

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*

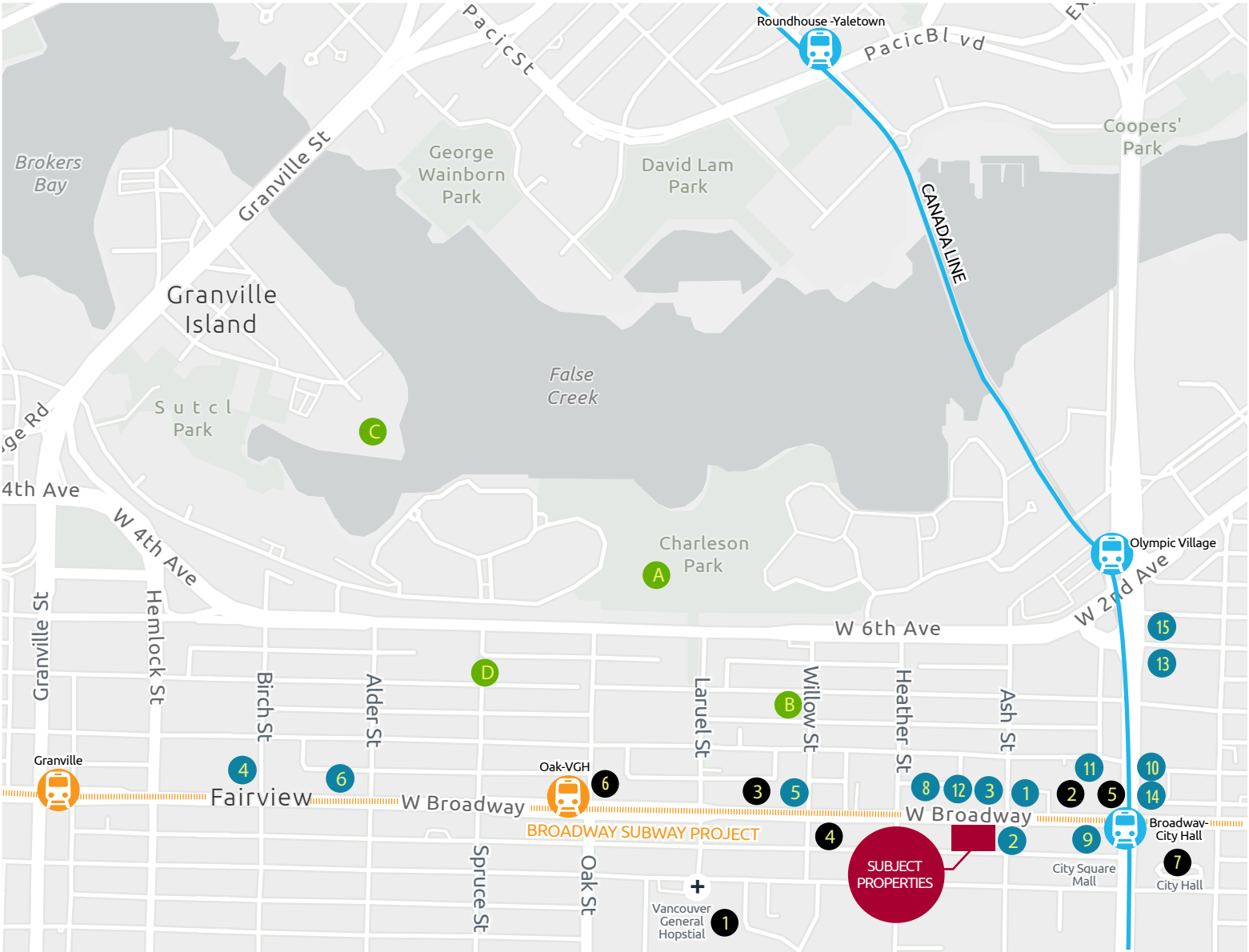
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— member of —

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

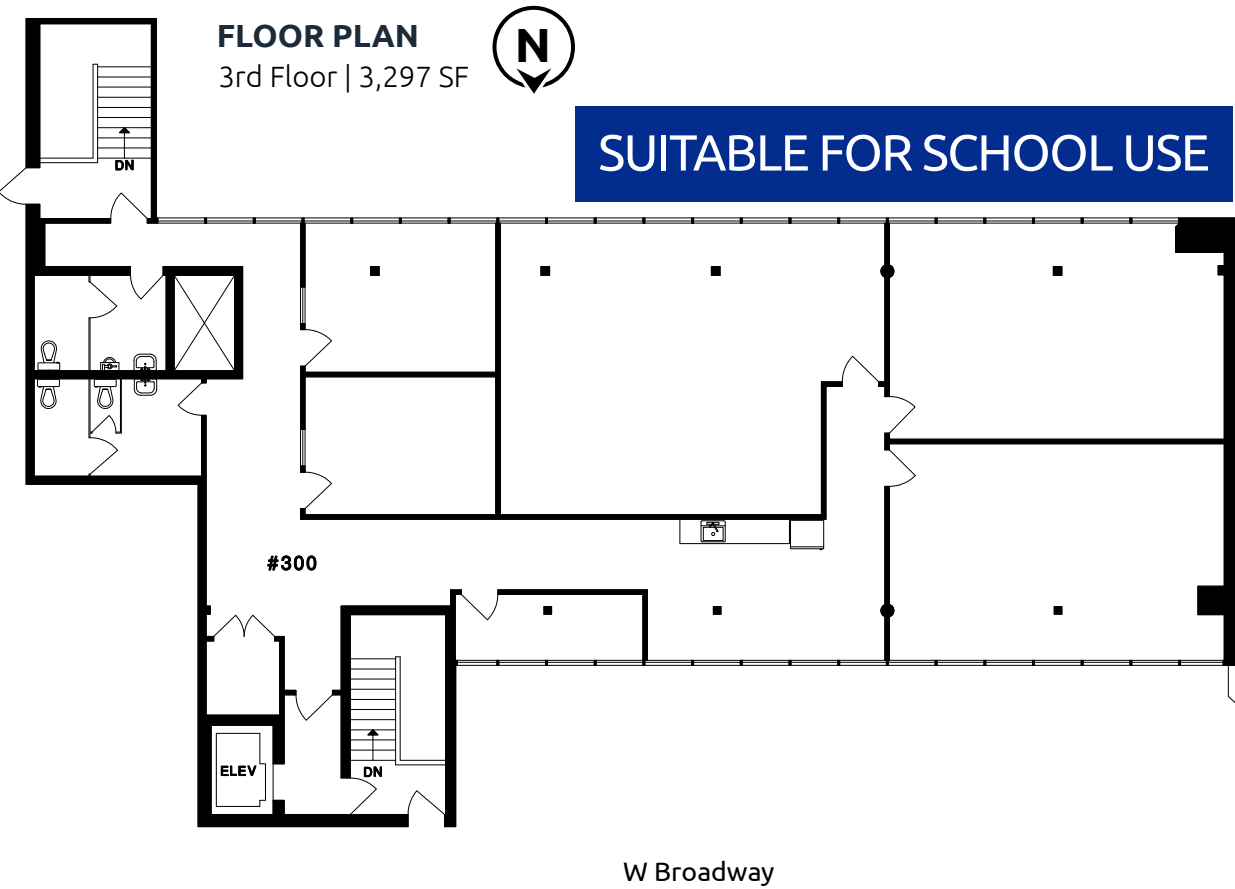
\$19.00 psf per annum

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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