


# FOR LEASE

OFFICE SPACE

**805 WEST BROADWAY**
VANCOUVER, BC

WARRINGTON PCI MANAGEMENT

**LINDSAY KNOWLES**, SENIOR LEASING MANAGER 778.875.2946 | lknowles@warringtonpci.com




# 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 |
|---|---|---|
| 801 | 934 SF | Immediately |
| 803 | 923 SF | Immediately |
| 907 | 593 SF | Immediately |
| 1001 | 1,290 SF | Immediately |
| 1501 | 818 SF | Immediately |

# LEASING RATES

## Basic Rent

Contact Listing Agent

## Operating Cost & Taxes (2026)

Additional Rent: $30.68 psf

## Parking Rate

$130/month + applicable taxes

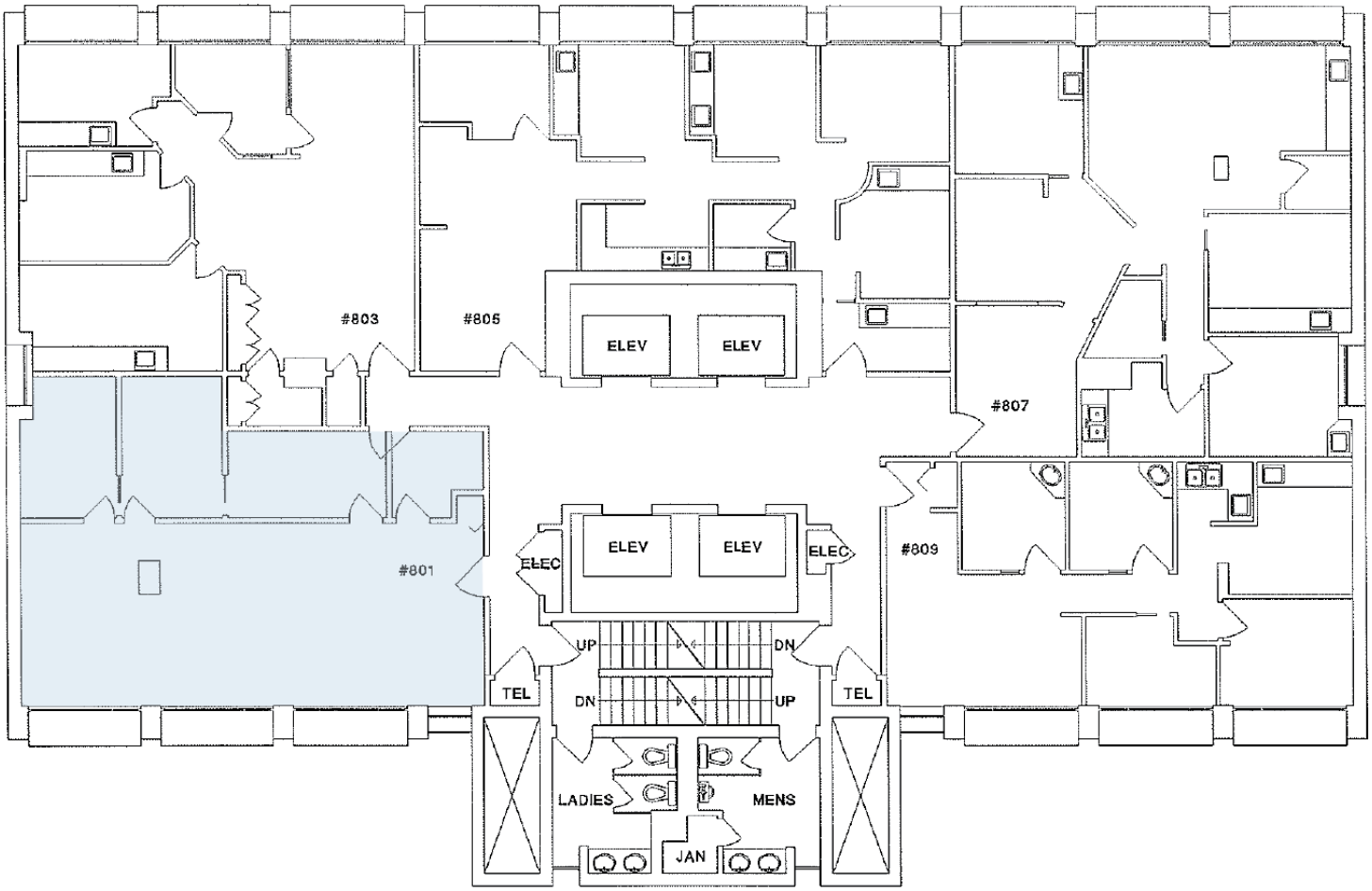
Ratio - 1:650 SF



# Unit 801

**Rentable Area:** 934 SF
**Availability:** Immediately

Corner office suite in shell condition,
ready for tenant improvements.




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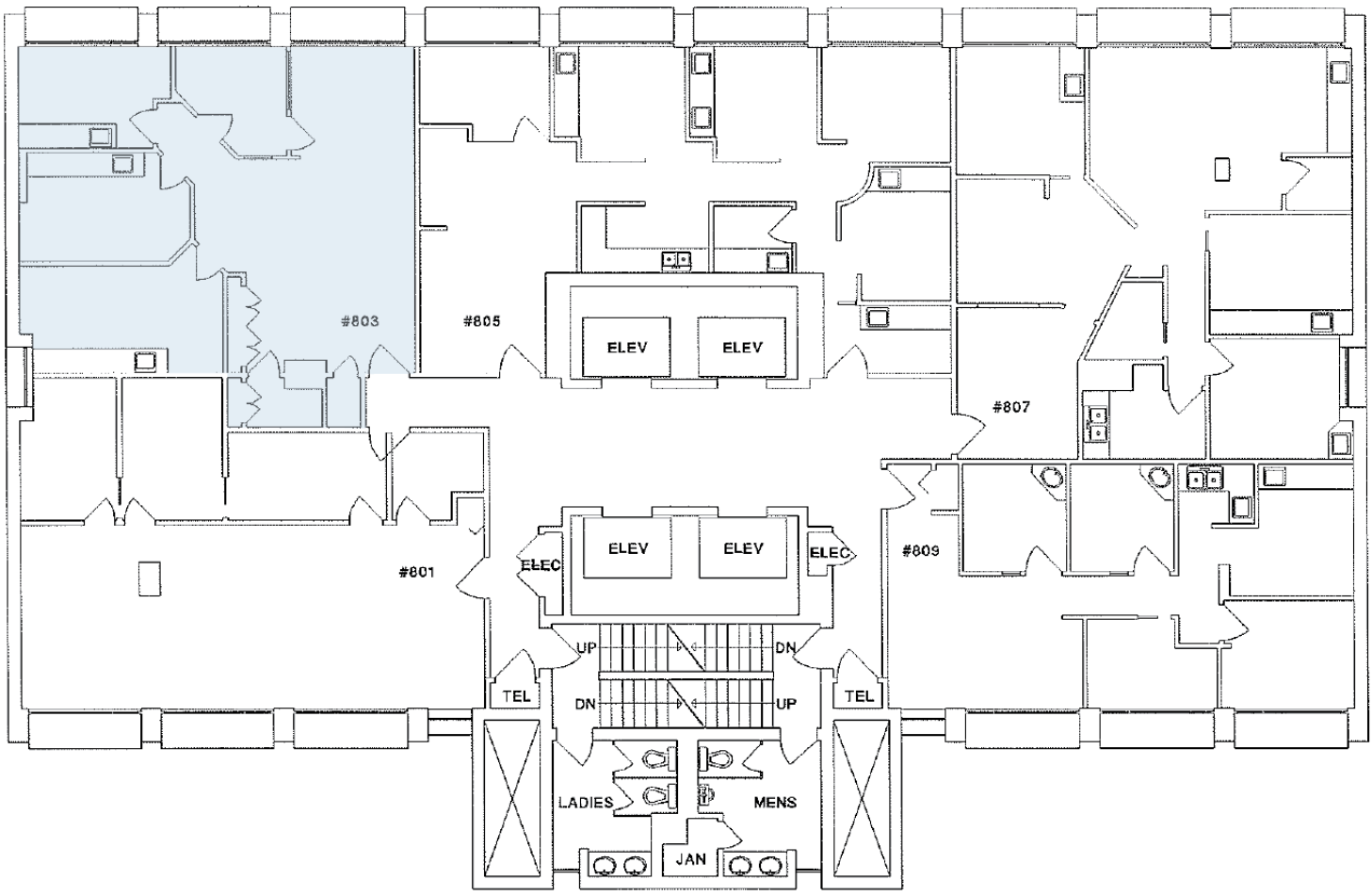
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# Unit 803

**Rentable Area:** 923 SF
**Availability:** Immediately

Medical office built-out with 3 offices with plumbing, reception and waiting room with beautiful water and mountain views.




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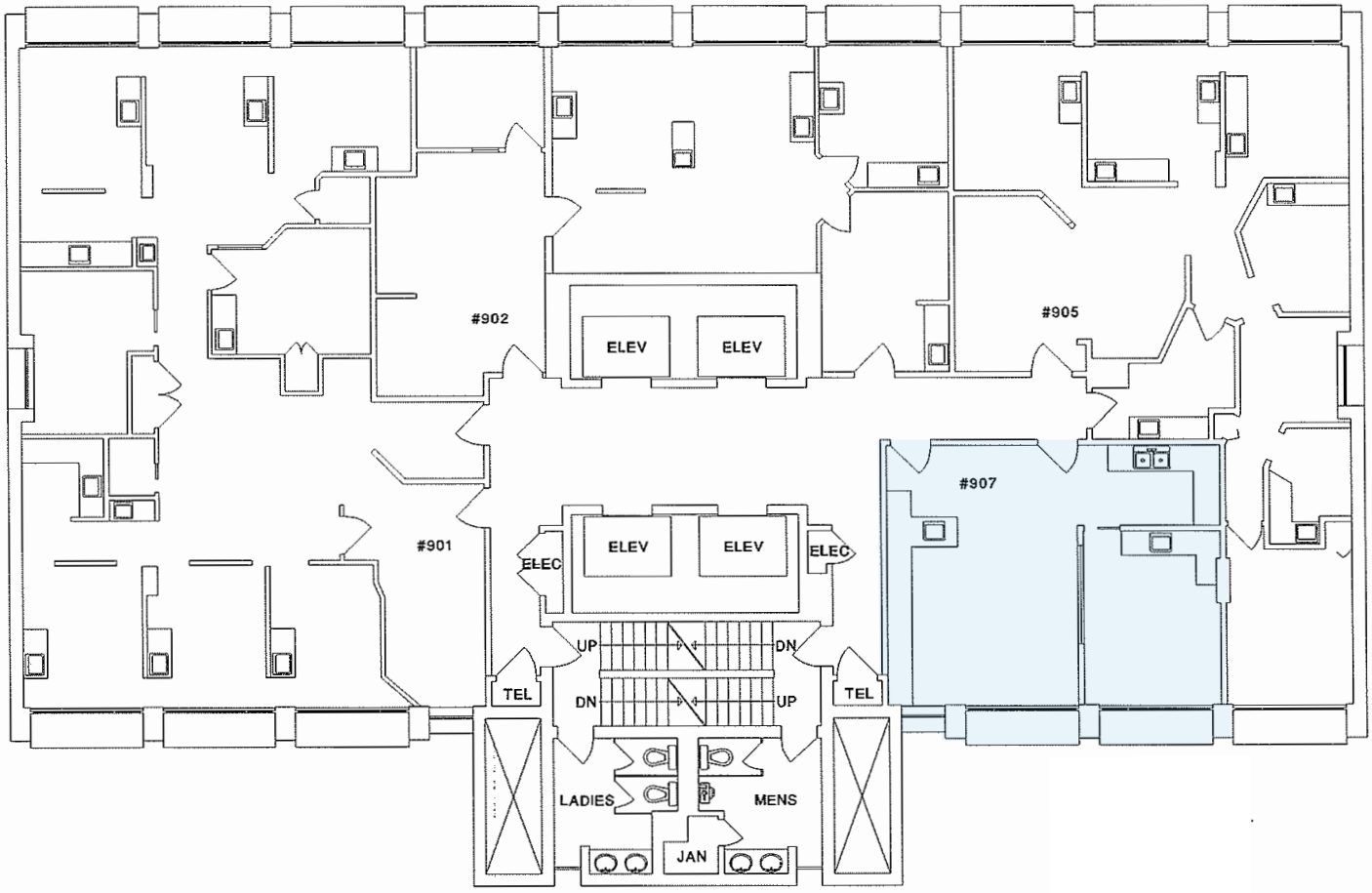
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# Unit 907

**Rentable Area:** 593 SF
**Availability:** April 2026

Primarily shell condition with capped plumbing and one large private office.




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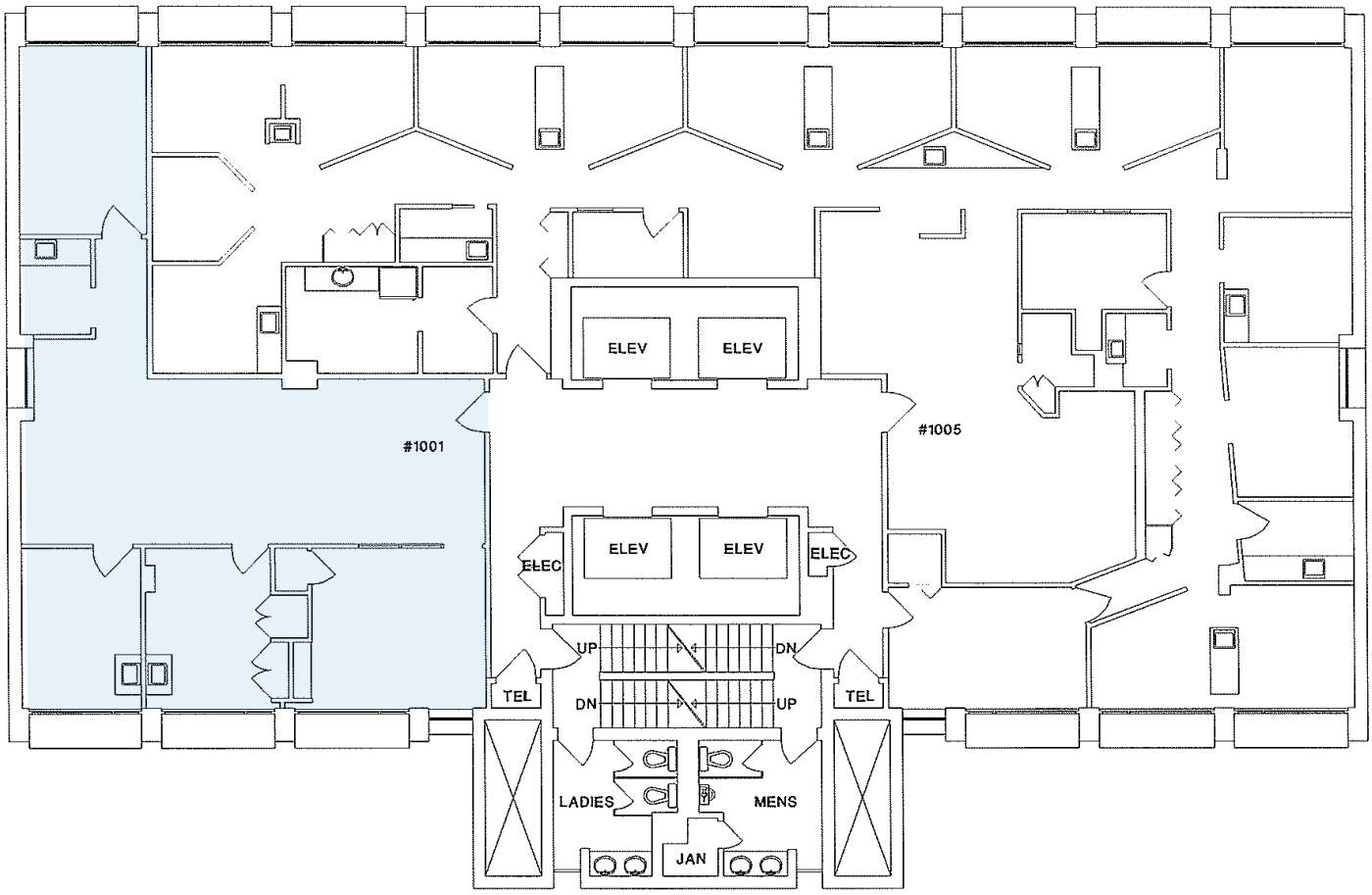
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# Unit 1001

**Rentable Area:** 1,290 SF
**Availability:** Immediately

Built-out with 4 offices and a reception area and waiting room. Small kitchenette and large storage room. Note: floor plan not accurate.




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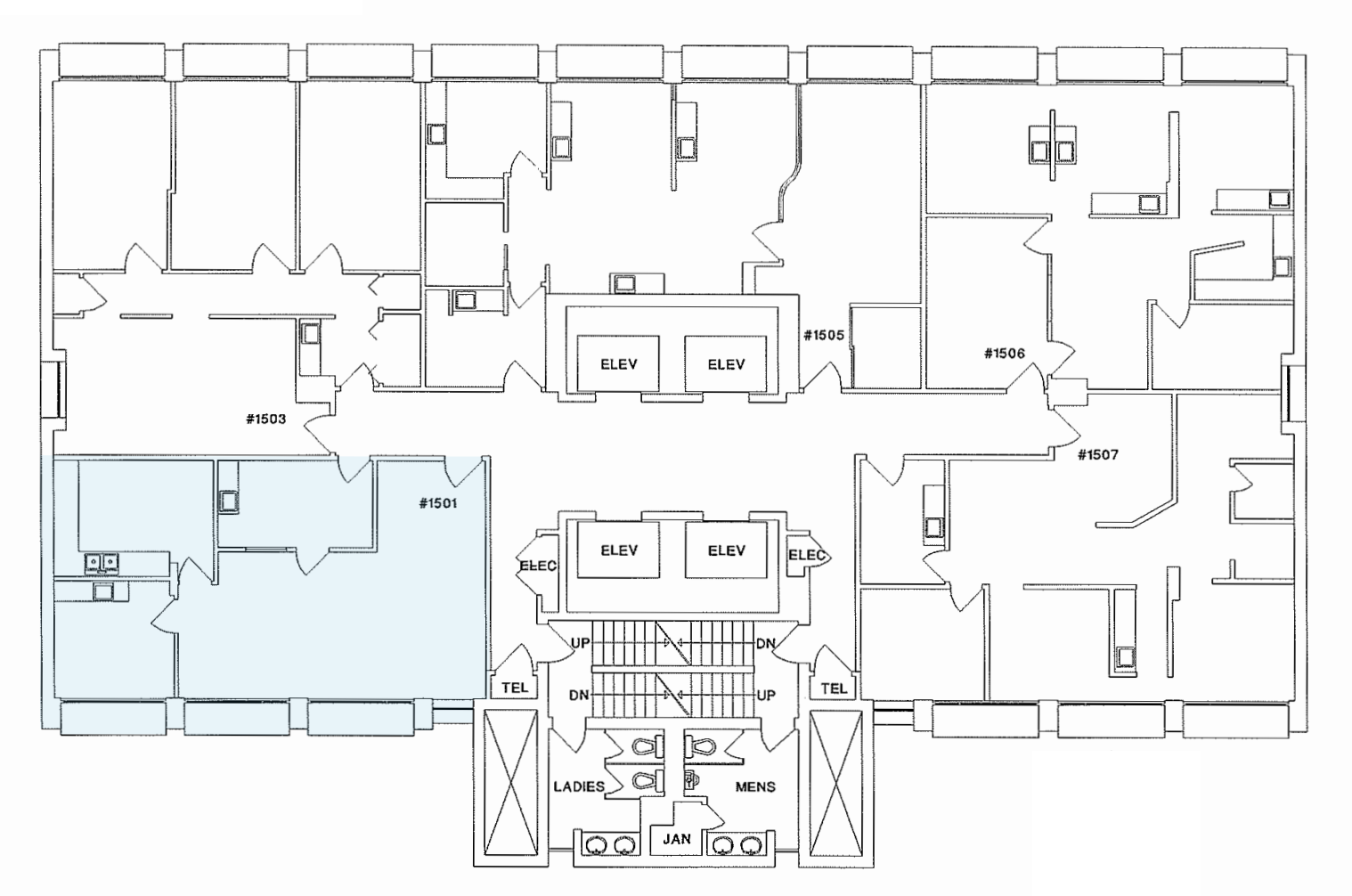
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# Unit 1501

**Rentable Area:** 818 SF
**Availability:** Immediately

Shell condition ready for tenant improvements. Capped plumbing in place




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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 broard 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
- Labratory, 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

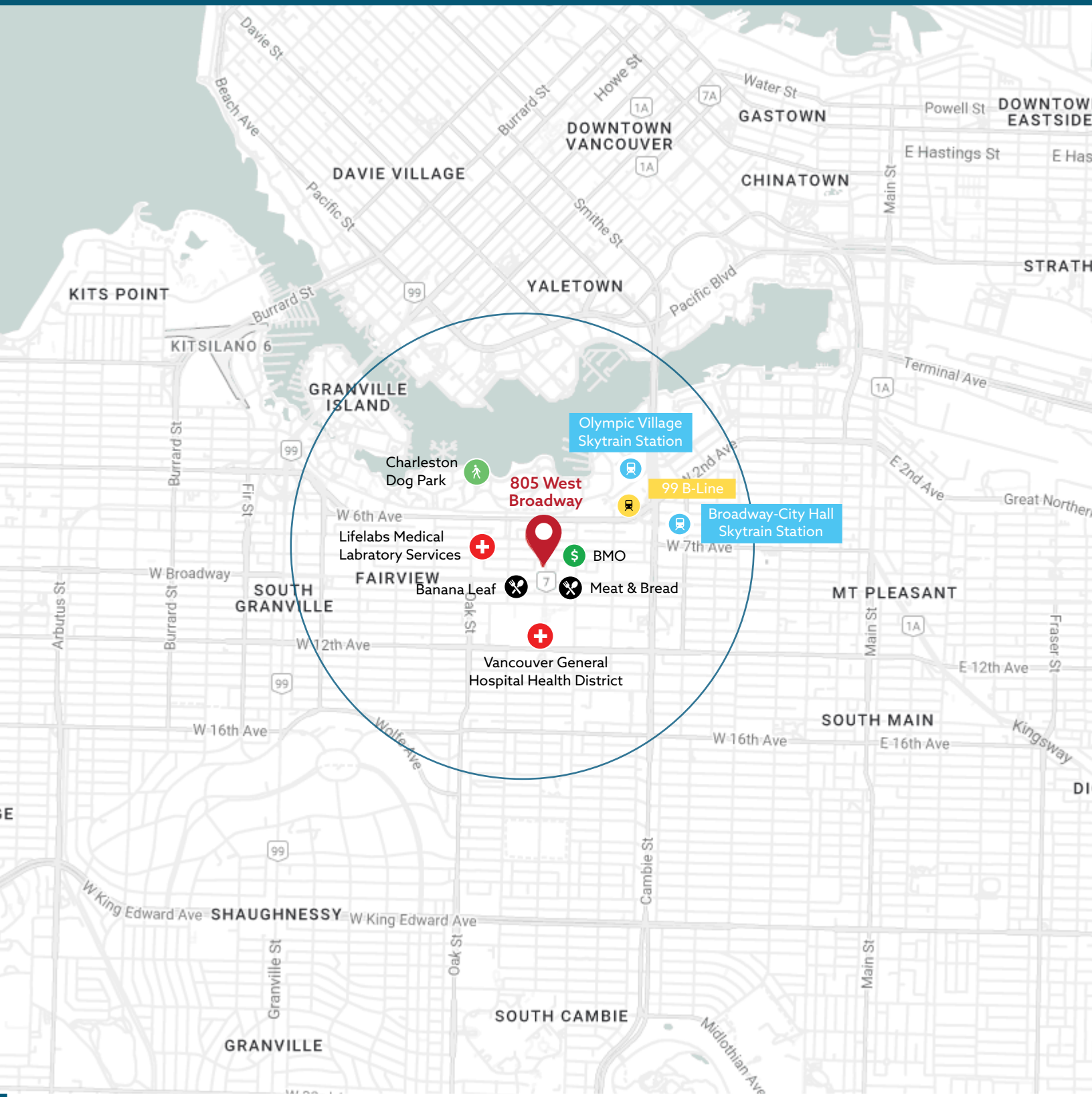


Transit Score

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# 805 WEST BROADWAY - ON THE MAP





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