



FOR LEASE

OFFICE SPACE

805 WEST BROADWAY
VANCOUVER, BC



Property Highlights

PRIME LOCATION ON THE BROADWAY CORRIDOR

805 West Broadway, located one block north of Vancouver General Hospital, is offering one of the most comprehensive office facilities to the professions of health sciences.

In addition to the proximity to one of the largest health complexes in Canada, it is also the pivot location from which other major Vancouver hospitals can be reached within five minutes driving time: VGH 100m, BC Women's Hospital 2.7km, St. Paul's Hospital 3.4km, and Mount St. Joseph hospital 2.3km.

AVAILABLE SPACE

Unit	Area	Availability
202	2,328 SF	Immediately
801	934 SF	February 1, 2025
803	923 SF	Immediately
1703	547 SF	January 1, 2025

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2025)

Additional Rent: \$31.65 psf

Parking Rate

\$130/month + applicable taxes

Ratio - 1:650 SF



| Unit 202

Rentable Area: 2,328 SF

Availability: Immediately

Built-out medical office space with roomy reception, multiple examination rooms, and expansive north-facing views.



LINDSAY KNOWLES
SENIOR LEASING MANAGER

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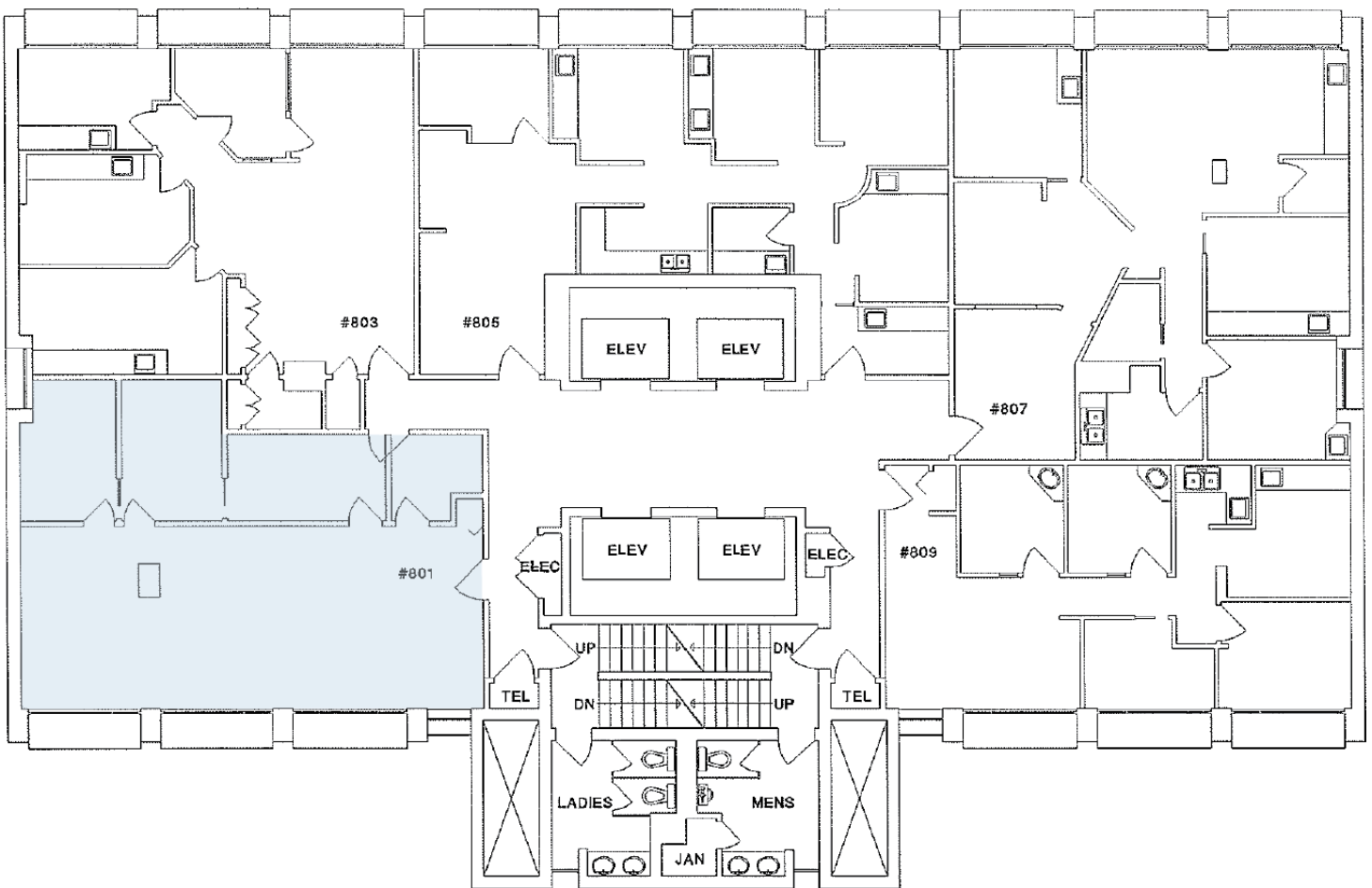
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| Unit 801

Rentable Area: 934 SF

Availability: February 1, 2025

Corner office suite with large reception area and three private offices.



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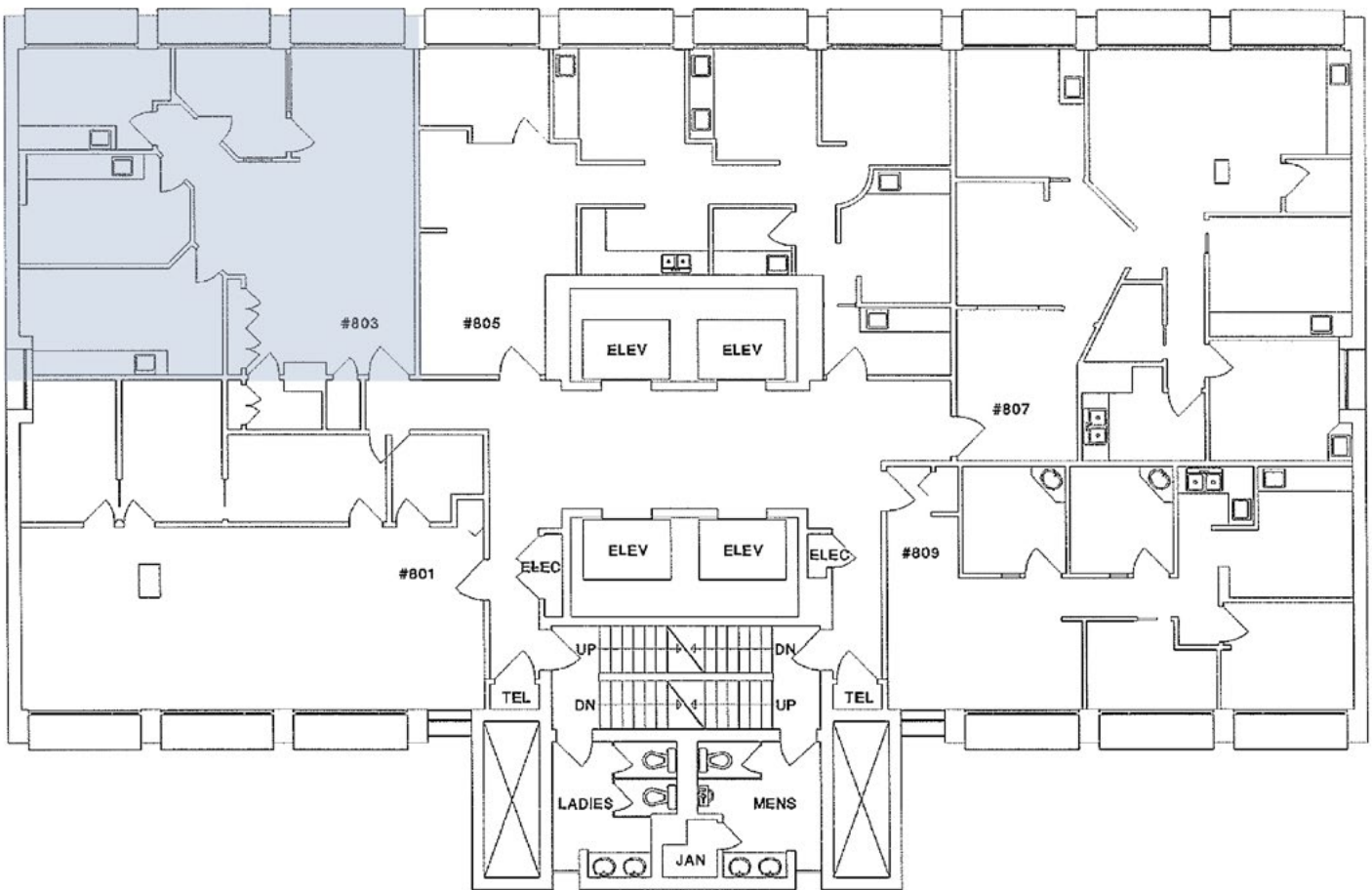
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| Unit 803

Rentable Area: 923 SF

Availability: Immediately

Medical office built-out with 4 offices, reception and waiting room with beautiful water and mountain views.



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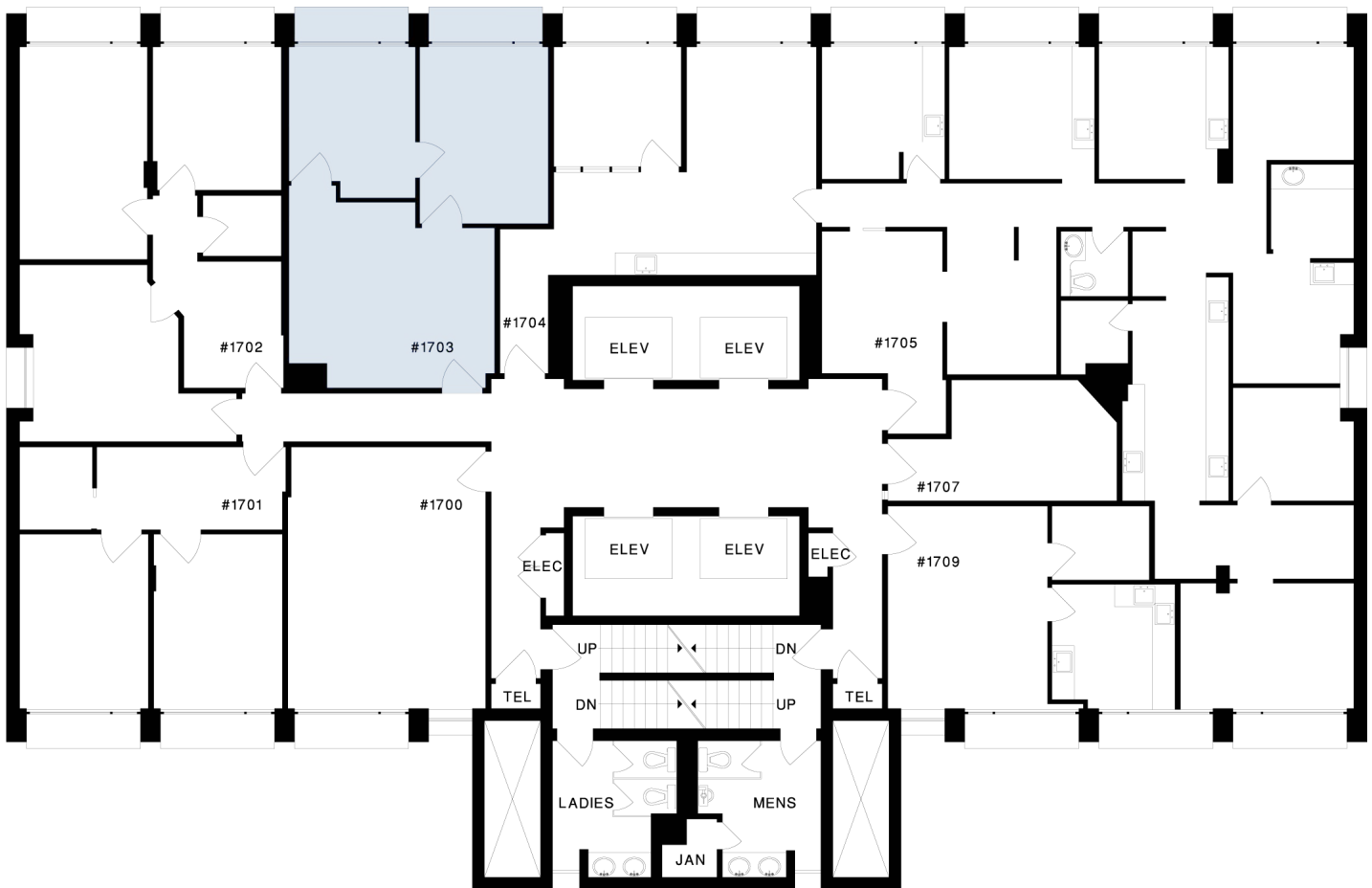
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| Unit 1703

Rentable Area: 547 SF

Availability: January 1, 2025

Built-out with two offices, waiting room, and a copy room. Stunning unobstructed water and mountain views.



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BUILDING AMENITIES

The building office units are directed towards the utmost flexibility to accommodate the doctors with individual or group practices and integrated clinics. The retail units are directed towards a broad range of potential uses. The unique design of the project presents a novel solution in creating a better environment within and around the building. Lots of parking for clients and staff. The landlord will consider a range of office and retail type uses, including medical, dental, therapeutic, health care related, insurance office, or general business office use.

- 4 Computerized High-speed Elevators
- 10' Restricted Loading Area
- Card Access, On-site Security & Nightly Patrols
- Spectacular Views
- Sound-controlled Environment
- Laboratory, X-Ray, Rehabilitative & Para-medical Services
- 292 Unreserved Parking Stalls



Underground
Parking



Fibre Internet



On-site Medical
Services



On-site
Security



Walk Score

88



Bike Score

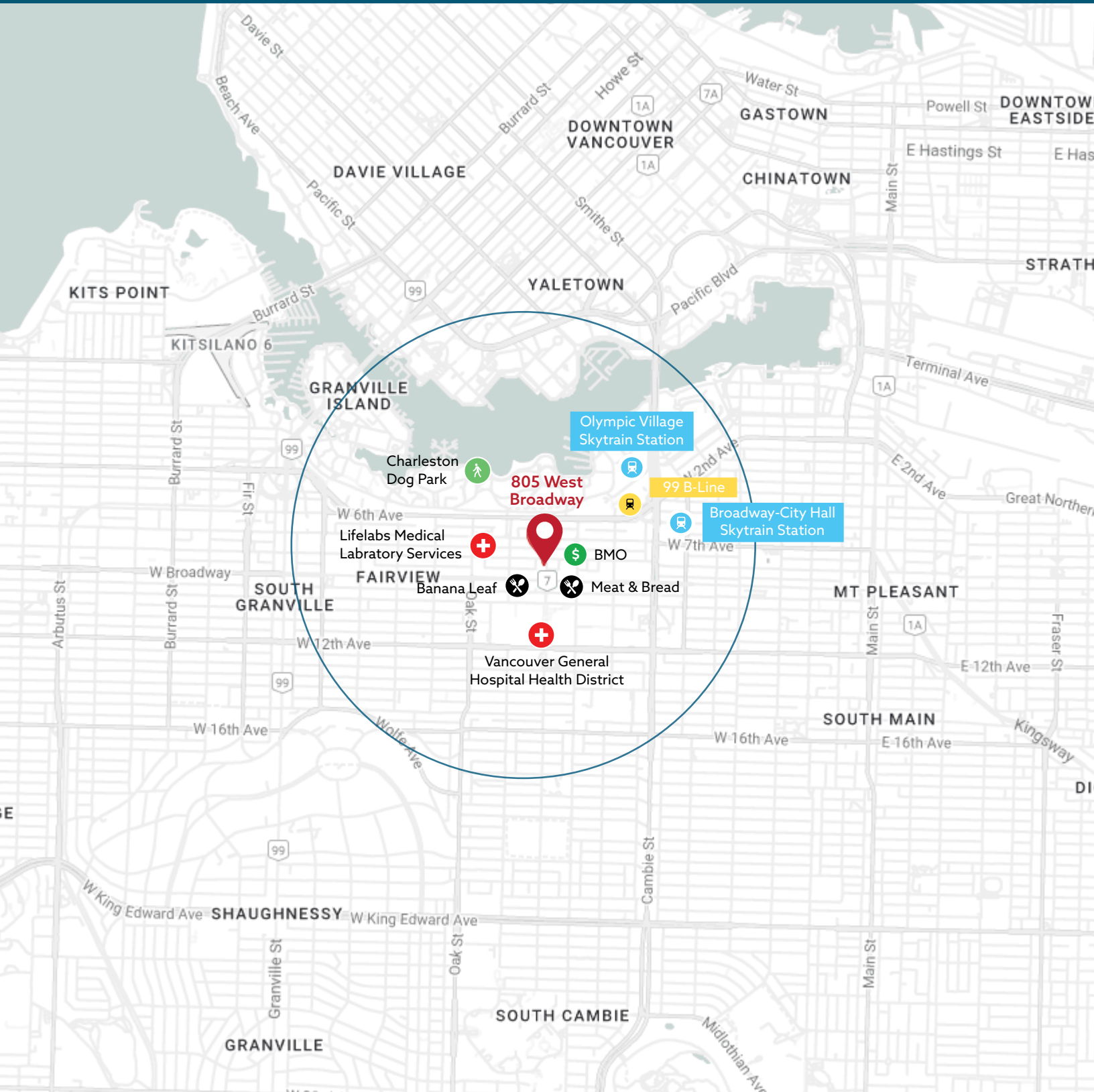
86



Transit Score

82

805 WEST BROADWAY - ON THE MAP



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MANAGEMENT



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