

# For Lease Corner Unit

## 3303

East Broadway Street  
Vancouver | BC



**KELVIN LUK**

*Personal Real Estate Corporation*

Vice President

604 662 2616

kelvin.luk@colliers.com

**WILLIAM MAUNSELL**

Associate

604 661 0876

william.maunsell@colliers.com



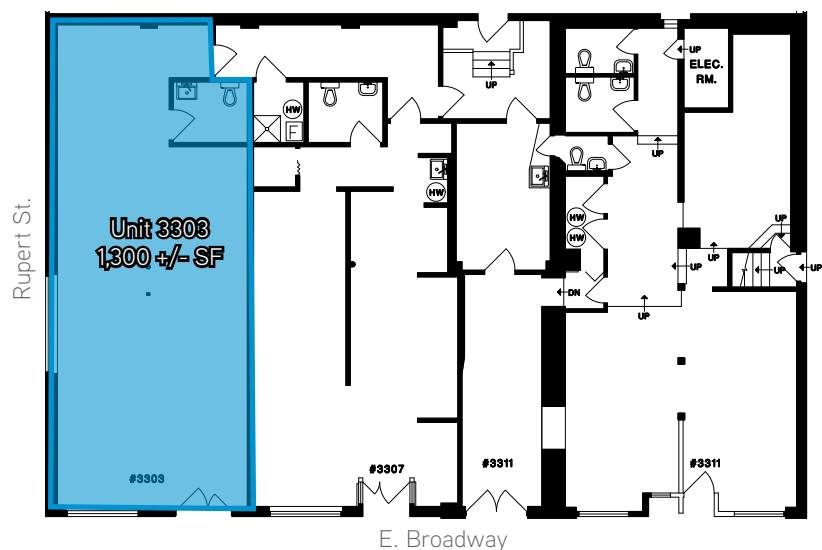


## LOCATION |

The building is located on the north east corner of Broadway and Rupert Street. Close proximity to Superstore, BC Liquor Store's head office, Canadian Tire, Walmart, PetSmart, Sushi High, Thunderbird Elementary School and quick access to Highway #1.

**BUILDING FEATURES |** To lease a high profile corner location with over 80,000+ passing vehicles in a 24 hour period. It is steps away from transit and the Rupert SkyTrain station, one block away from the Broadway Tech Centre and the Arts Institute campus. Walking distance to cafes, restaurants and big retail stores.

## FLOOR PLAN |



## AVAILABLE SPACE |

Unit Size*	1,300 +/- SF
Basic Rent	Contact Listing Agents
Operating Costs and Taxes (2020)	\$12.85 per SF (est.)
Zoning	C-1 Commercial
Tenant Inducements	Negotiable
Available	Immediately

\*Unit includes common space area.



WALK SCORE

75

\*Very Walkable



TRANSIT SCORE

77

\*Excellent Transit



BIKE SCORE

66

\*Bikeable



COLLIERS INTERNATIONAL  
200 Granville Street, 19th Floor  
Vancouver, BC V6C 2R6  
604 681 4111  
www.collierscanada.com

This document/email 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). © 2020. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Brokerage Inc. 02182020