

#301 - 1245 WEST BROADWAY, VANCOUVER BC

NAI Commercial

1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca



High Exposure Office For Lease

Property Features

Located in Vancouver's sought-after Fairview neighbourhood

Bright open-concept office with large windows

Close to transit, restaurants, and everyday amenities

Chris Oteman

Commercial Leasing & Sales
coteman@naicommercial.ca | 604 828 0535

Samuel Brahem

Commercial Leasing & Sales
sbrahem@naicommercial.ca | 604 691 6620

NAICommercial

In the Heart of Fairview

A premium office opportunity in one of Vancouver's most connected business districts.

Highlights

Unit Details:

- Large, south-facing windows, multiple private offices, kitchenette and more
- Air-conditioned unit
- Ample visitor parking is available
- Available immediately

Location

Set in one of Vancouver's most established office corridors, this upgraded office building combines a prime Fairview location with exceptional convenience. Featuring three levels of office space above ground-floor retail, the property offers impressive north-facing views and is within walking distance of dining, shopping, banking, and everyday amenities. Ongoing capital improvements have ensured the building continues to meet Class A standards.

Unit Details

Size

1,510 SF

Parking

On-site underground parking

Zoning

C-3A

Additional Rent

Common Area: \$14.76/SF*

Property Taxes: \$13.98/SF*

(*excludes management fee)

Lease Rate

Contact Listing Agents





Floor Plan





Walk Score

95 Walker's Paradise

Transit Score

72 Excellent Transit

Bike Score

91 Biker's Paradise

Surrounded by Convenience

Excellent connectivity to Downtown Vancouver, the Broadway Corridor, and major amenities, with convenient access to transit, restaurants, cafés, retail, and professional services—all within one of Vancouver's most established commercial districts.

1245 W Broadway

For more information

Chris Oteman

coteman@naicommercial.ca
604 828 0535

Samuel Brahem

sbrahem@naicommercial.ca
604 691 6620

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

NAICommercial