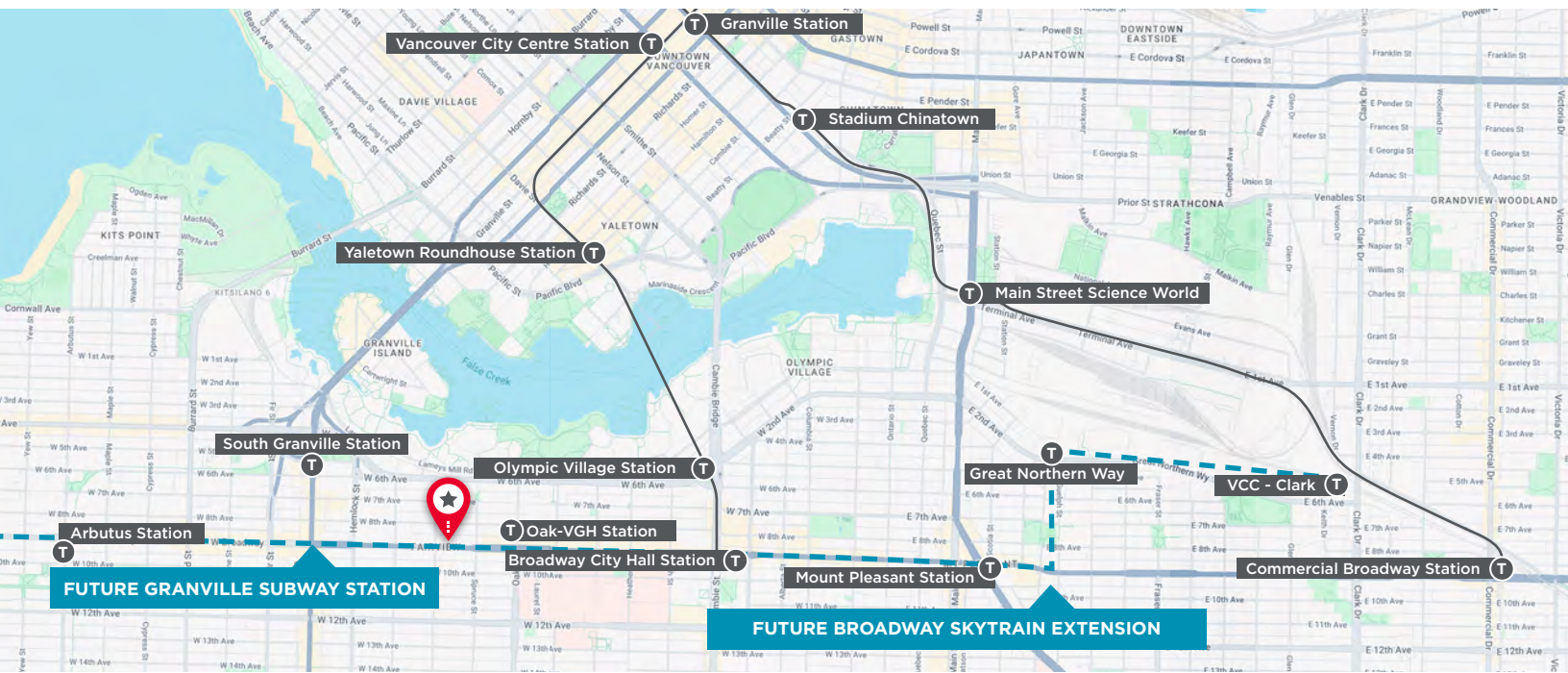
TRANSIT SCORE  
RIDER'S PARADISE  
**94**



BIKE SCORE  
BIKER'S PARADISE  
**86**



WALK SCORE  
WALKER'S PARADISE  
**95**



### AMENITIES NEARBY



**Andrei Jelescu**  
Personal Real Estate Corporation  
Associate Vice President  
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+1 604 262 8775  
sydney.oslund@cushwake.com

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