



## ► 509 SF & 1,100 SF Office Units Available

### Location

The subject property is located on the corner of West Broadway and Manitoba Street along the Broadway Corridor. This two-storey building offers excellent frontage with high visibility and great exposure. This location is close to Vancouver General Hospital, City Hall, and is minutes to downtown via the Canada Line or Cambie and Main Streets.

### Highlights

- Minutes from Cambie Street Bridge
- Excellent access to transit
- Washrooms
- Storage room
- HVAC (office)

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**Available Areas**

Unit	Size	Gross Lease Rate	Availability
201	1,100 SF	\$25.00 PSF	Immediate
208	509 SF	\$30.00 PSF	Immediate

\*All measurements are approximate and must be verified by the Tenant.

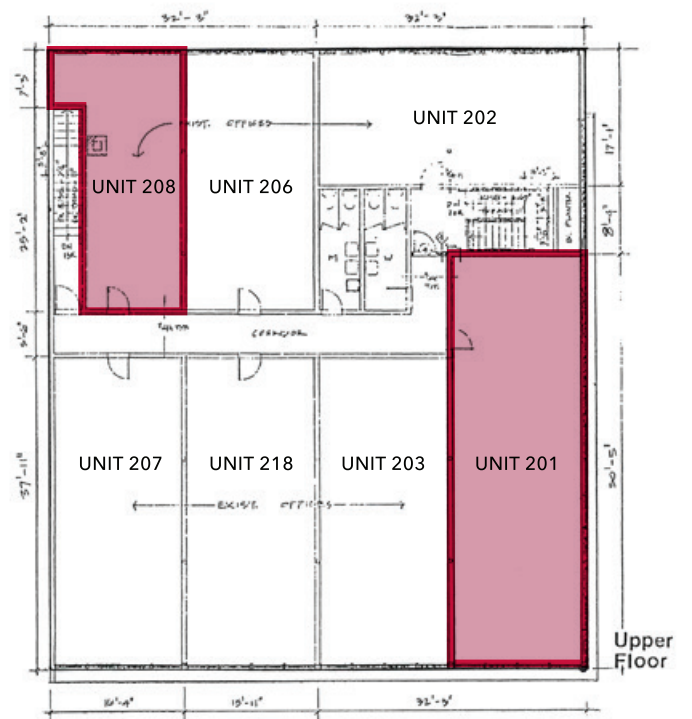
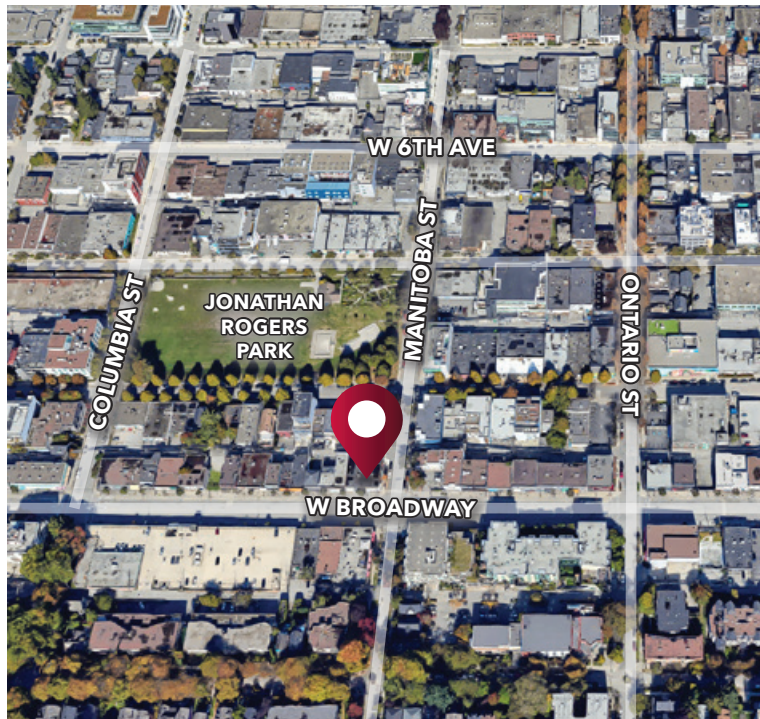
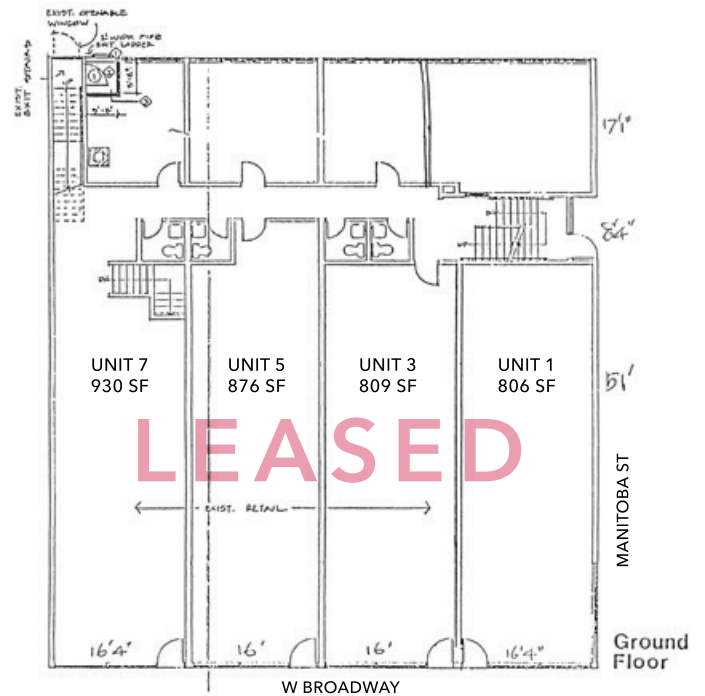
**Zoning**

C-3A Commercial

**Features**

- ▶ Ready for improvements
- ▶ Shell condition
- ▶ Large window line offering ample natural light
- ▶ Private and open offices
- ▶ Signage available
- ▶ Washrooms
- ▶ Storage room
- ▶ HVAC (office)
- ▶ On-site parking at prevailing monthly rates

**Floor Plans**



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