



OFFICE SPACE FOR LEASE

# 1665 West Broadway

 FLOORSPACE

Professionally managed office space in a connected West Broadway corridor.

## // The Opportunity

A professionally managed building offering improved premises in a range of sizes.

**1665 West Broadway** places your business in one of Vancouver's most desirable neighbourhoods. This professionally-managed and well-maintained building offers modern and efficient spaces with abundant natural light, in a superb West Broadway location surrounded by cafes, dining and everyday amenities. With the Broadway Subway line opening in 2027, the property will soon benefit from even greater accessibility, making it a practical and connected choice for professional tenants.



## // Property Overview



Prime Location



Exercise Room



Security Card Access



Underground Parking



Bike Storage



Charging Stations

Year Built 1973

Number of Floors 6

Primary Space Use Office

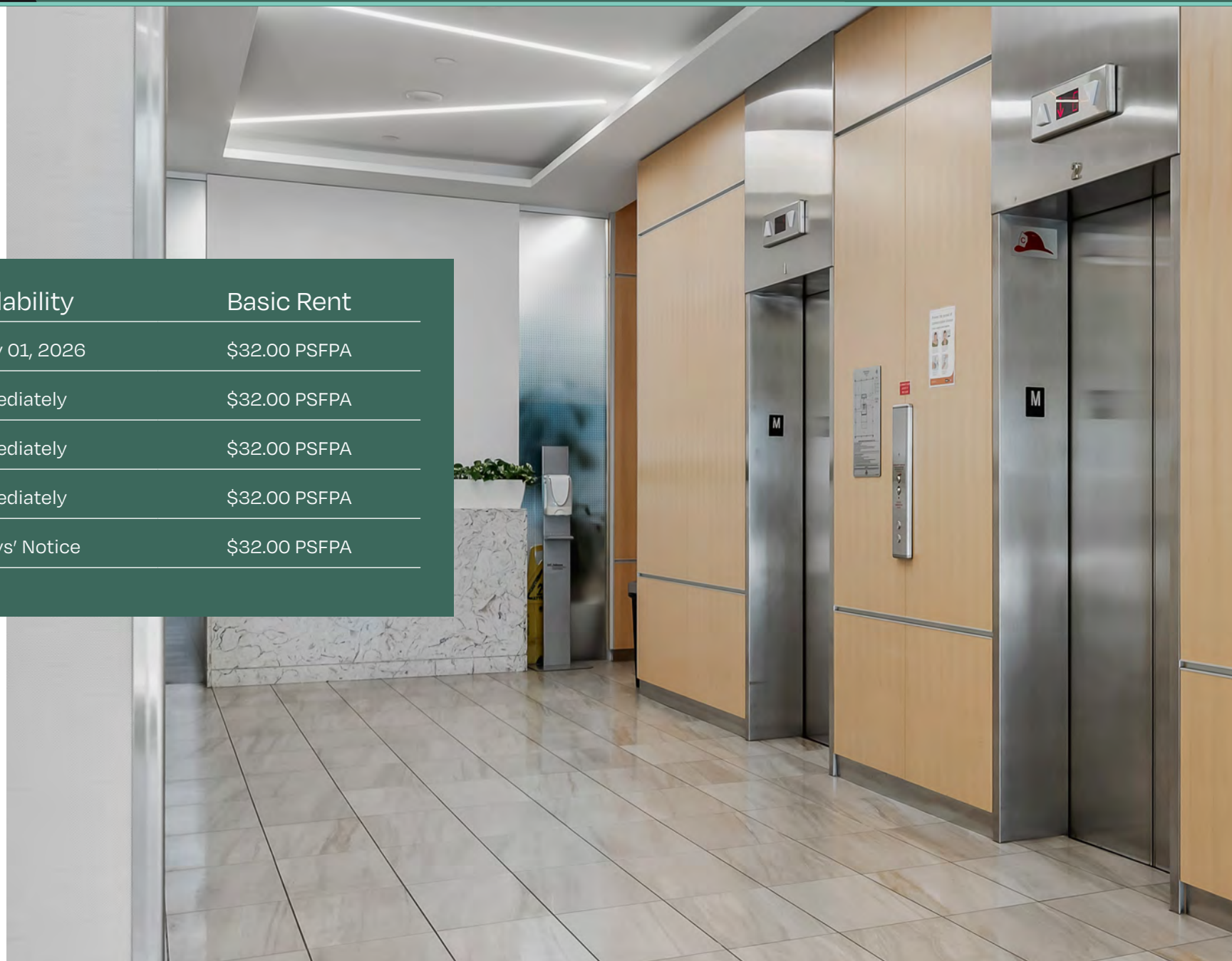
Parking Stalls 106



## // Availability

Unit	Size	Availability	Basic Rent
200	9,036 SF	January 01, 2026	\$32.00 PSFPA
310	1,408 SF	Immediately	\$32.00 PSFPA
320	1,260 SF	Immediately	\$32.00 PSFPA
350	2,108 SF	Immediately	\$32.00 PSFPA
610	702 SF	60 Days' Notice	\$32.00 PSFPA

Flexible units available, featuring improved office spaces. Furniture is negotiable. Tenant improvement allowance may be available for suite modifications.



## // Unit 200

Full floor, newly improved with perimeter offices, kitchen, meeting rooms, and open work area. Bright, functional space with modern finishes. Furniture negotiable.

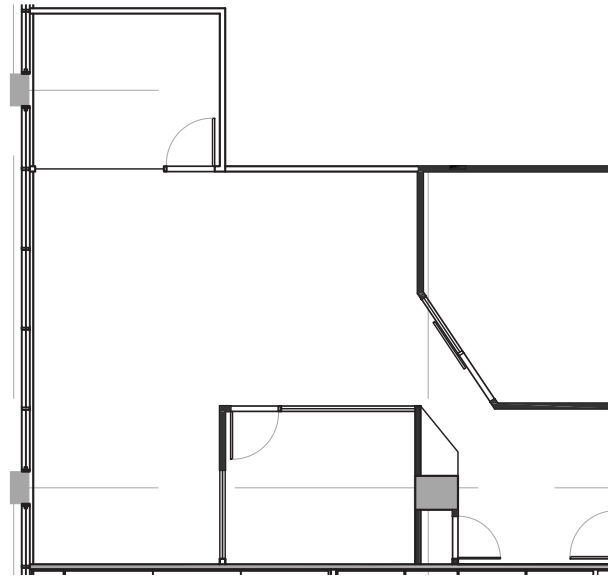


Unit	200
Size	9,036 SF
Base Rent	\$32.00 PSFPA
Availability	Jan 01, 2026



## // Unit 310

Efficient layout with two private offices, a meeting room, reception, and open work area. Bright space with large windows. Furniture negotiable. Can be combined with Unit 350.

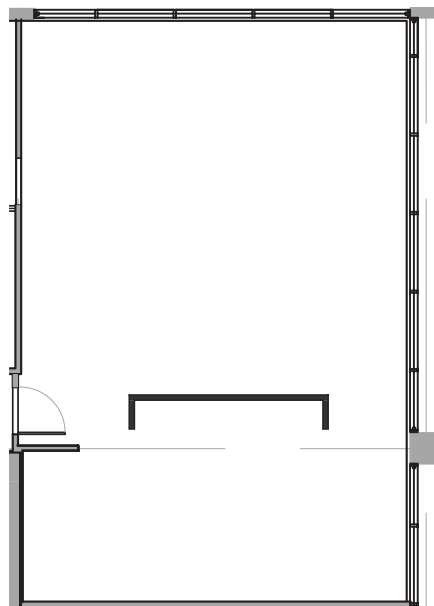


Unit	310
Size	1,408 SF
Base Rent	\$32.00 PSFPA
Availability	Immediately



## // Unit 320

A bright, mostly open plan that adapts easily with space for a future boardroom or coffee hub to fit your team's way of working.

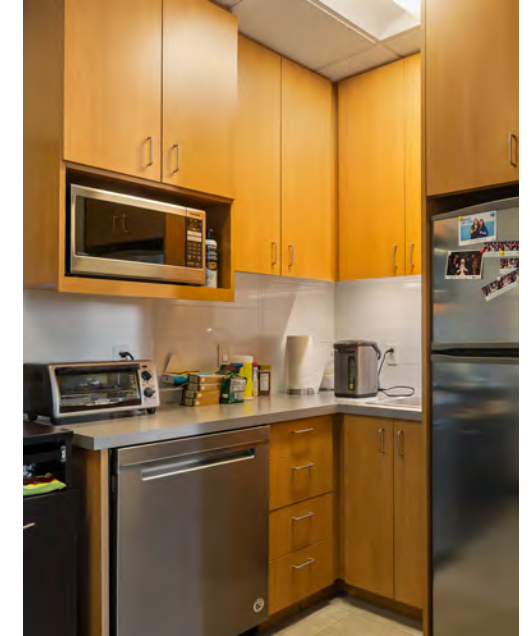


Unit	320
Size	1,260 SF
Base Rent	\$32.00 PSFPA
Availability	Immediately

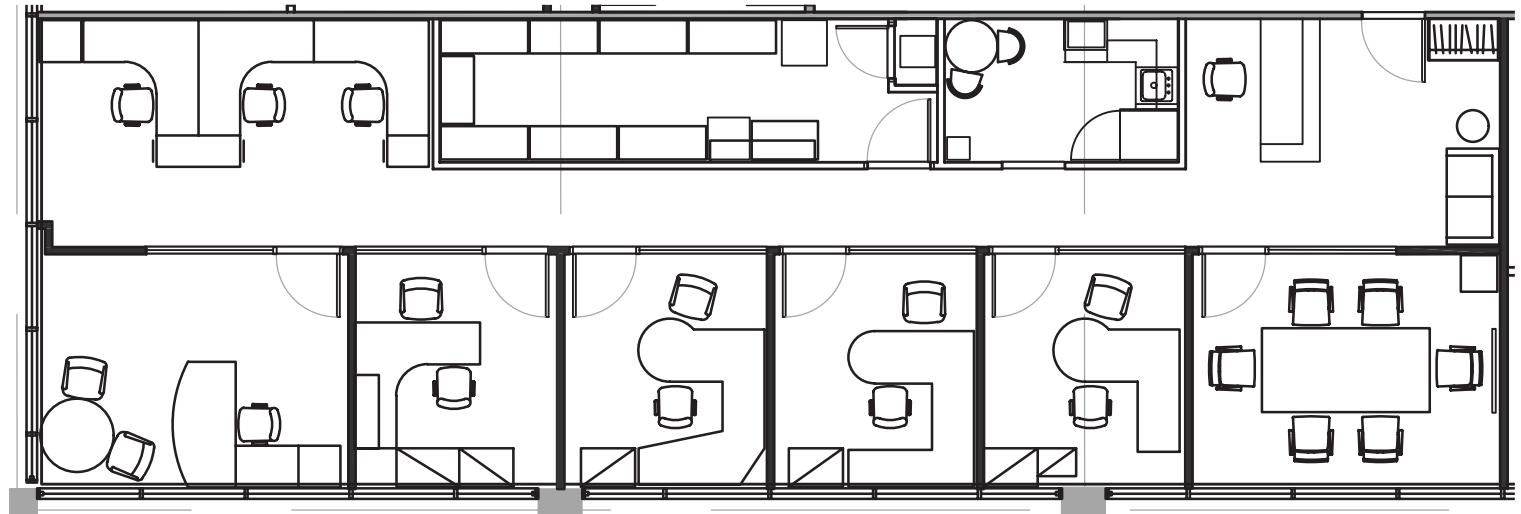


## // Unit 350

Functional space with lobby exposure, featuring reception, kitchen, meeting room, five private offices, storage, and open work area. Combine with Unit 310 for an expanded footprint.



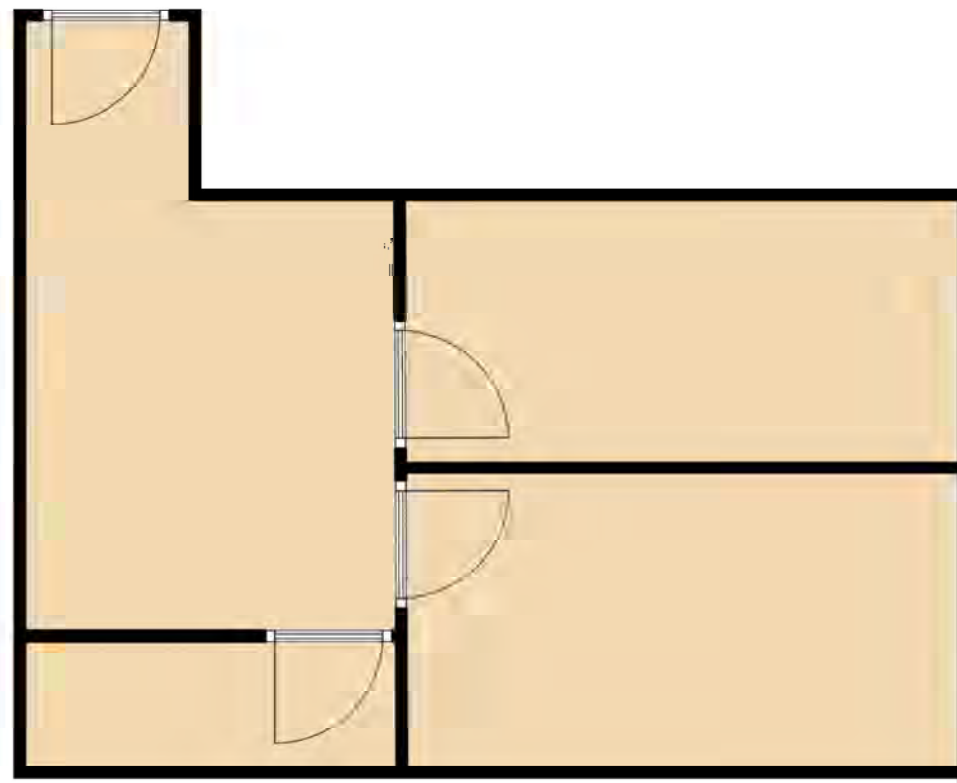
Unit	350
Size	2,108 SF
Base Rent	\$32.00 PSFPA
Availability	Immediately



## // Unit 610

Two private offices or meeting rooms with open work area and storage space. Bright, efficient layout suited for small teams or professional users.

Unit	610
Size	702 SF
Base Rent	\$32.00 PSFPA
Availability	60 Days' Notice



## // At the Centre of Fairview

1665 West Broadway places your business in one of Vancouver's most walkable neighbourhoods. Surrounded by cafés, dining, and retail along Granville Street, tenants enjoy everyday convenience and client-friendly access. The Broadway Subway station, opening in 2025, will bring rapid transit to the doorstep, enhancing connectivity and foot traffic in the area.



TRANSIT SCORE

78



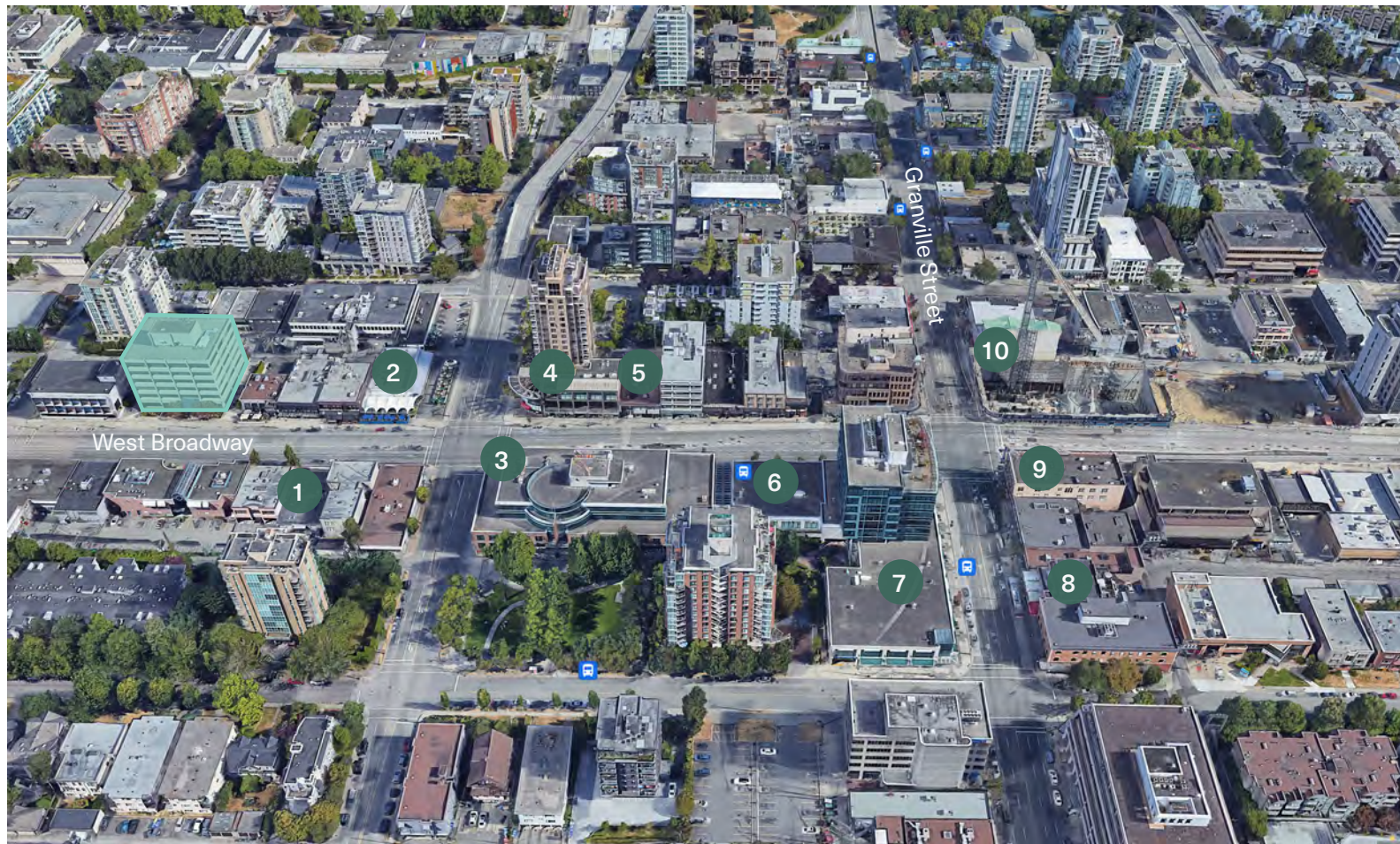
WALK SCORE

98



BIKE SCORE

93



- 01. Suika Japanese
- 02. Earls Kitchen +Bar
- 03. Trees Organic Coffee
- 04. Tim Hortons

- 05. Freshii
- 06. Cactus Club Cafe
- 07. Indigo - Granville
- 08. Sushivan

- 09. Blenz Coffee
- 10. Future SkyTrain Station

For more information, please contact:



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