



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
801	934 SF	Immediately
803	923 SF	Immediately
907	593 SF	April 2026
1001	1,290 SF	Immediately
1501	818 SF	Immediately

LEASING RATES

Basic Rent

Contact Listing Agent

Operating Cost & Taxes (2026)

Additional Rent: \$24.24 psf

Parking Rate

\$130/month + applicable taxes

Ratio - 1:650 SF

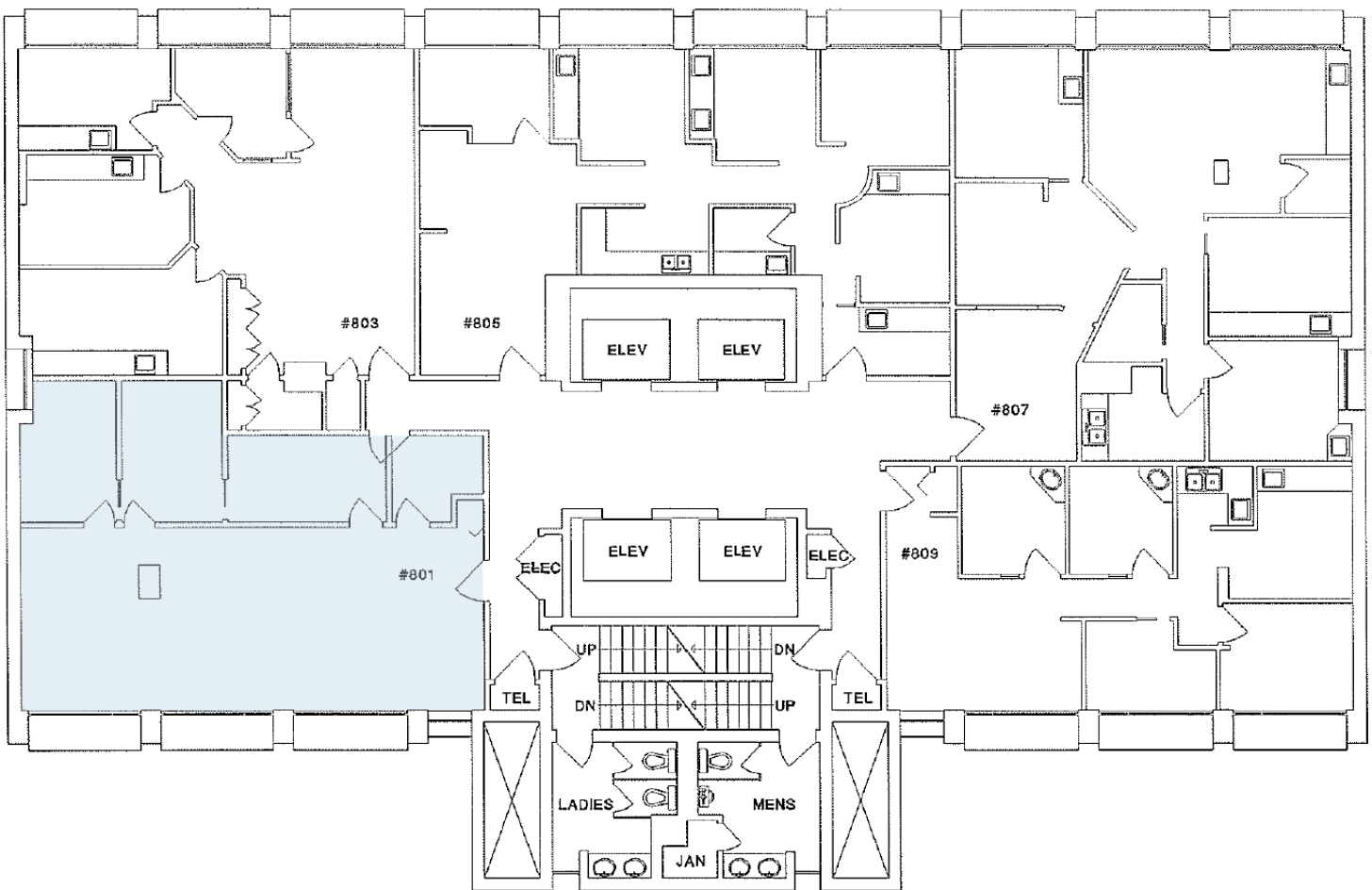


| Unit 801

Rentable Area: 934 SF

Availability: Immediately

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



LINDSAY KNOWLES
SENIOR LEASING MANAGER

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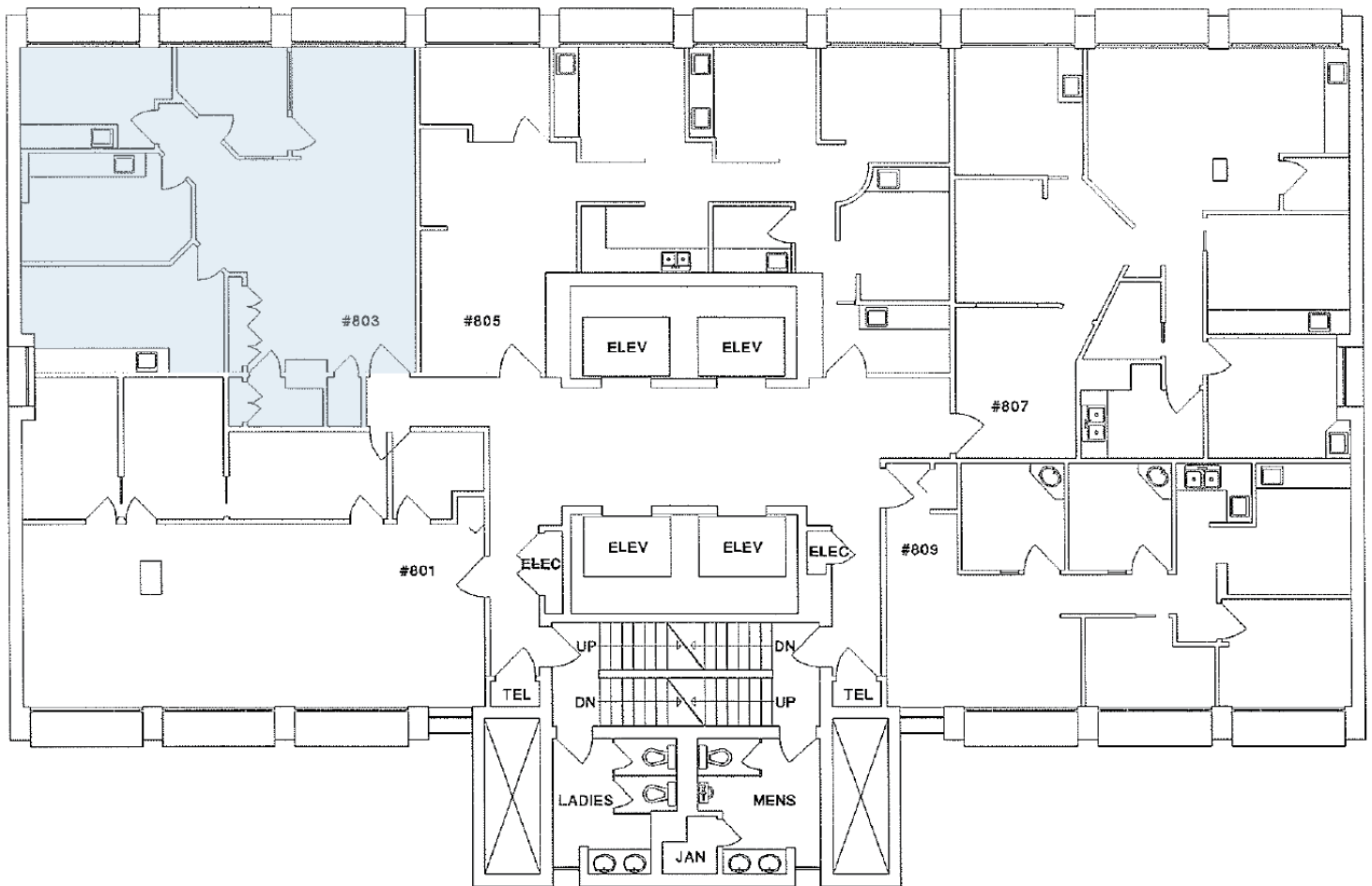
E. & O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Warrington PCI Management.

| 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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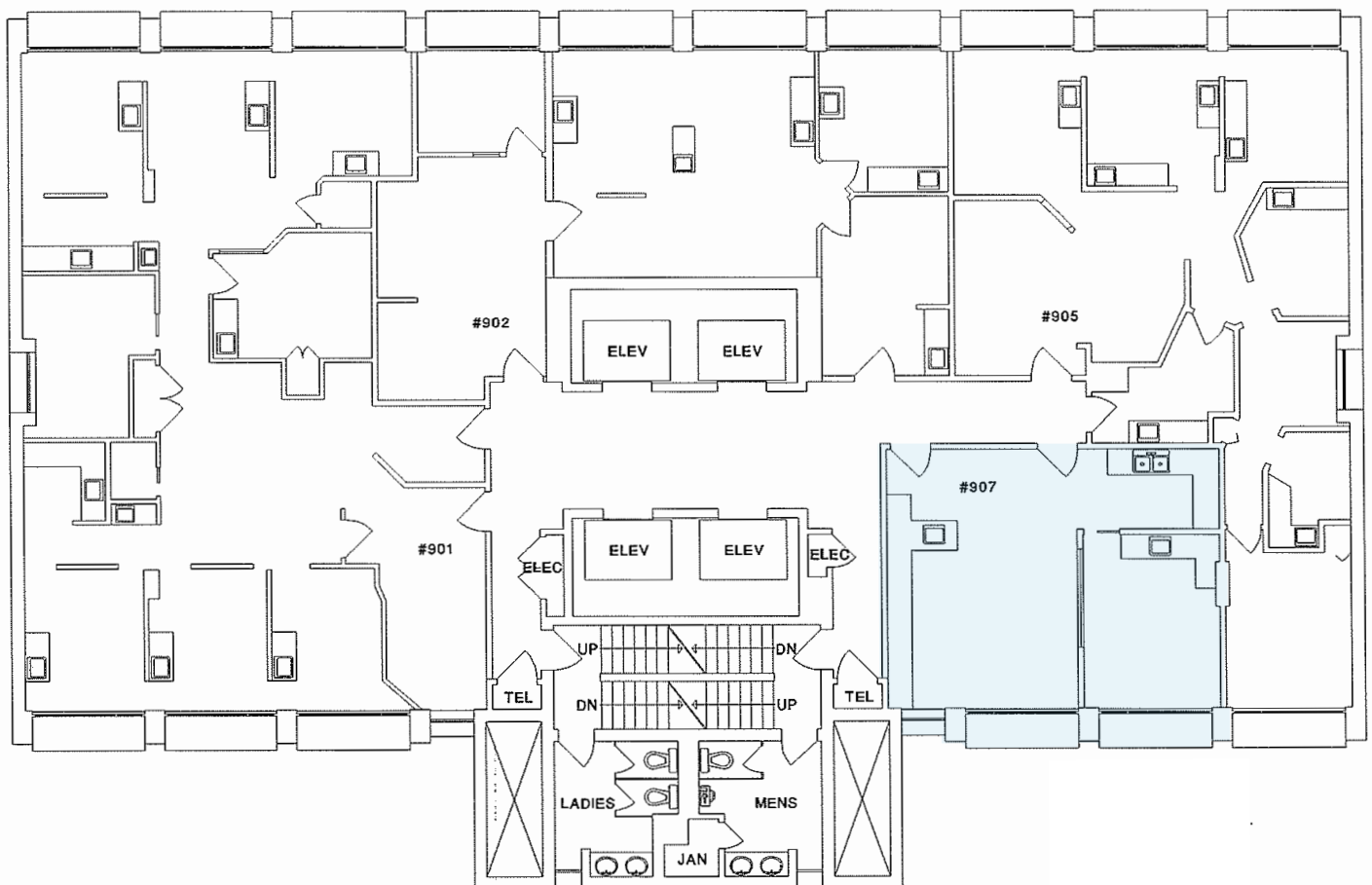
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| Unit 907

Rentable Area: 593 SF

Availability: April 2026

Built-out space with a kitchenette, private office, and open area.



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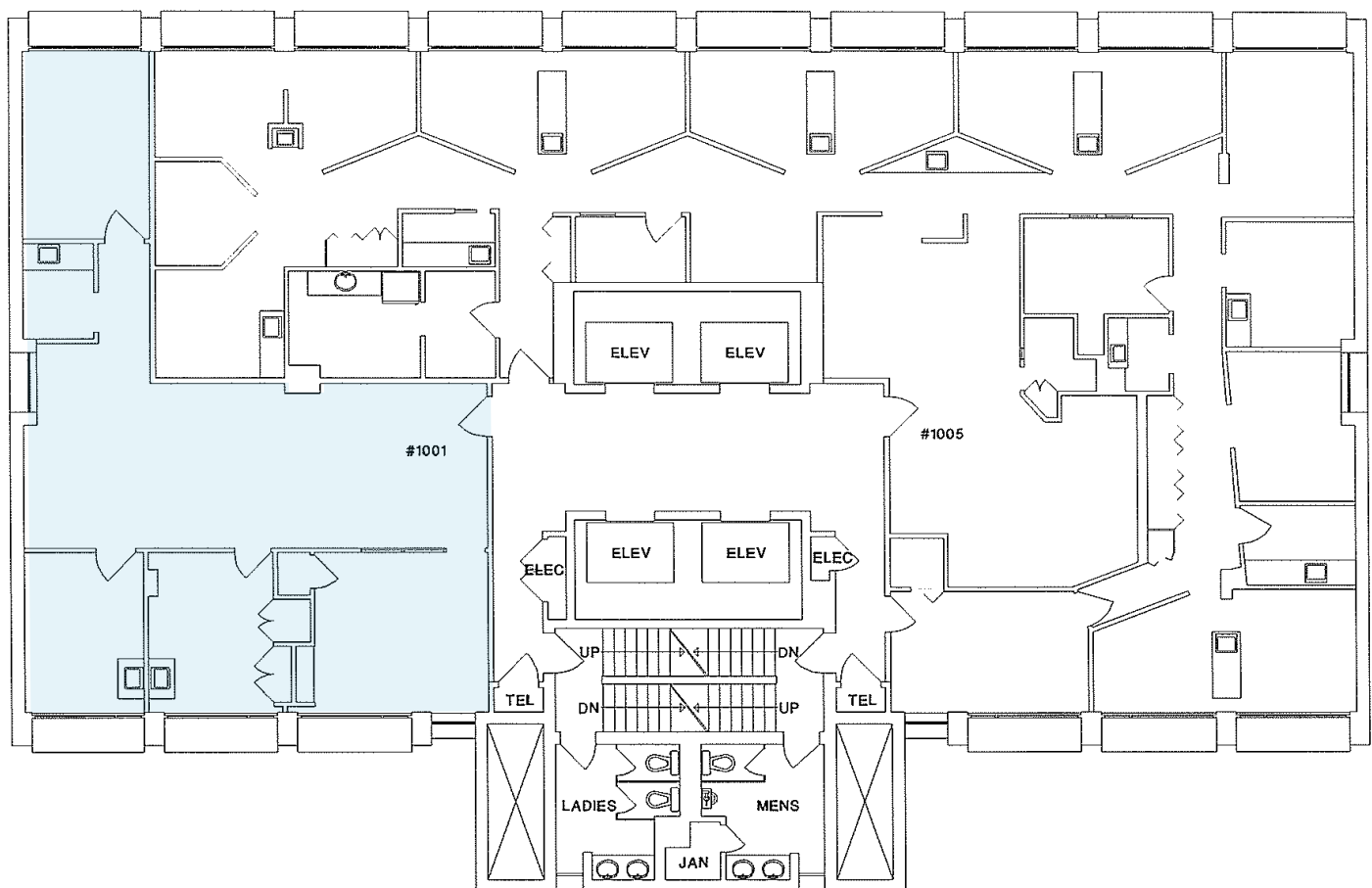
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| Unit 1001

Rentable Area: 1,290 SF

Availability: Immediately

Built-out with 4 offices and a reception area.



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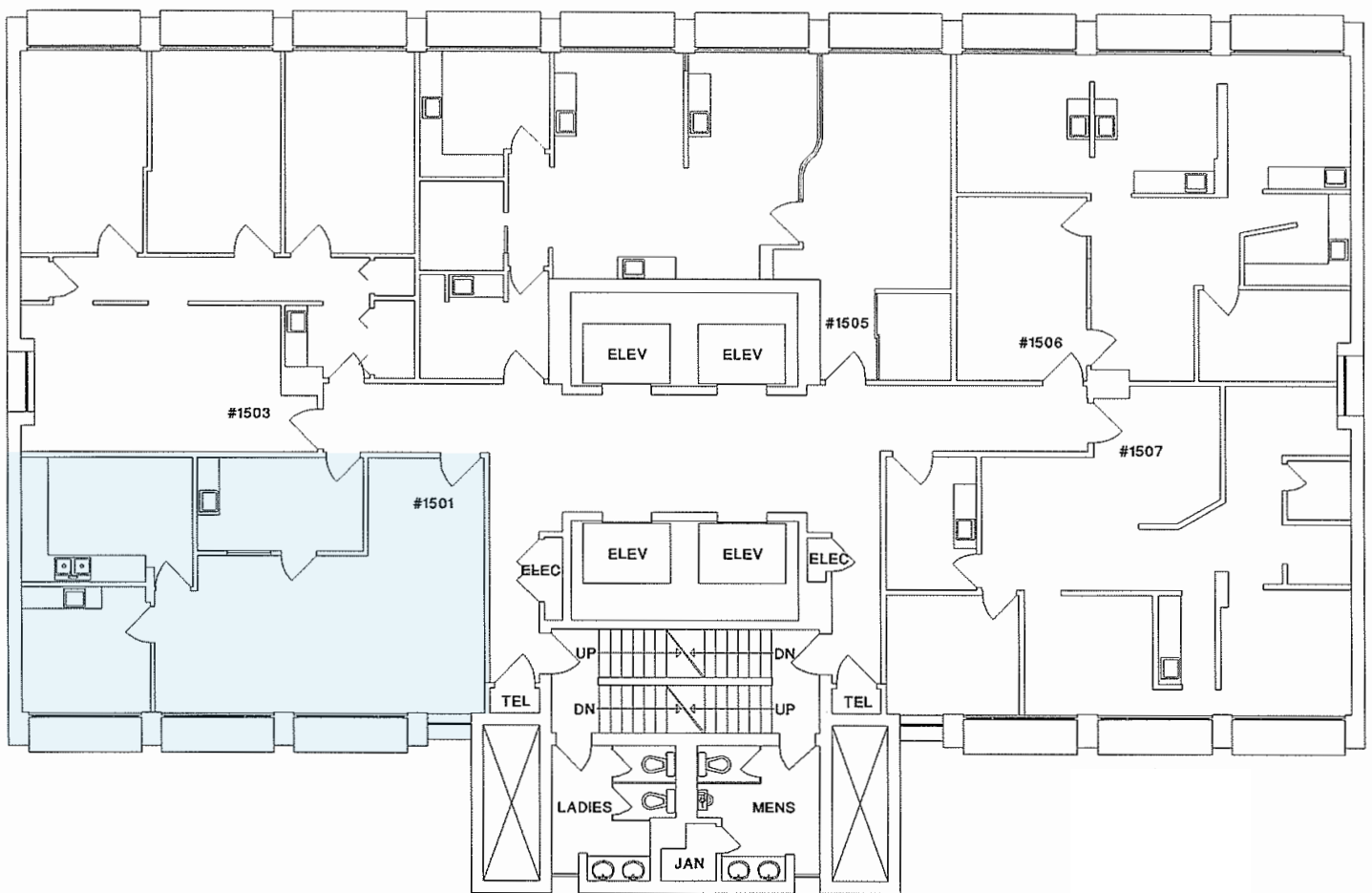
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| Unit 1501

Rentable Area: 818 SF

Availability: Immediately

Fully built-out space featuring a kitchen, two private offices, a welcoming reception area, and a seating area for visitors.



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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

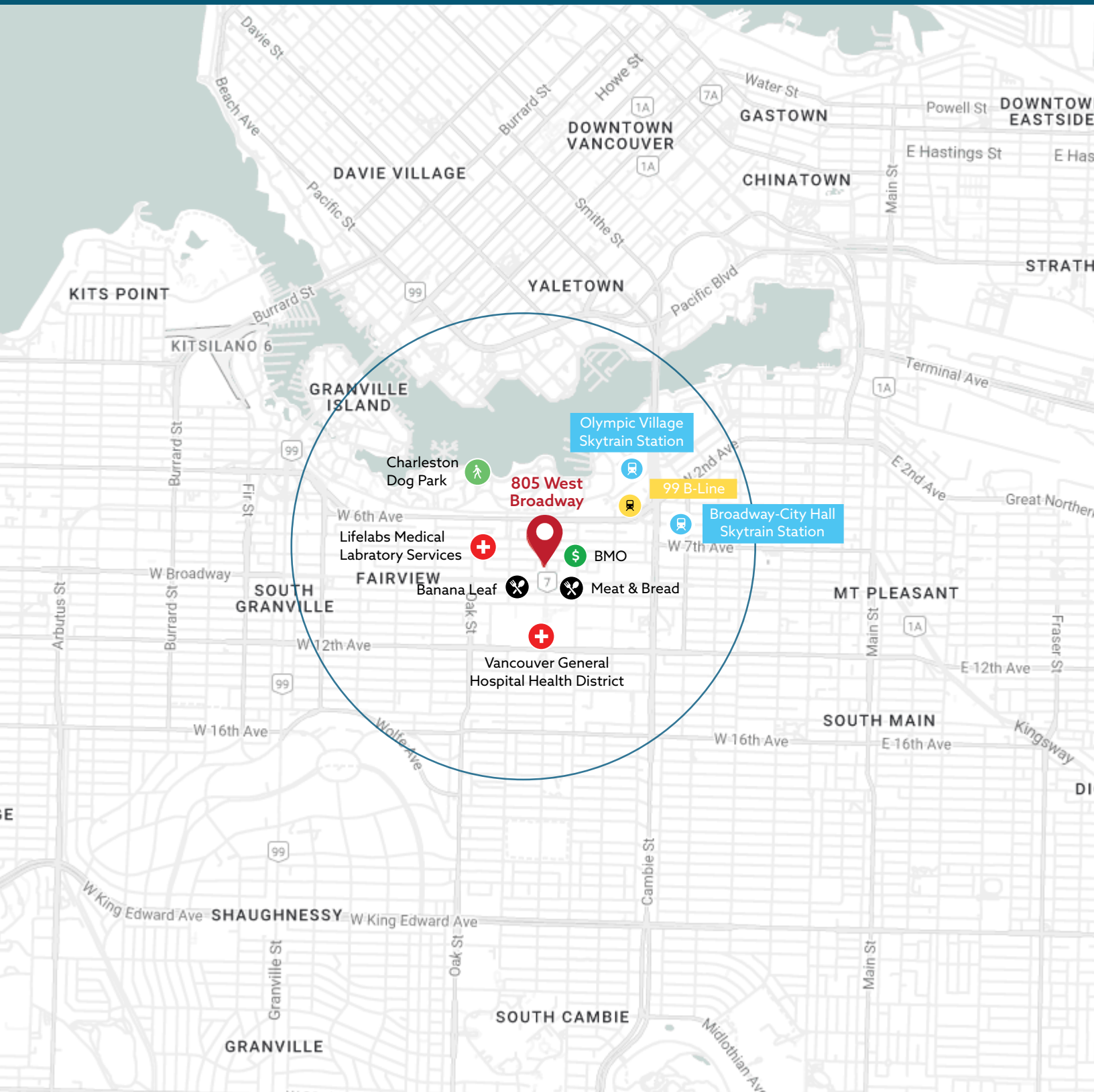
86



Transit Score

82

805 WEST BROADWAY - ON THE MAP



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MANAGEMENT



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