



FOR LEASE

WEST BROADWAY & OAK STREET
1010 WEST BROADWAY
VANCOUVER, BC



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LOCATION

The property is located along West Broadway in the Fairview neighbourhood adjacent to the south west corner of West Broadway and Oak Street. Vancouver General Hospital is located just to the east of the property as is Vancouver's City Hall which is located at Cambie. Historically West Broadway has been one of Vancouver's strongest retail streets, a trend that has continued as the corridor has begun to see a transformation into a high density mixed use neighbourhood.

BUILDING AND TENANCY

The building is a two storey retail office building with three retail tenancies on the ground floor. The available unit has approximately 2,368 s.f. on the ground level and 882 s.f. on the second level. The office space is improved as office with a front reception, board room, kitchen/lunchroom, a few private offices and open work area. There is surface parking located at the back of the building. The retail units require demolition work to be ready for tenant improvements.

ZONING

C3A - Allowing for retail, restaurant, fitness and a variety of office uses.

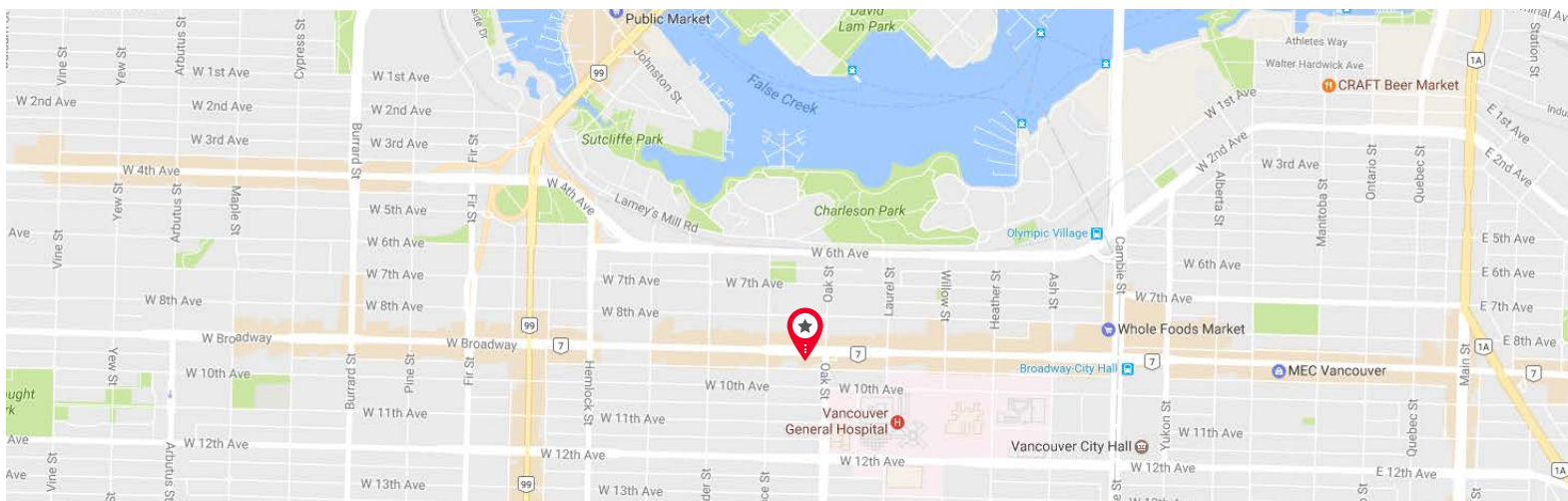
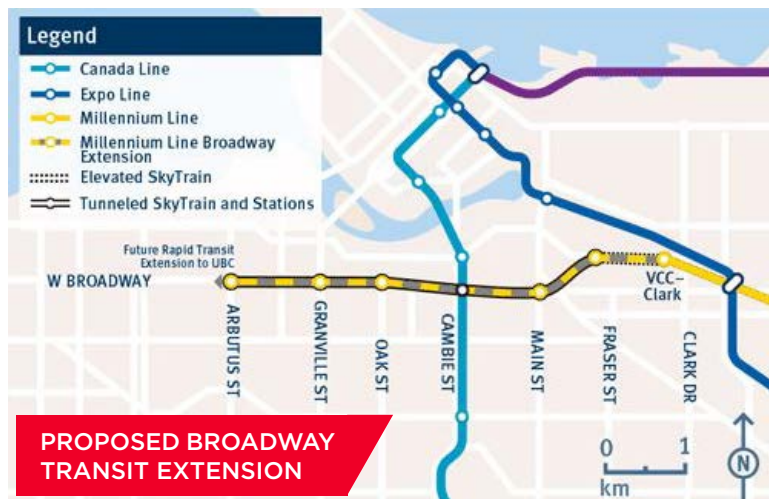
AVAILABLE AREA

Ground level	2,368 sf
Second level	882 sf
Total	3,250 sf

all sizes are approximate

ASKING GROSS RENT

Please contact listing agents



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