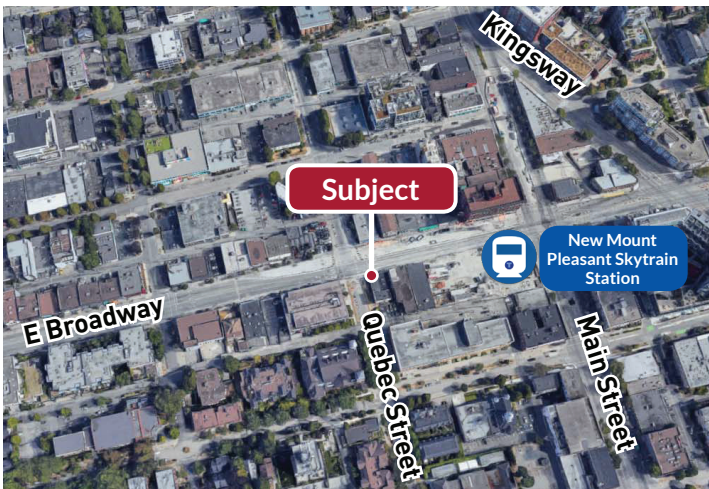


FOR LEASE

PRIME CORNER RETAIL SPACE

**104 - 106 E BROADWAY
VANCOUVER**



OPPORTUNITY

Take advantage of this opportunity to lease a prime corner retail space in Vancouver's rapidly developing Central Broadway Corridor. With the anticipated rapid transit line and a short walking distance to the Broadway Canada Line Station, your business will thrive in this trendy and convenient location. Enjoy the vibrant neighborhood of Mount Pleasant, with Main Street's shopping, dining, and amenities just moments away. Plus, benefit from the planned rapid transit station at Broadway and Main Street, located just one block from the space.



SUMMARY

SIZE	3,047 SF APPROX.
RETAIL PREMISES	FULLY RENOVATED WITH 6 EXAM ROOMS
PARKING	10 EXCLUSIVE STALLS
ZONING	C3-A
BASIC RENT	\$55.00 PSF
ADDITIONAL RENT	\$22.25 PSF
AVAILABILITY	EARLY OCTOBER 2023

BUILDING HIGHLIGHTS

Abundance of shopping, dining, cafes, and amenities nearby

Thriving development along the vibrant Central Broadway Corridor

Ample parking behind building

Embrace the allure of Mount Pleasant, a dynamic and rapidly expanding neighborhood that epitomizes Vancouver's trendy lifestyle

Short walk to the Broadway Canada Line Skytrain Station

Unparalleled proximity to the future rapid transit station

Great signage opportunity

HQ

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