

Office | For Lease

988

W BROADWAY

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AT OAK-VGH STATION

A PREMIUM, AAA OFFICE  
DESTINATION IN THE HEART  
OF THE BROADWAY CORRIDOR.



# THE OPPORTUNITY

Located at the vibrant intersection of West Broadway and Oak Street in Vancouver, this premier AAA-class office building was completed in 2019 and offers approximately 102,000 sq. ft. of LEED® Gold-certified space designed with a human-centric approach to sustainability and wellness.

It features Canada's first full installation of View Smart Glass, an intelligent window technology that automatically adjusts tint to optimize daylight and reduce glare, enhancing comfort and productivity while contributing to overall energy efficiency.

The building includes nine floors of premium office space, ground-level retail, 169 underground parking stalls, and direct access to the future Broadway Subway SkyTrain station. Surrounded by restaurants, hotels, and shops, this modern development offers a future-forward workspace in one of Vancouver's most dynamic commercial hubs.

# BUILDING FEATURES



## DIRECT SKYTRAIN ACCESS

Direct building access to the Broadway SkyTrain Line extension coming 2026.



## STUNNING VIEWS

Breathtaking panoramic city, mountain, and ocean views.



## FITNESS FACILITY

Indoor fitness facility and bookable amenity space.



## SUSTAINABILITY

LEED Gold Certified building



## END-OF-TRIP FACILITY

End of Trip Facilities with showers and lockers for bicycle commuters and outdoor enthusiasts.



## PANORAMIC SKY DECK

Large outdoor private sky deck on level 9 to enjoy the panoramic views.



## ABUNDANT NEIGHBOURHOOD AMENITIES

Surrounded by a lively mix of boutique cafés, acclaimed restaurants, fitness studios, and everyday essentials.



## OPERABLE WINDOWS

Access to fresh air



# CONVENIENTLY CONNECTED AND WELL LOCATED

Located in the heart of Vancouver’s vibrant West Broadway corridor, 988 West Broadway offers tenants a premium building that seamlessly blends accessibility, lifestyle, and business. Just steps from Vancouver General Hospital and the future Fairview–VGH SkyTrain Station, and only a 10-minute drive to Downtown Vancouver, this location ensures effortless connectivity for teams, clients, and visitors alike.

Surrounded by a lively mix of boutique cafés, acclaimed restaurants, fitness studios, and everyday essentials, tenants enjoy the convenience of a walkable neighbourhood that supports both professional success and personal well-being.



99

Walk Score



80

Bike Score



82

Transit Score



- Canada Line
- Millennium Line - UBC Extension

# LEASING DETAILS

### Available Areas

6th Floor: 10,660 sq. ft.  
7th Floor: 10,650 sq. ft.  
9th Floor: 9,671 sq. ft.  
10th Floor: 9,474 sq. ft.  
Total: 40,455 sq. ft.

### Availability

Immediately

### Basic Rent

Contact Listing Agents

### Taxes & Op. Costs

\$24.52 per sq. ft. (2025 est.)

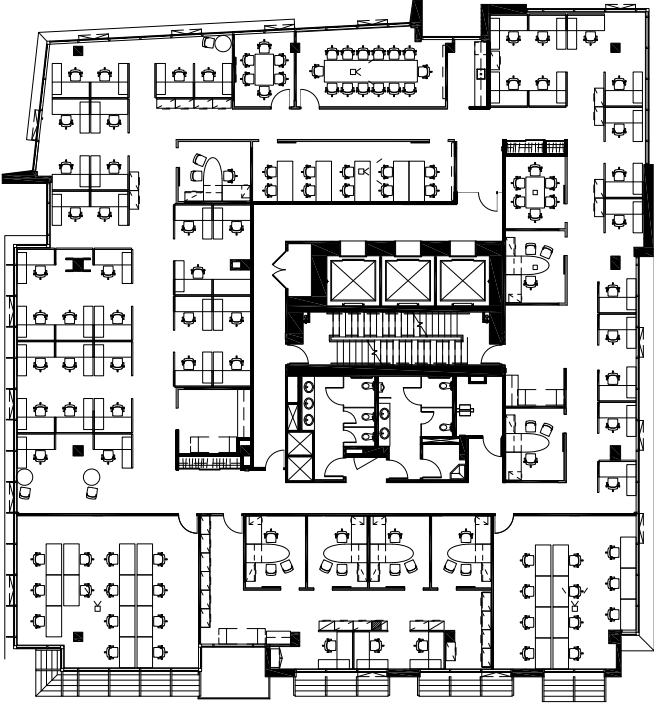
### Furniture

Included

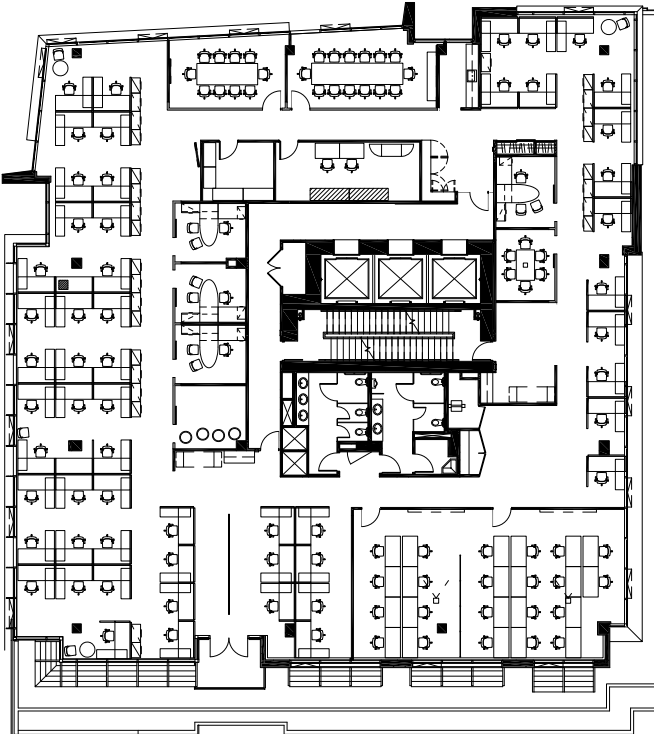
### Parking Ratio

1 per 606 sq. ft. Leased  
\$225.00 Reserved per stall/month  
\$125.00 Random per stall/month  
(plus applicable taxes)

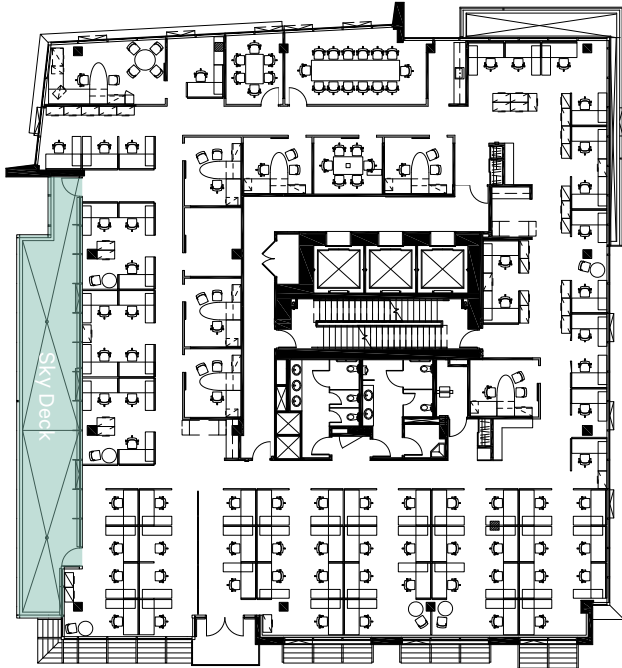
6th Floor - 10,660 sq. ft.



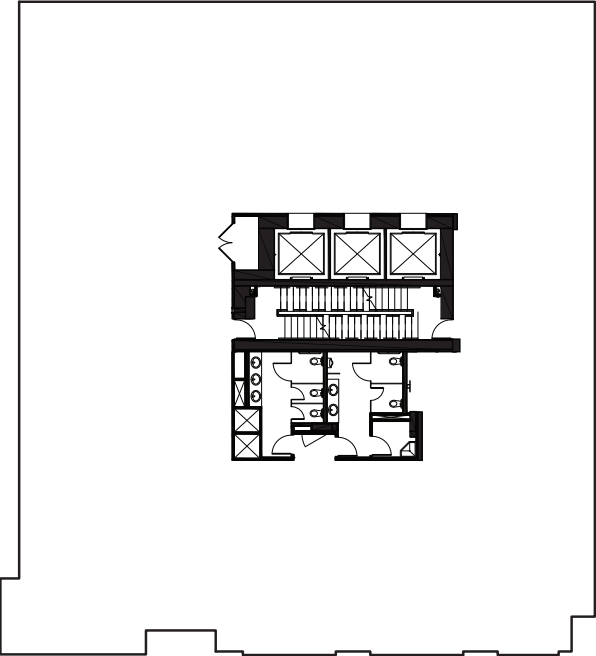
7th Floor - 10,660 sq. ft.



9th Floor - 9,671 sq. ft.



10th Floor - 9,474 sq. ft.

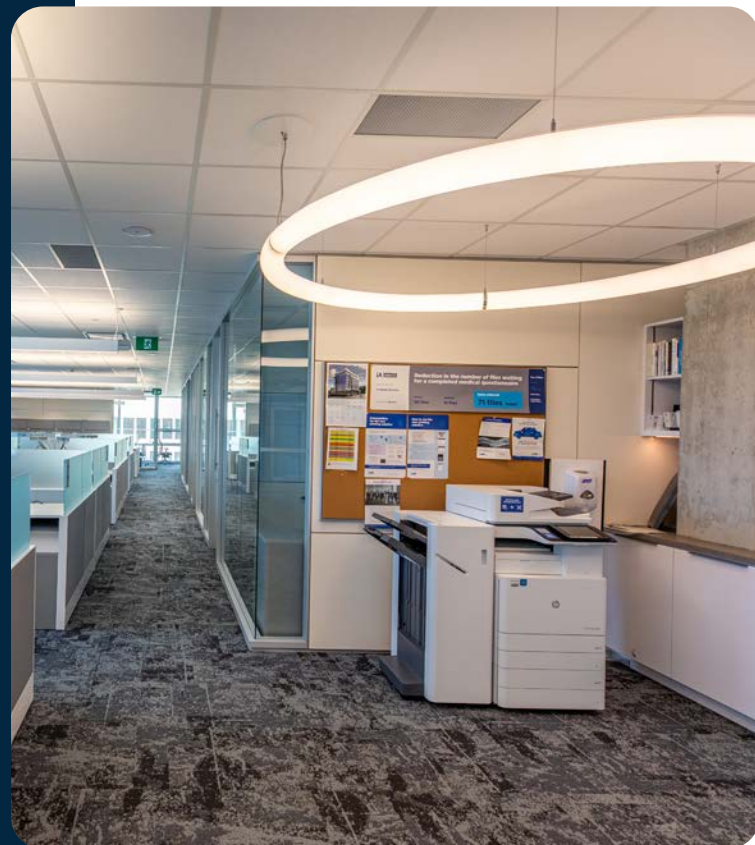


Floorplans not to scale.



## THE SPACES AT A GLANCE

988 West Broadway offers over 51,000 sq. ft. of premium, LEED® Gold-certified office space across five floors, featuring flexible layouts, intelligent View Smart Glass for optimal lighting, and a private sky deck with panoramic views, creating a modern, wellness-focused environment designed to support productivity and collaboration.





THE SPACES AT A GLANCE

## EXCEPTIONAL ON-SITE AMENITIES

Tenants enjoy a full suite of amenities including a fitness centre, end-of-trip facilities with showers and lockers, a bookable event space, and a spacious sky deck, all complemented by direct access to the upcoming Broadway Subway SkyTrain station and a walkable neighbourhood rich in dining, retail, and wellness options.



# YOU'RE IN GOOD COMPANY

988 West Broadway is within walking distance of a dynamic mix of restaurants, cafés, bars, gyms, and boutique shops. The area is part of the Kits on Broadway shopping district, known for its diverse offerings—from stylish fashion and wellness services to cozy coffee shops and lively pubs. Tenants can enjoy everything from gourmet dining and international cuisine to casual bites and happy hour specials. With nearby parks, beaches, and futureSkyTrain access, this location serves as a gateway to convenience, culture, and community.



# All within a 5-minute walk.

## Restaurants/Bars

- + Rogue Kitchen & Wetbar
- + Earls Kitchen + Bar
- + Italia Bella Bar & Grill
- + Cactus Club Cafe
- + Peaceful Restaurant
- + Ramen Menya Raizo
- + La Taqueria
- + Heritage Asian Eatery
- + Foret Noire Patisserie
- + Cilantro Indian Cuisine
- + Hokkaido Ramen Santouka
- + Mr. Japanese Curry
- + Uma Sushi
- + Shiro Japanese Restaurant
- + Banana Leaf Malaysian Cuisine
- + Vij's Restaurant
- + Cilantro Indian Cuisine
- + Italia Bella Bar & Grill
- + Foret Noire Patisserie
- + Rogue Kitchen & Wetbar
- + Yolks
- + Fable Diner
- + Craft Beer Market
- + 33 Acres Brewing

## Retail

- + Mark's
- + Running Room
- + MEC
- + Hills Dry Goods
- + London Drugs
- + Shoppers Drug Mart
- + Skoah
- + Staples
- + HomeSense
- + Book Warehouse
- + Bosley's by Pet Valu
- + Winners
- + City Square Shopping Centre
- + Whole Foods

## Health

- + Gold's Gym West Broadway
- + Fitness World
- + Kondi Fitness
- + Tantra Fitness

## Cafe

- + Waves Coffee House
- + Aidan's Cafe
- + Lumiere Cafe
- + Aperture Coffee Bar
- + Trees Organic Coffee
- + Cafe Anecdote
- + Ele Cafe
- + AVIK
- + Convivial Cafe And Bakery
- + K Cafe
- + DALINA
- + Deja Brew
- + Tim Hortons
- + Bean Around the World
- + Cafe & Life

# 988

## W BROADWAY

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AT OAK-VGH STATION

## Contact Us

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