



DORSET  
REALTY  
GROUP

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# FOR SUBLEASE

Suites 202 - 288 - 290  
1338 West Broadway  
Vancouver, B.C.



For additional information on this opportunity, please contact:

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**Location:**

Broadway Pacific Plaza is located in a prime location along West Broadway within 2 blocks to Granville Street and the future Broadway Subject Project (South Granville Station under construction). The building comprises of 4 stories of education, medical & legal professional uses and anchored by **Staples** office supply store on retail level.

**Premises:**

The Premises comprise of 3 separate Suites on the 2<sup>nd</sup> floor currently used for education & instructional services.

Suite #	Floor Area	Base Rent	Features
#202	3,500 Sq.Ft.	Enquire	Fully improved, 3 classrooms, 3 private offices, kitchen, 1 meeting room, patio access.
#288	2,650 Sq.Ft.	Enquire	Fully improved, 3 classrooms, 1 private office, 2 washrooms.
#290	2,121 Sq.Ft.	Enquire	Fully improved, 3 classrooms, 2 offices.
Total Area	8,271 Sq.Ft.		

**Operating Costs:**

Estimated at \$18.94 Per Square Foot Per Annum (Year 2020/2021) includes utilities, excluding in Suite janitorial services. Enquire as to current estimate, subject to change.

**Availability:**

Within 30 days

**SubLease Term:**

To December 30<sup>th</sup>, 2023

**Parking:**

Parking stall rentals available in building underground parkade at current rates + taxes, subject to availability



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## SUITE IMAGES

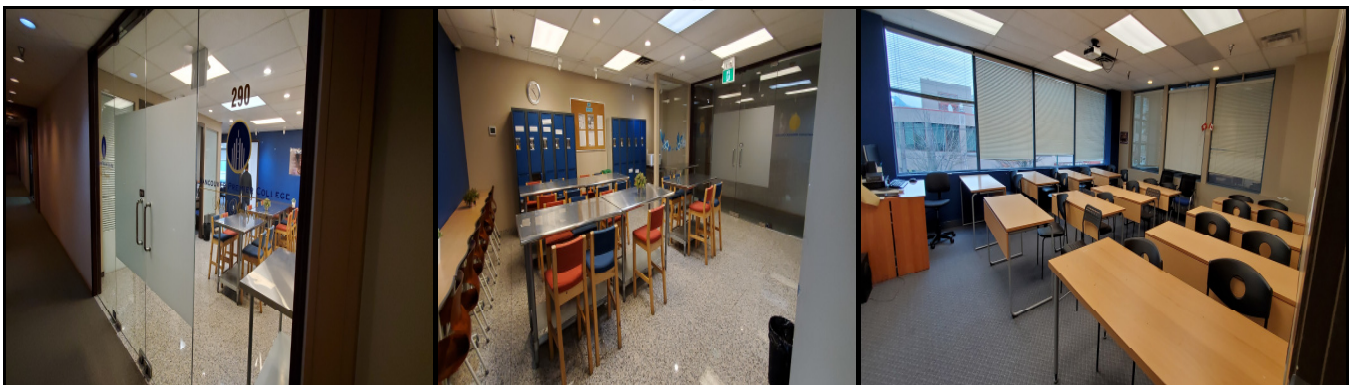
### Suite #202



### Suite #288

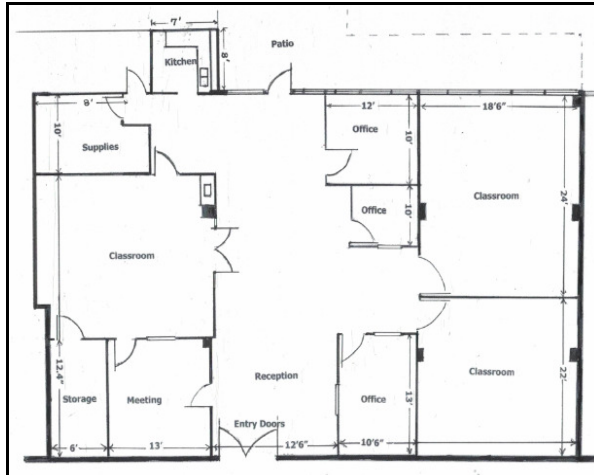


### Suite #290

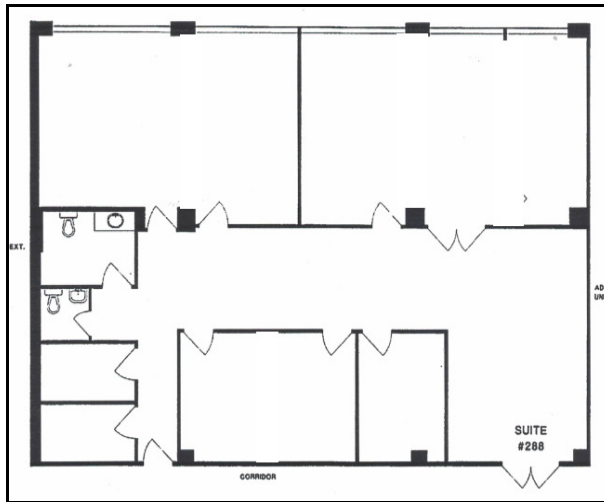


# SUITE FLOOR PLANS

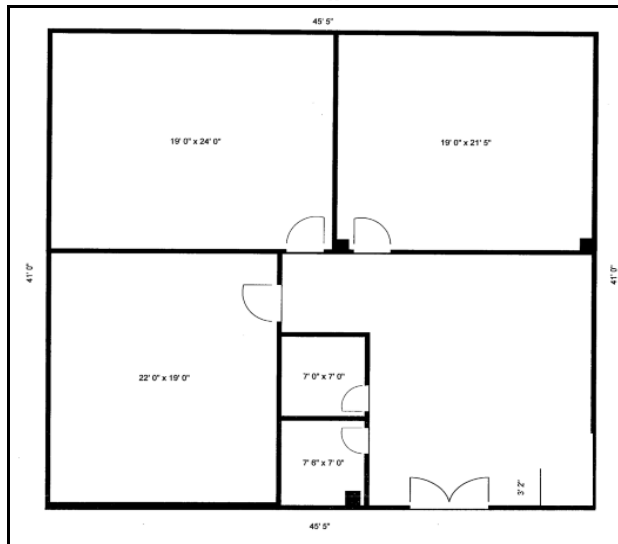
## Suite #202



## Suite #288



## Suite #290



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