

# FOR LEASE

## 300-604 W BROADWAY

Vancouver, BC

Centrally-located office space for lease along  
Vancouver's thriving Broadway Corridor



**Jake Luft\***

Vice President

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*\*Personal Real Estate Corporation*

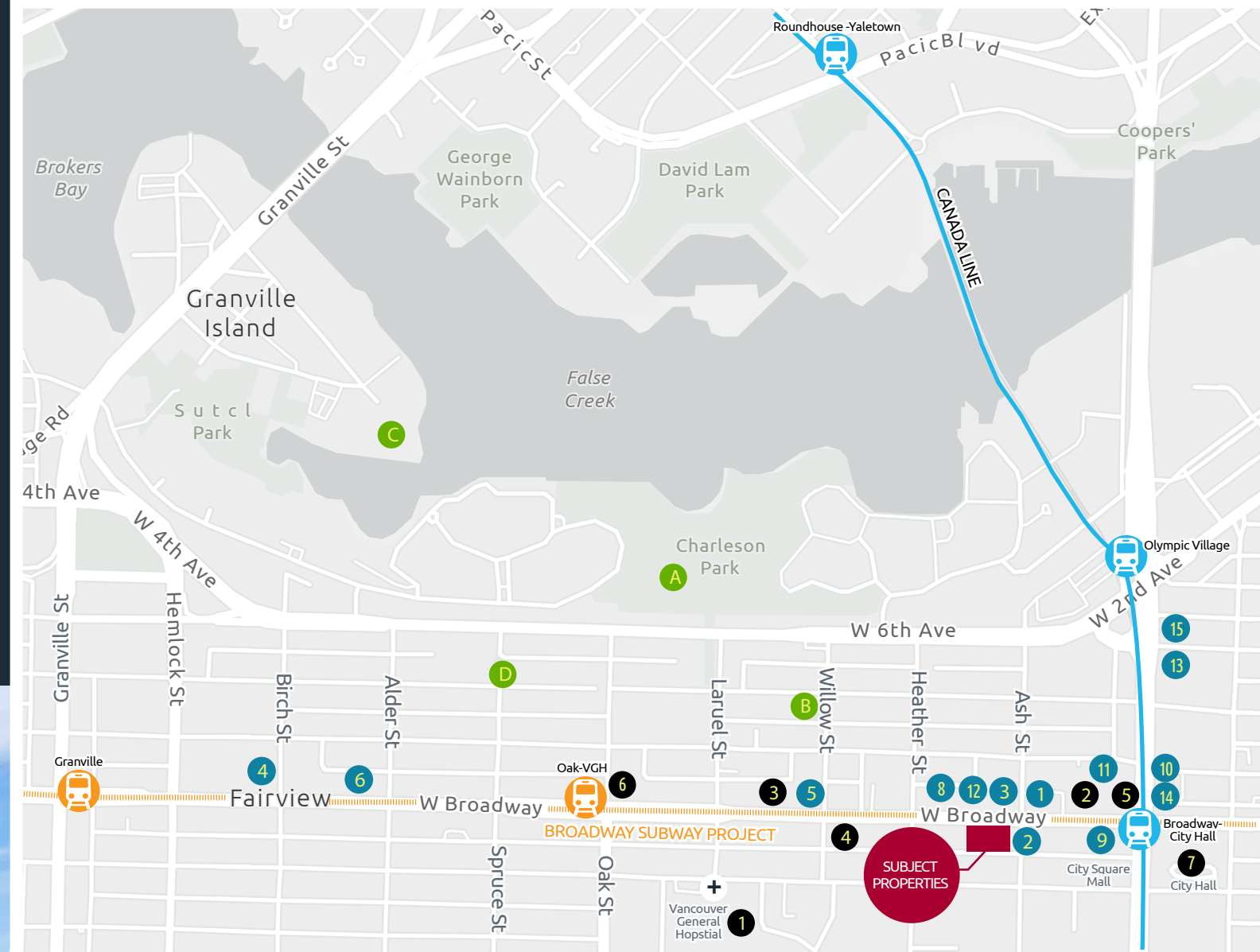
**Macdonald**  
COMMERCIAL

— member of —

**CORFAC**  
INTERNATIONAL

# LOCATION

Located on the south side of Broadway between Heather Street to the west and Ash Street to the east, the properties offer unparalleled accessibility and convenience in Vancouver's dynamic Broadway Corridor. Just a short walk from the Canada Line Station at Broadway-City Hall, these properties provide seamless connectivity to downtown Vancouver and beyond. The upcoming Millennium Line Extension will further enhance transit options, making commuting even more efficient. In close proximity to Vancouver General Hospital and surrounded by an array of amenities including restaurants, cafes, shops, and professional services, these locations are ideal for businesses seeking a vibrant and well-connected environment. Enjoy the benefits of a central location with excellent transit access and a thriving neighborhood atmosphere.



# AMENITIES

## RESTAURANTS/CAFES/SHOPPING

1. Cactus Club Cafe
2. The Rogue Kitchen
3. Blenz Coffee
4. Boston Pizza
5. Tim Hortons
6. Tojo's Restaurant
7. Waves Coffee
8. Tractor Everyday
9. Starbucks
10. Save-On-Foods
11. Whole Foods
12. Michael's
13. Canadian Tire
14. The Home Depot
15. Best Buy

## BANKS & SERVICES

1. Vancouver General Hospital
2. London Drugs
3. Shopper's Drug Mart
4. Fairmont Medical Building
5. RBC Royal Bank
6. Scotia Bank
7. Vancouver City Hall

## PARKS

- A. Charleson Park
- B. Willow Park
- C. Ron Basford Park
- D. Choklit Park

## SKYTRAIN STATIONS

- Canada Line
- Broadway Subway Project



**WALK SCORE**  
**Walker's Paradise**  
 Daily errands do not require a car



**TRANSIT SCORE**  
**Rider's Paradise**  
 World-class public transportation



**BIKE SCORE**  
**Biker's Paradise**  
 Daily errands can be accomplished on a bike

Source: walkscore.com

# UNIT 300 604 WEST BROADWAY

**LEASABLE AREA**

3,297 SF

**AVAILABLE**

Immediately

**PARKING**

2 stalls available  
(\$150 per month plus applicable taxes)

**BASE RENT**

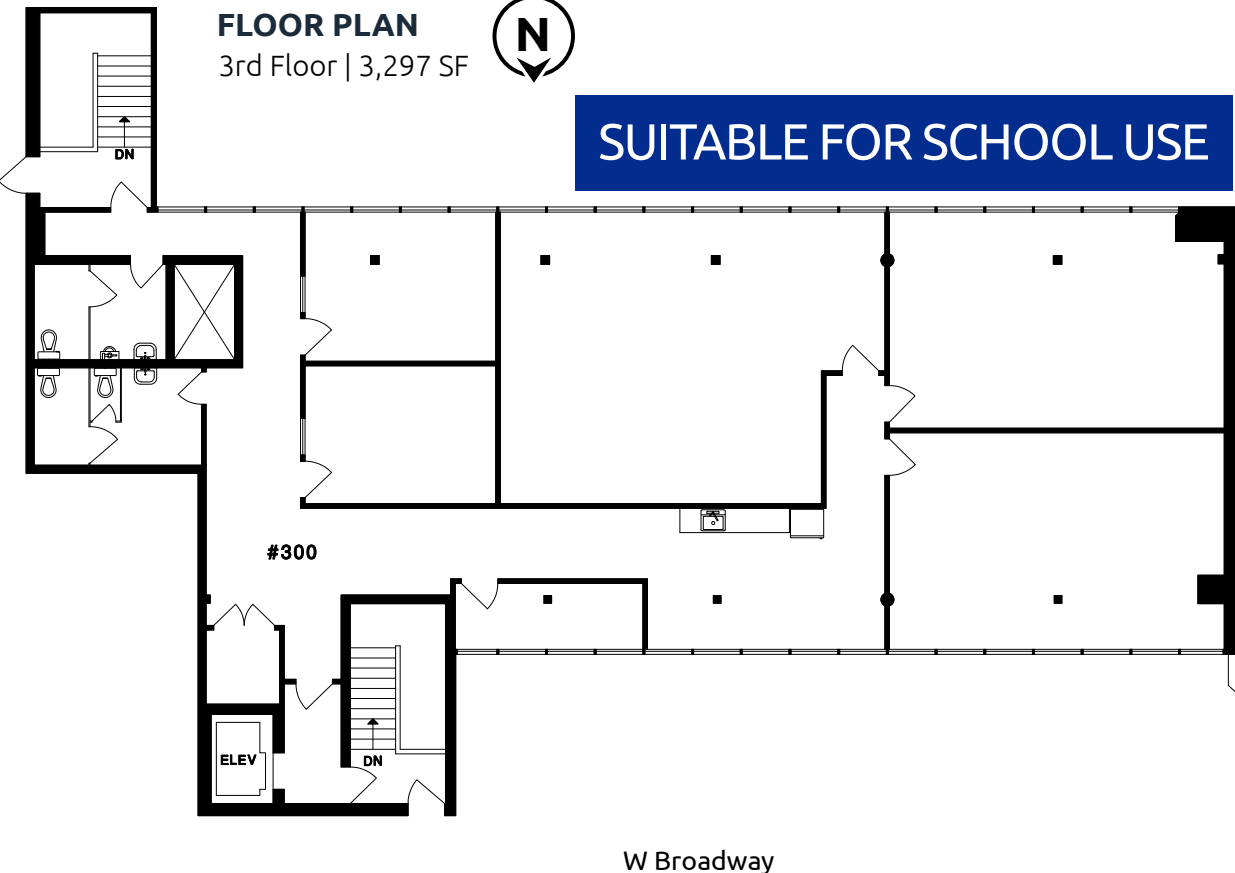
\$19.00 psf per annum

**ADDITIONAL RENT**

\$27.08 psf per annum (2025)

**SPACE FEATURES**

- » Elevator access
- » Private, in-suite male and female washrooms
- » North shore mountain views
- » Generous ceiling heights
- » Improvements include 3 classrooms, 3 offices, and kitchenette
- » Air conditioned



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## Macdonald COMMERCIAL

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