

FOR SUBLEASE
BROADWAY TECH CENTRE - 2925 VIRTUAL WAY
10,558 SF | MOVE-IN READY WITH RECENT RENOVATIONS





COMPLEX HIGHLIGHTS

Broadway Tech Centre is a premier business campus in East Vancouver, designed to offer a modern and collaborative environment for leading organizations.

The complex includes Class A office buildings with sustainable design and a variety of on-site amenities. Tenants benefit from outdoor landscapes, on-site retail, services, and restaurants, and excellent on-transit location



COMPLEX AMENITIES

- On-site fitness facility
- Bike lockers and end-of-trip facilities
- Outdoor sports courts, BBQ, and patio
- YMCA Childcare Centre
- Car-share service (EVO carshare) and EV charging stations
- On-site retail, services, and restaurants

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INTERIOR PHOTOS

BUILDING OVERVIEW

2925 Virtual Way is a four-storey office building totaling 113,000 square feet of high-quality office space located on the Northwest corner of the Broadway Tech Centre. Delivered in 2008, Building 1 offers efficient floor plates, modern building systems, and sustainability focused design. Within a 5-minute walk to Renfrew SkyTrain Station, the building and complex offers exceptional transit access and convenience for tenants and visitors.

BUILDING HIGHLIGHTS

- LEED Platinum and BOMA Best Gold certifications
- ENERGY STAR score of 92
- Spacious lobby with high-end finishes
- 5-minute walk to Renfrew Skytrain Station

BUILDING AMENITIES

- Fitness centre (located at 2955 Virtual Way)
- Bike storage and parking
- End of trip facilities
- Conference centre
- 24 hour on-site management and security

SPACE HIGHLIGHTS

- Abundant natural light
- Overheight ceilings
- Elevator exposure
- Recently renovated, ready for furniture installation

PREMISE FEATURES

Premises: Suite 150 - 10,558 SF

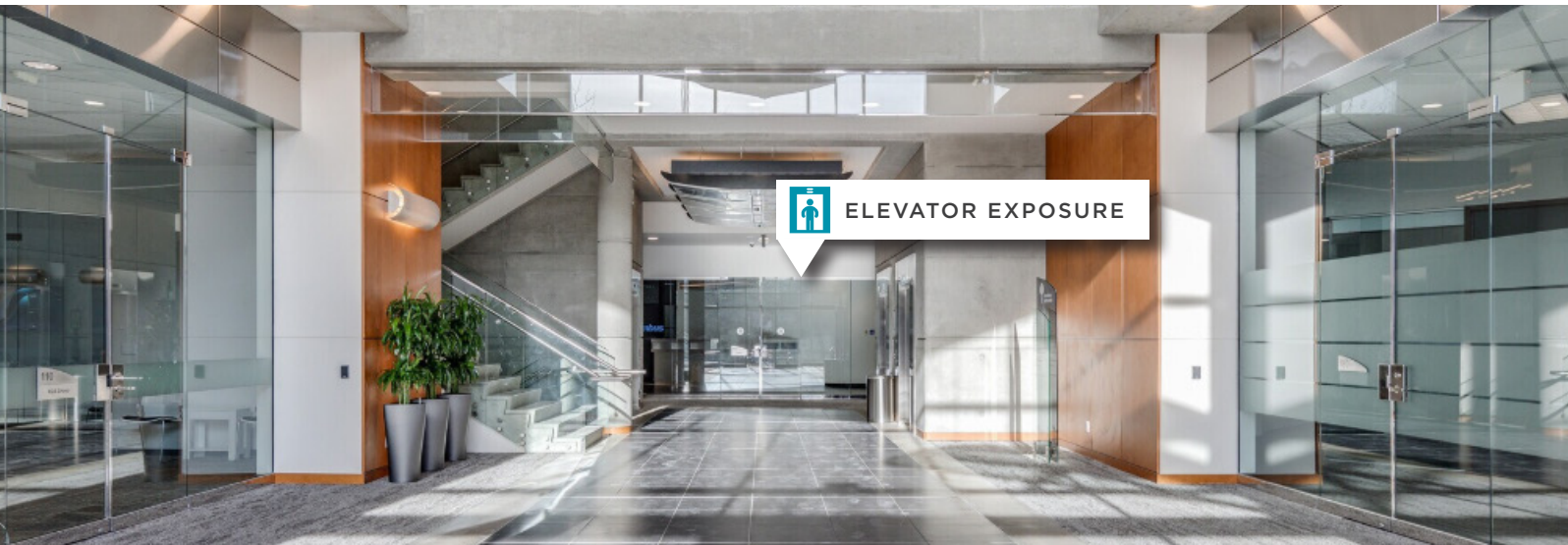
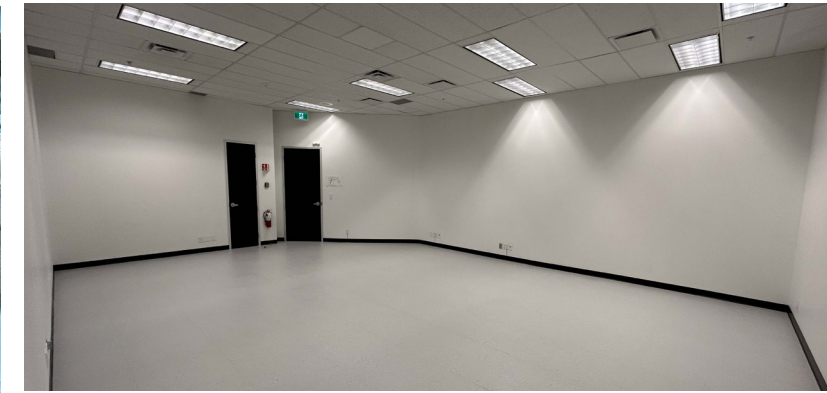
Asking Rent: Please contact agents

Additional Rent: \$22.19 PSF/PA
(2026 estimate)

Sublease Expiry: August 31, 2027

Availability: Immediate

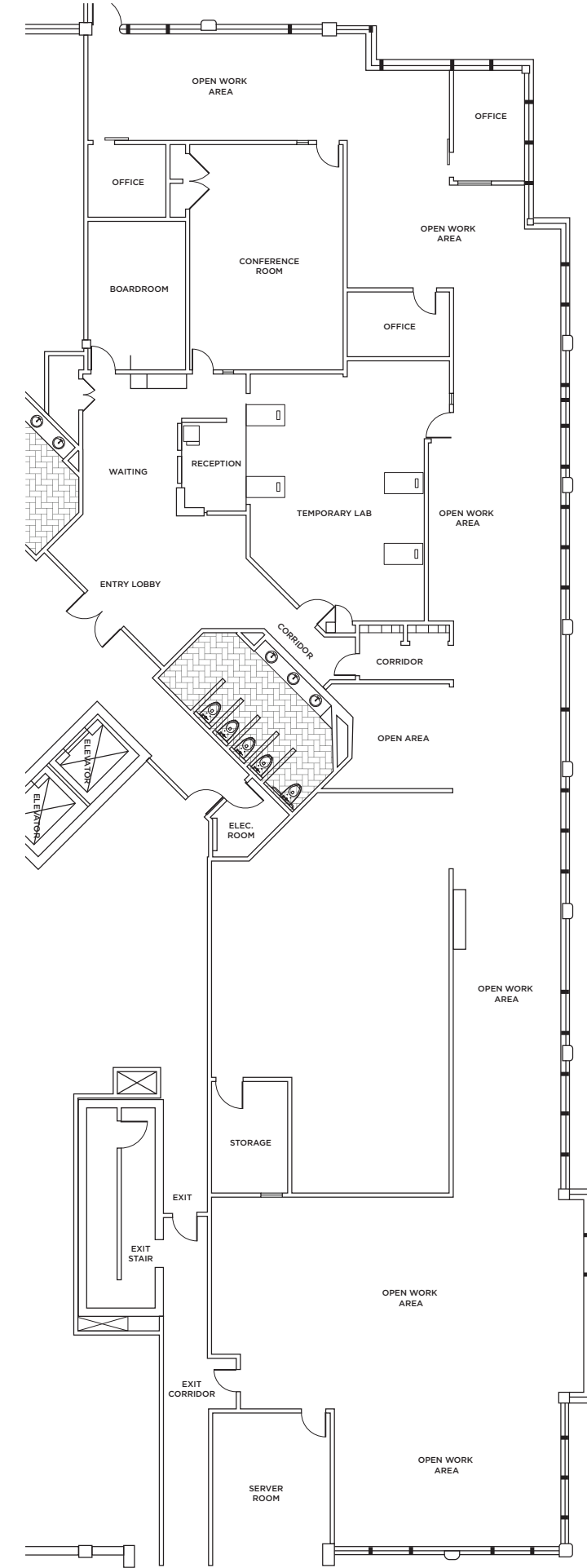
Parking Ratio: 2.6 per 1,000 SF leased
\$105 random underground
\$135 reserved underground



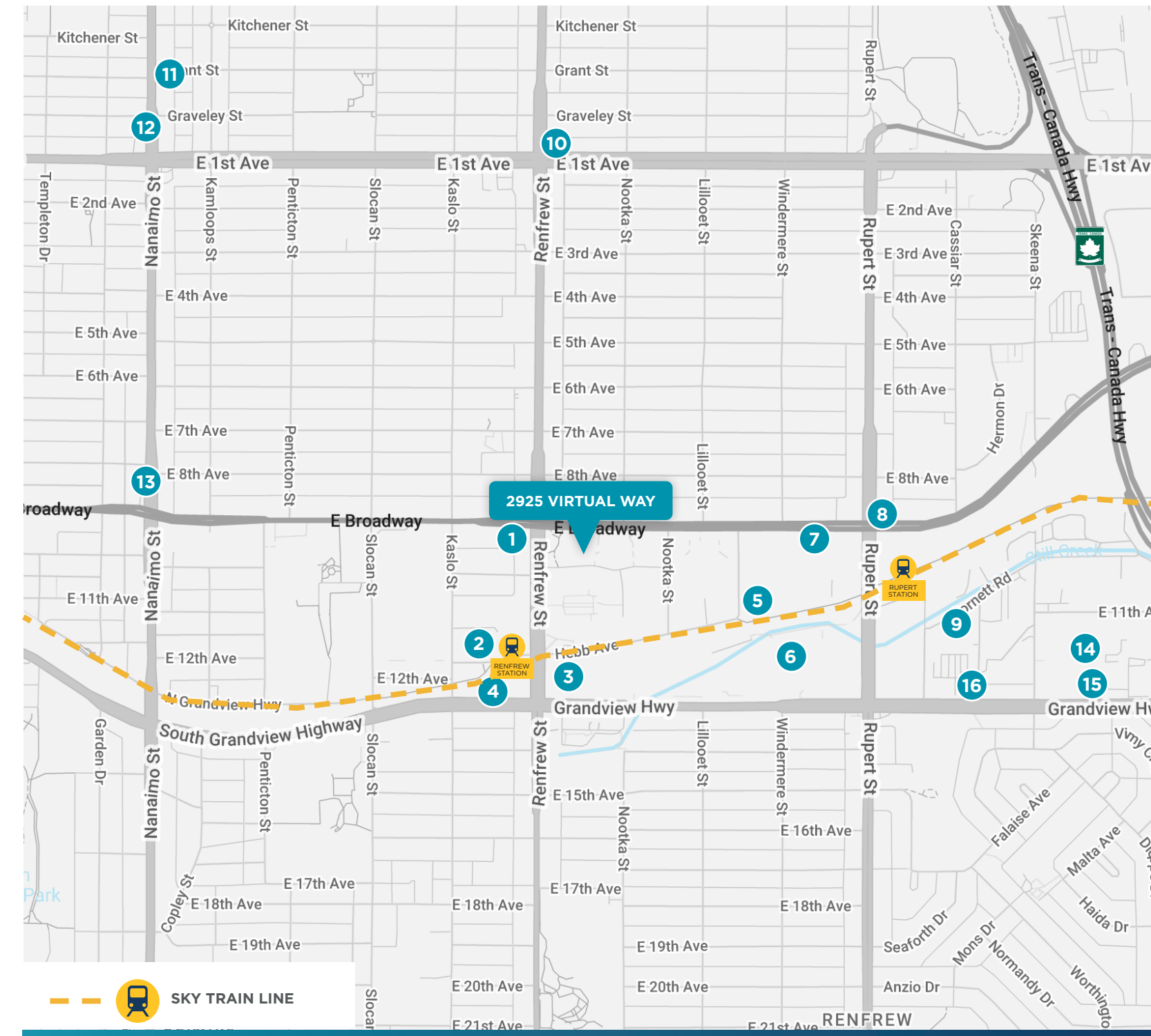
FLOOR PLAN

SUITE 150 | 10,558 SF

- One Large Boardroom
- One Meeting Room
- 3 Breakout Rooms
- Lab/Flex Area
- Server Room
- Reception Area
- 2 Storage Rooms



STREET MAP



SKY TRAIN LINE

AMENITIES

- | | |
|----------------------------------|-------------------------------|
| 1. Vallarta's Mexican Restaurant | 9. Canadian Tire |
| 2. Tim Hortons | 10. Kuro Sushi & Bar |
| 3. McDonalds | 11. To Live For Bakery & Cafe |
| 4. Prince Seafood Restaurant | 12. Song Hong Restaurant |
| 5. Direct Liquidation | 13. Bon's Off Broadway |
| 6. Superstore Garden Centre | 14. Walmart Supercentre |
| 7. BCLIQUOR Broadway & Lillooet | 15. Triple O's |
| 8. 350°F Chicken | 16. Boston Pizza |

Sustainability Certificates



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