Lennard:

For Sale or Lease:
Strata Office

1055 West Broadway

Entire 5th Floor | Vancouver, BC

Unobstructed City, Ocean & Mountain Views

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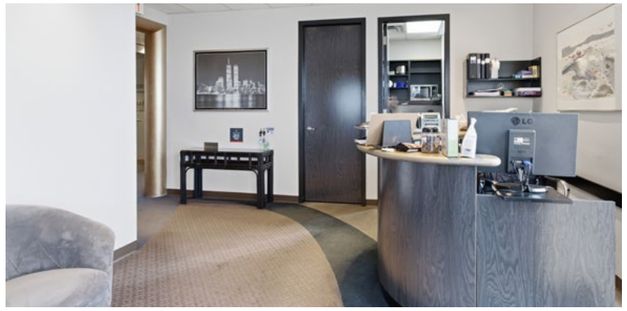


Prime space available for office and medical use located in the prestigious office building

A well-maintained office space, close to Oak Street and the upcoming Broadway Subway line.

Building Amenities

- Restroom Facilities
- Kitchen
- Meeting Room

Rentable Area
3,603 SF

Usable Area
3,132 SF

Listing Price/Asking Rent
Contact Listing Agent

Property Taxes (2023)
$42,805.78

Monthly Strata Fee (2024)
$3,795.65

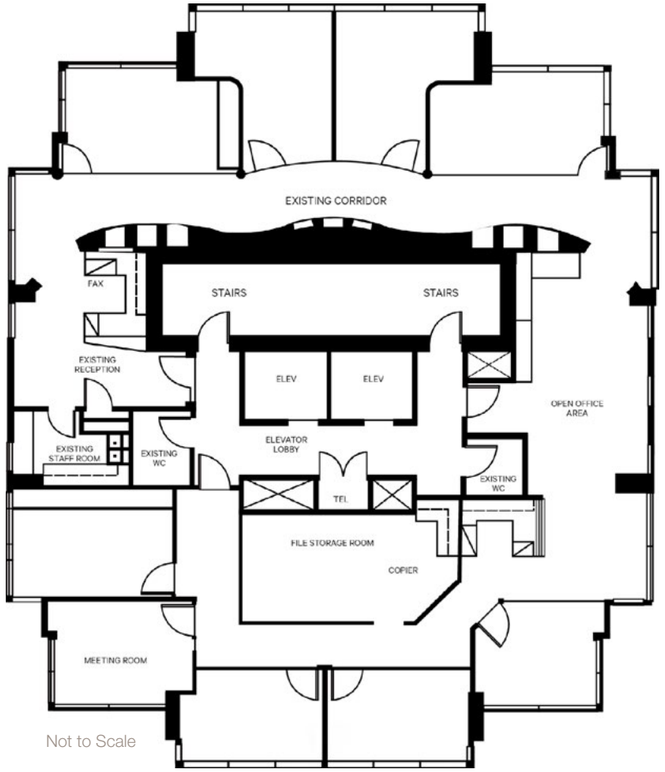
Additional Rent (2024 est)
$23.11

Parking (Plus Taxes)
8 Parking Stalls
Stall: 8, 9, 10, 11, 18, 19, 20 & 21

Virtual Tour

Innovative workspaces designed for productivity & comfort

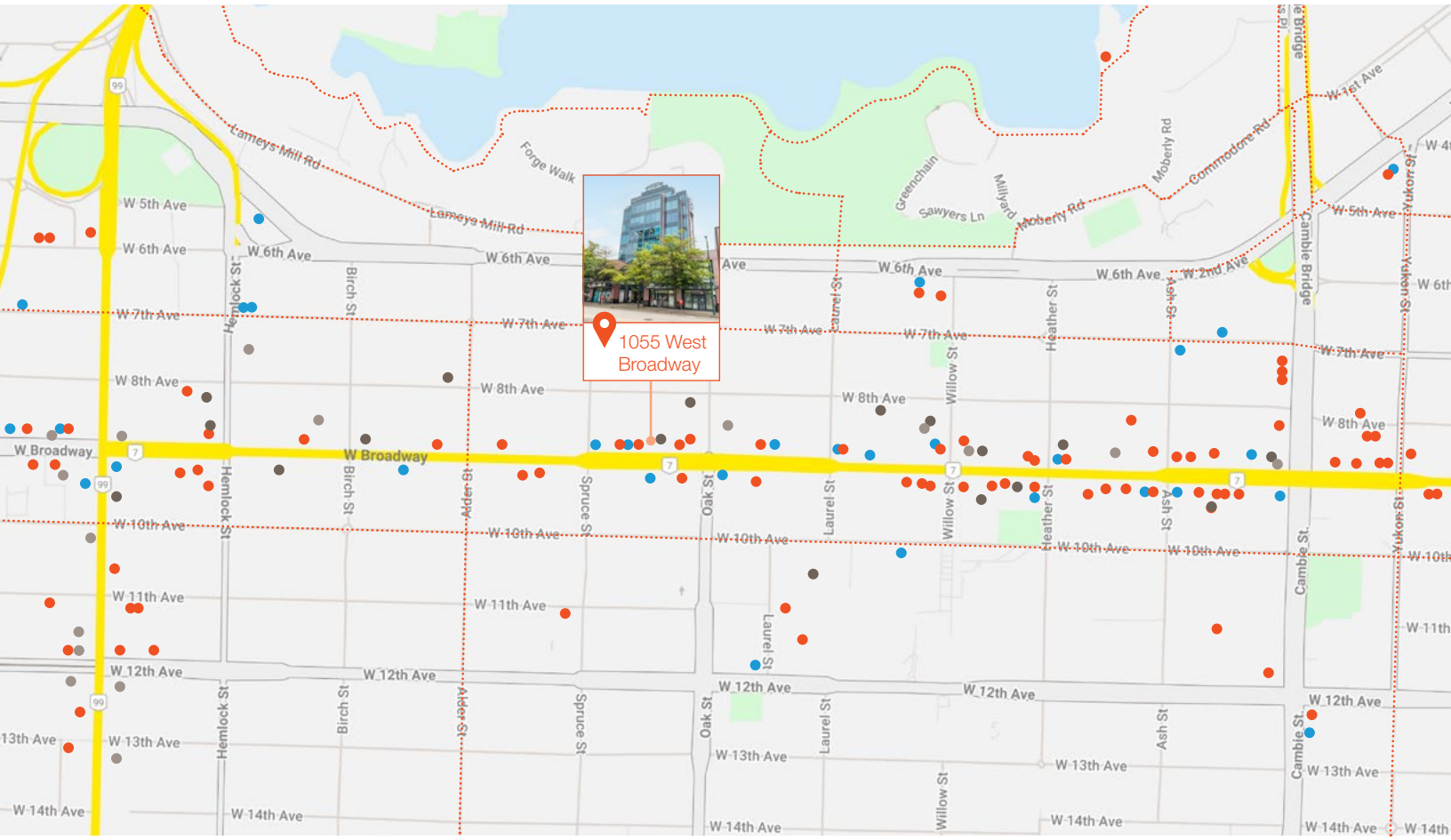
Offices	Workstations	Kitchenette	Unobstructed Views
7	11		



Not to Scale

Nestled in the heart of the highly desirable and convenient centre of the Broadway Corridor, 1055 West Broadway is situated in the hub of BC's second-largest job centre, emerging innovation and research facilities, and growing residential communities, the office is accessible by four frequent bus routes, including the 99 Commercial-Broadway/UBC (B-Line). The highly anticipated Broadway Subway extension is a one-minute walk away, providing fast, frequent, and convenient SkyTrain service. Adjacent is the Arbutus Greenway, one of Vancouver's most popular urban landscapes which provides a vibrant and beautiful public space for walking and cycling. Flexible acquisition structures available for qualified purchasers, including the potential for a vendor mortgage takeback.

● 97 Restaurants ● 38 Cafes ● 20 Medical Facilities ● 21 Financial •••• Bike Path



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