



Colliers



201-2245 West Broadway, Vancouver | BC

Broadway office space for Lease



restaurants,
cafes and shops
in the area



Close to popular
inner-city green
space



Underground
parking available



Walking
distance to
bus stops

Jenny Reddy

Associate
+1 604 681 4111
Jenny.Reddy@colliers.com

Accelerating success.

Property Overview

Located on Broadway and close to the heart of Kitsilano, the space is ideally positioned offering easy access to downtown and neighbouring areas. The Broadway corridor is one of Vancouver's largest employment areas, with plenty of shops, restaurants and other amenities in close proximity.

Address:	2245 West Broadway, Vancouver, BC
Suite	Second floor
Floor size	1,503 SF
Net rent	Contact listing agents
Additional rent	\$13 PSF
Parking	Underground parking available



Bike Score
100

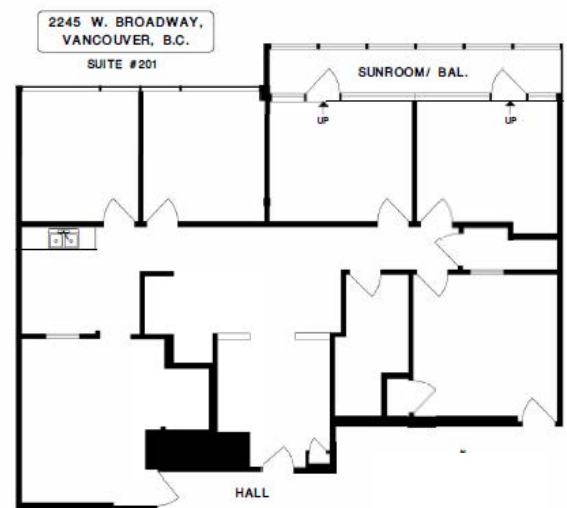


Walk Score
98



Transit Score
78

Floorplan



Highlights

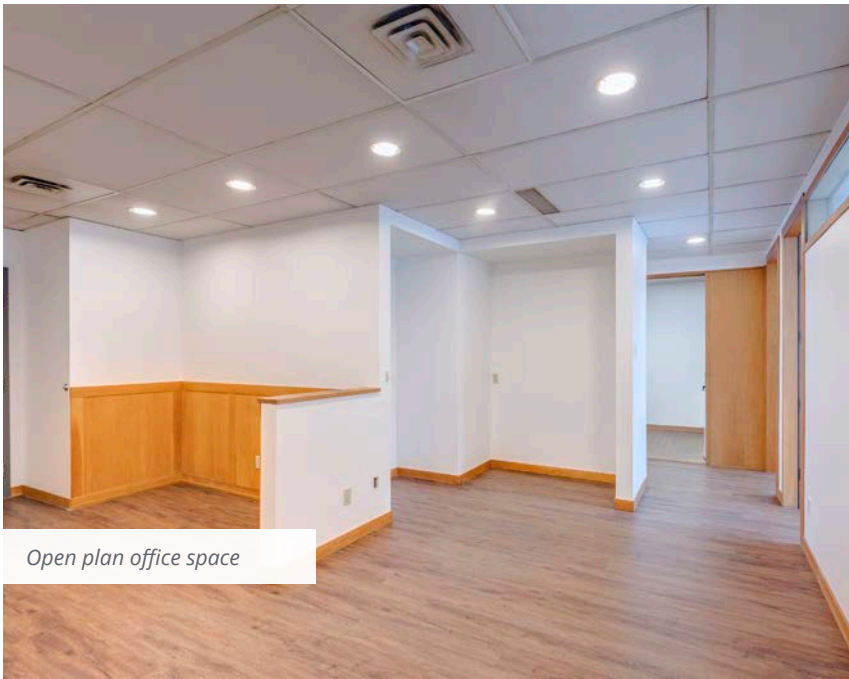
- Improved space with 4 offices
- 1 boardroom
- Sunroom / balcony
- Kitchenette
- Bus stops located within walking distance to the building



1,503
SF available



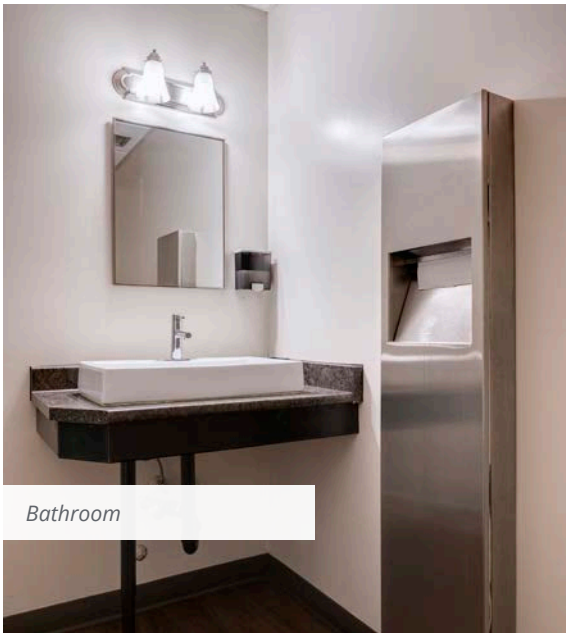
Kitchenette



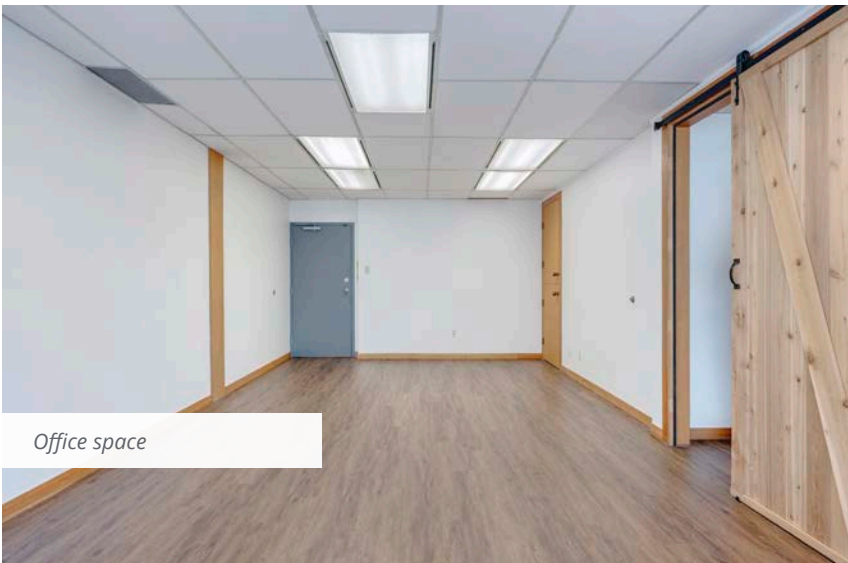
Open plan office space



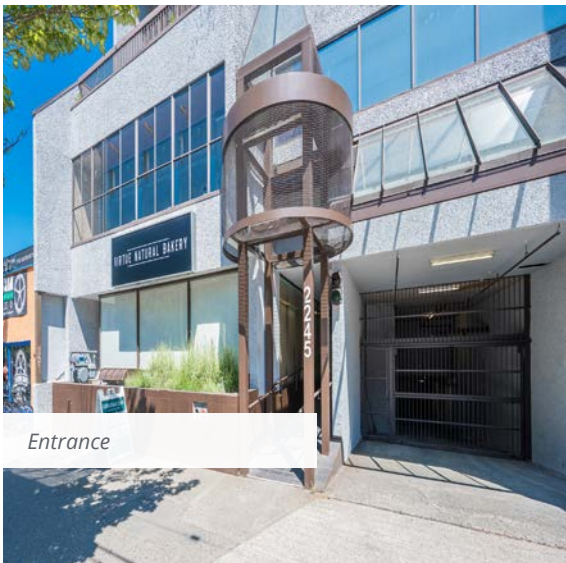
Open plan office space



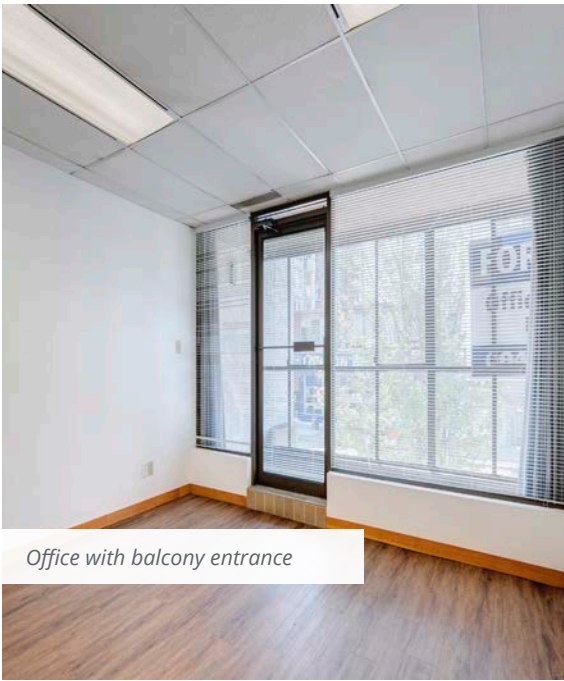
Bathroom



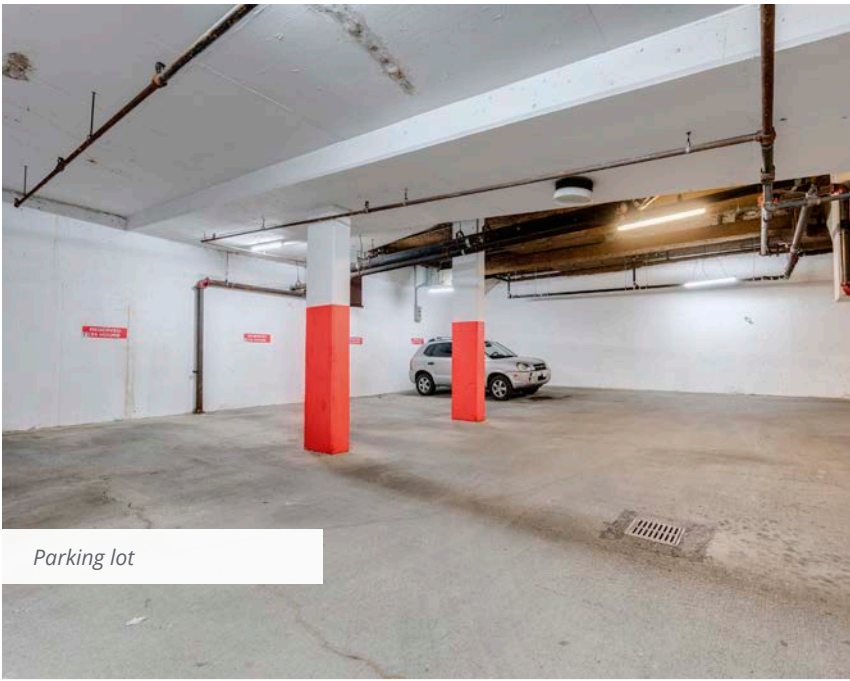
Office space



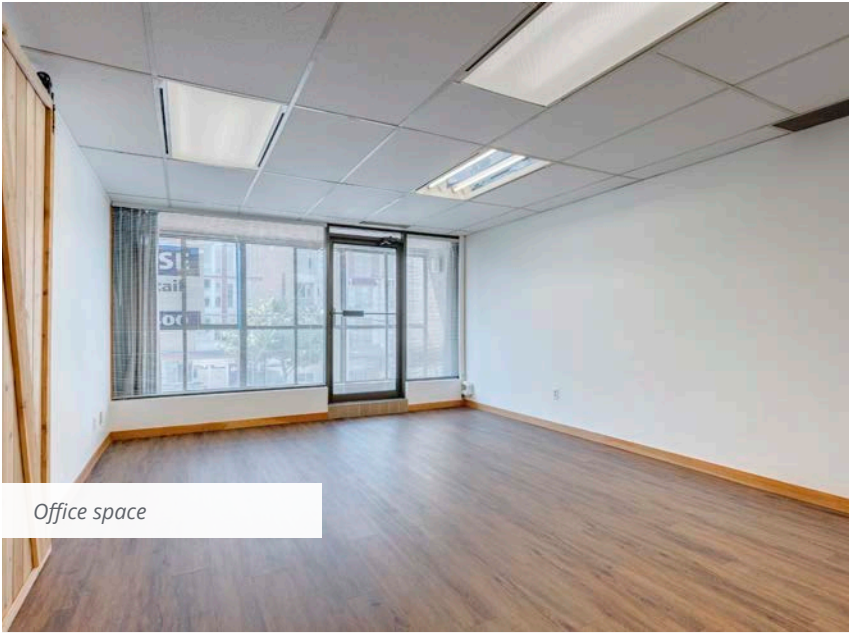
Entrance



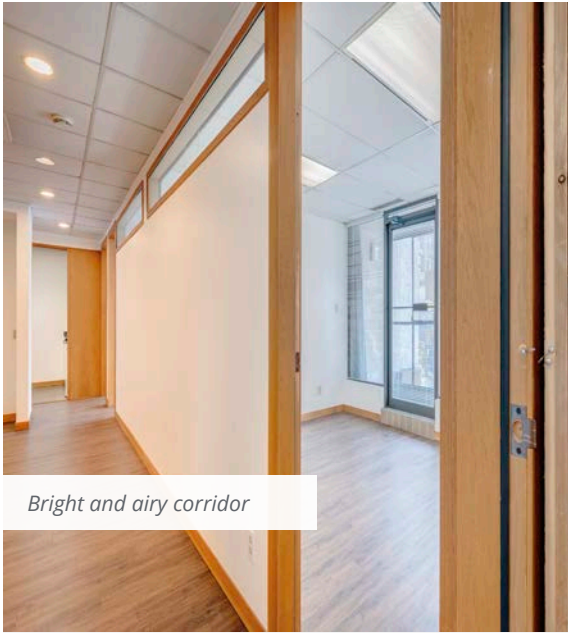
Office with balcony entrance



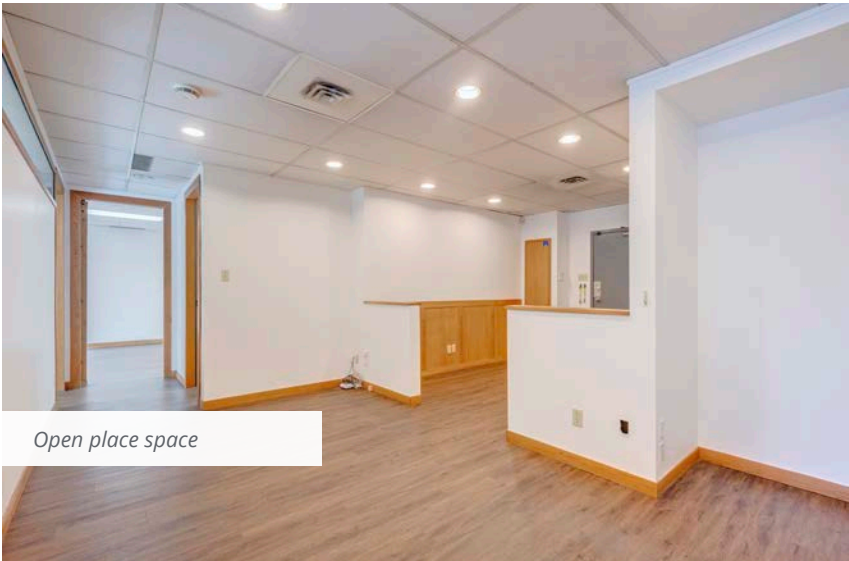
Parking lot



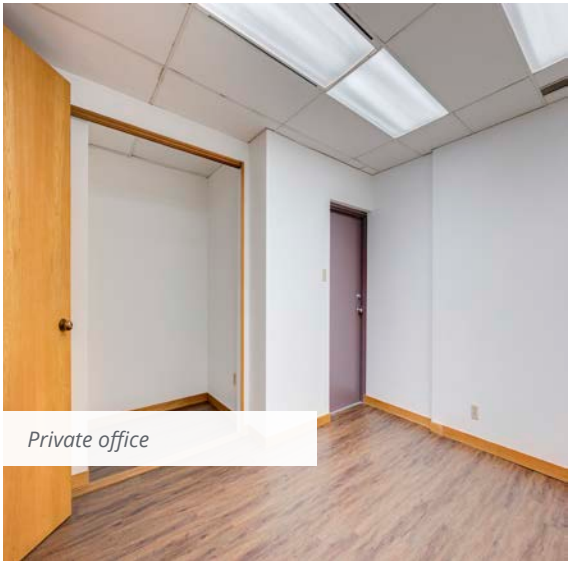
Office space



Bright and airy corridor

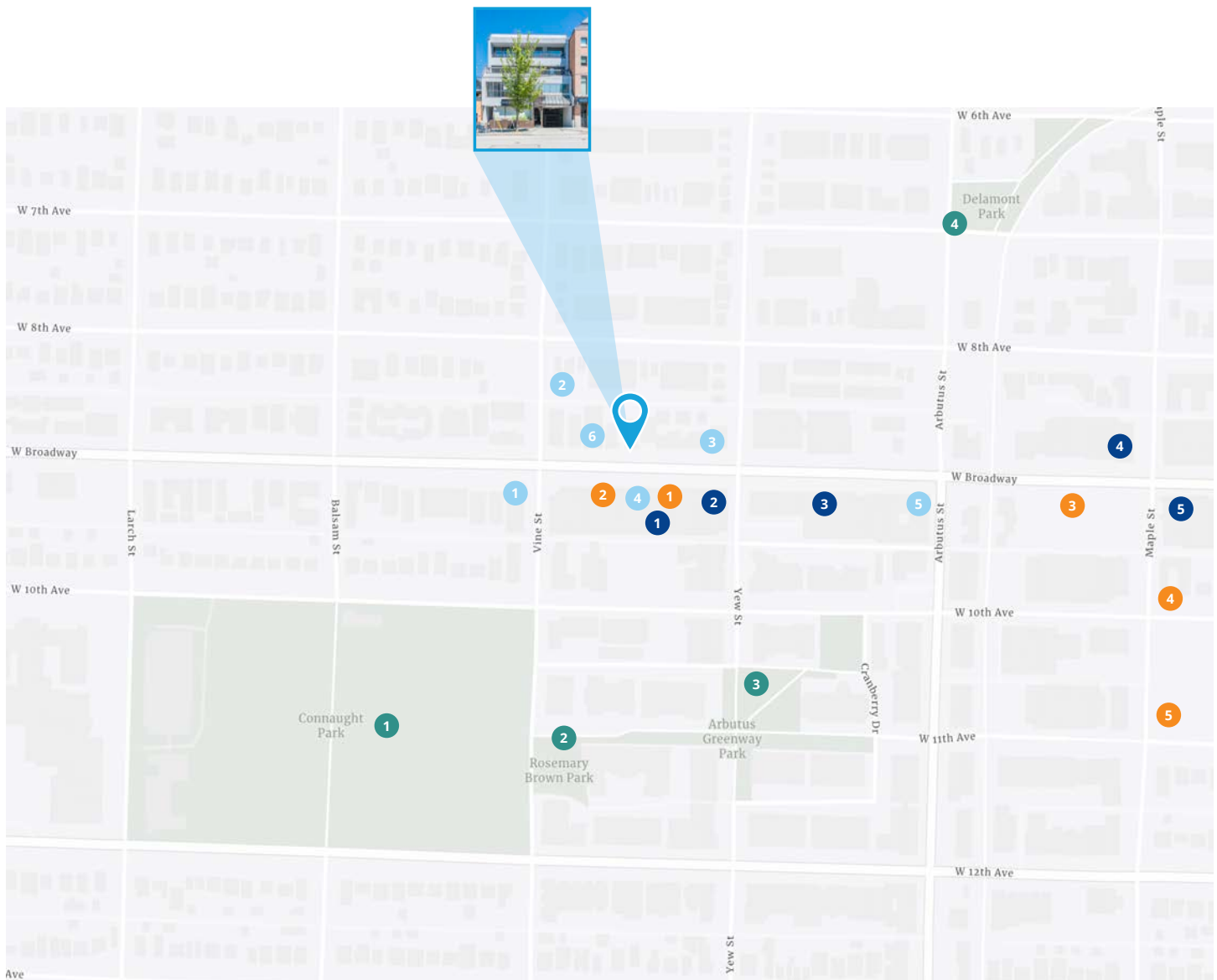


Open place space



Private office

Surrounding Amenities



Restaurants	Retail Stores	Parks	Services
1 Platform 7 Coffee	1 London Drugs	1 Connaught Park	1 Canada Post
2 Casereccio Pasta Bar	2 IGA	2 Rosemary Brown Park	2 BlueShore Financial
3 Livni Cafe & Bakery	3 BC Liquor	3 Arbutus Greenway Park	3 Fitness World
4 Edible Flours	4 Napoletana Pizza	4 Delamont Park	4 Shell Petrol Station
5 Gyo Para Gyoza & Ramen Bar	5 Subway		5 Fletchers Dry Cleaners
6 Regal Beagle			



Colliers



2245 West Broadway, Vancouver | BC

Jenny Reddy

Associate

+1 604 681 4111

Jenny.Reddy@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2023 Vancouver.