

WILLIAM | WRIGHT

Commercial Real Estate Services

202- 905 WEST BROADWAY
VANCOUVER, B.C
FOR LEASE

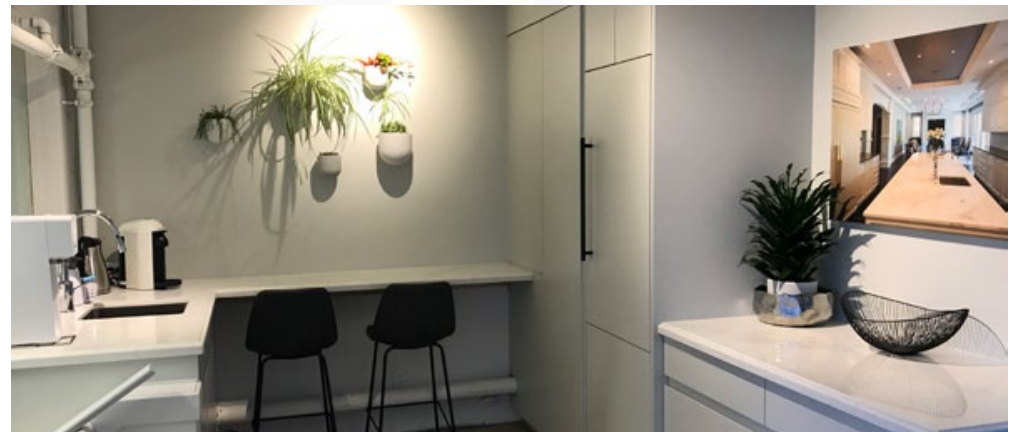
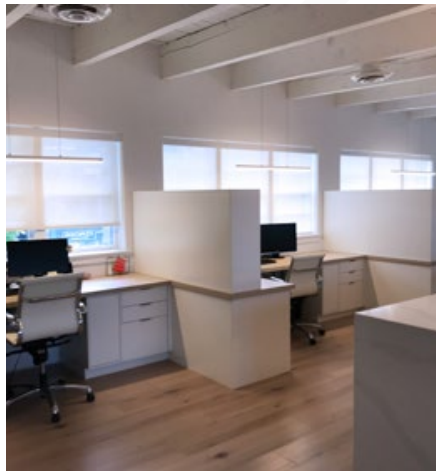


- **BROADWAY CORRIDOR-CENTRALLY LOCATED**
- **ALONG MAJOR TRANSIT ROUTE**
- **BRIGHT OPEN SPACE**
- **CLOSE PROXIMITY TO MANY AMENITIES**

FOR MORE INFORMATION CONTACT
ZUBER JAMAL / zuber@williamwright.ca
604.546.5555

OVERVIEW

Opportunity to lease a recently renovated, bright, open plan, 2nd floor, 1,163 SQFT office space centrally located in the heart of the Broadway corridor. An ideal location within 2 blocks of Vancouver General Hospital, 4 blocks from Canada Line's Broadway City-Hall station and close proximity to all amenities: coffee shops, restaurants, banks, etc. Zoning will allow for a wide variety of general office, medical and professional uses. Available January 1, 2021.



THE DETAILS

SIZE

+/- 1,163 SQFT

ZONING

C3A

BASIC RENT

\$27.00/foot

ADDITIONAL RENT

\$20.95/foot (2020 Estimate)

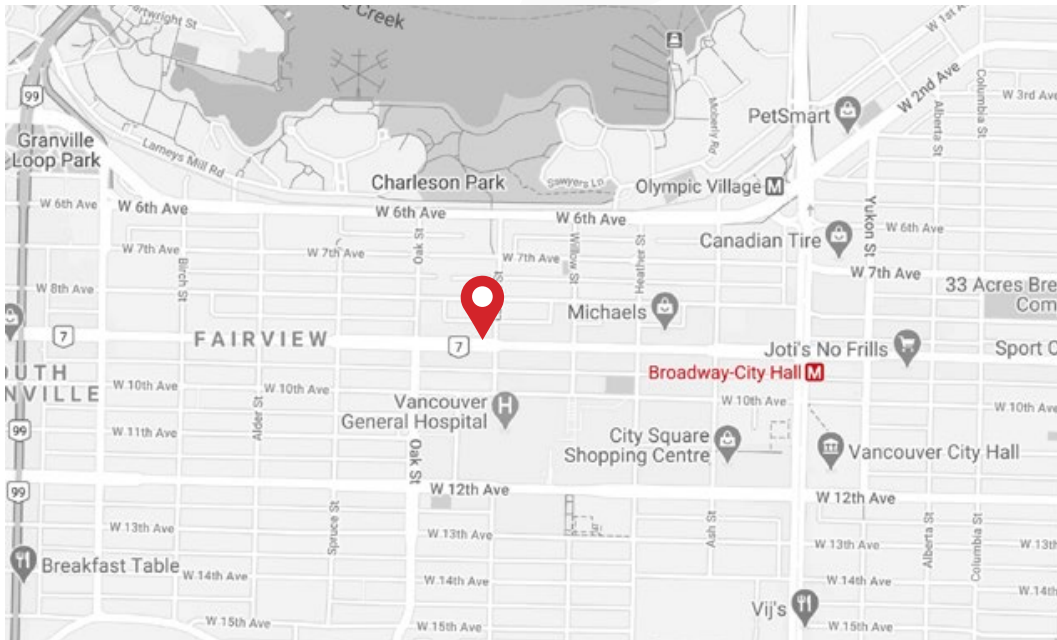
AVAILABLE

January 1, 2021



TRANSIT DETAILS

BC Transit scheduled on a regular basis along Broadway St and within walking distance of Broadway City-Hall Skytrain station.



Estimates & Projections	1km	3km	5km
Total Population	29,213	223,101	403,167
Total Households	16,103	121,161	195,447
Avg Household Income	\$89,529	\$93,209	\$98,980

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Opening Spring 2021

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