JLL Epic

2025 West Broadway
Vancouver, BC

For Lease

Turnkey Medical Space

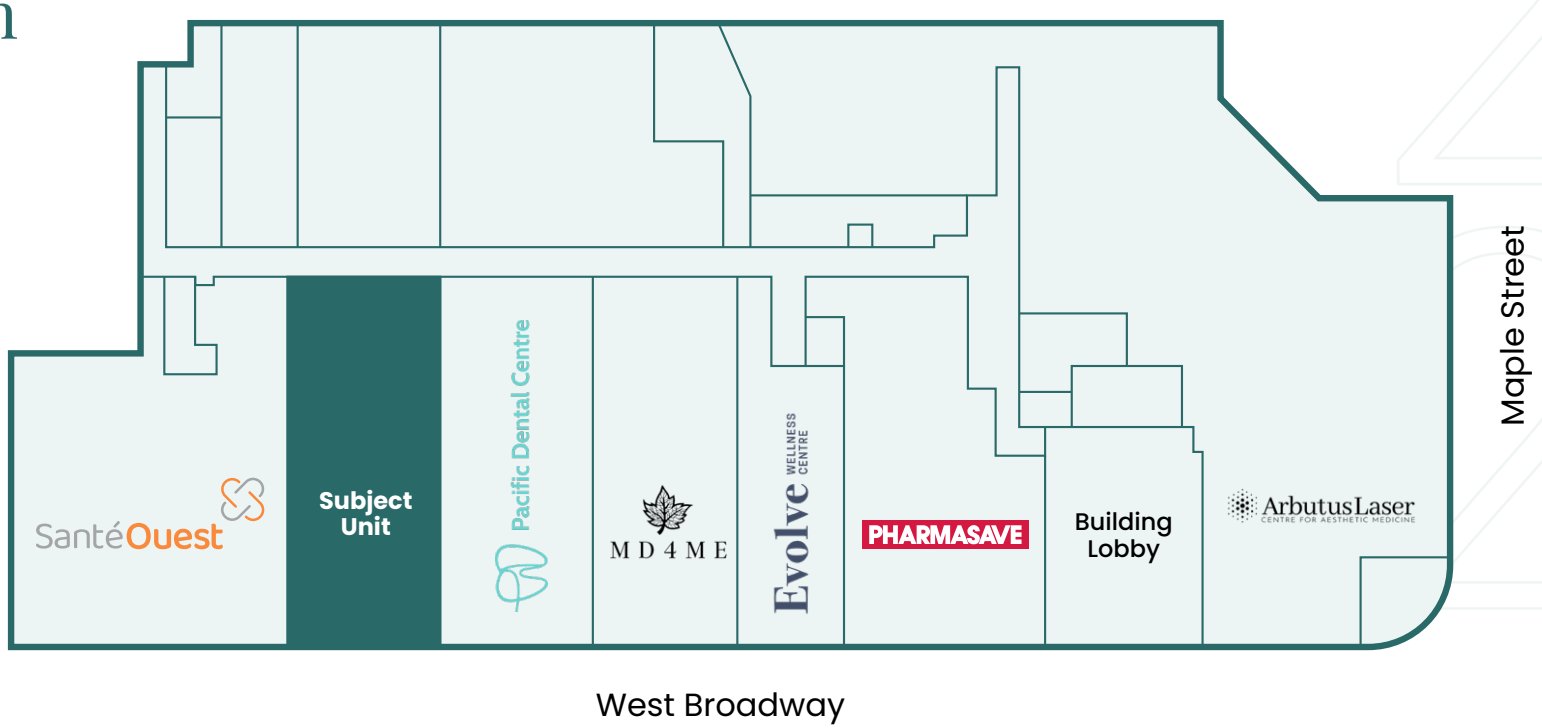
The Location

2025 West Broadway is located in the vibrant **Kitsilano** and **Broadway Corridor neighborhood**. The building offers stunning views of the ocean and mountains beyond the downtown core. A variety of retail amenities and high streets are in close proximity with exceptional access to the downtown core via the **Burrard** and **Granville Bridge**. The building hosts a daycare along with an abundance of parking.

Nearby Amenities

1. Greens Organic and Natural Market
2. Pallet Coffee Roasters
3. Blenz Coffee
4. Napoletana Pizza
5. Gyo Para Gyoza & Ramen Bar
6. Livni Café & Bakery
7. London Drugs
8. Edible Flours
9. Akbar's Own Indian Restaurant
10. LE COQ FRIT
11. BCLIQUOR
12. Shell
13. Subway
14. Plaisir Sucré
15. Trees Organic Coffee Kitsilano
16. Arbutus Coffee
17. Delamont Park
18. Arbutus Greenway Park
19. Denny's Restaurant
20. Unchai Restaurant

Site Plan


SanténOuest
Subject Unit
Pacific Dental Centre
MD4ME
Evolve WELLNESS CENTRE
PHARMASAVE
Building Lobby
ArbutusLaser CENTRE FOR AESTHETIC MEDICINE
Maple Street
West Broadway

Signage Opportunity

Salient Details

Unit 105:	1,480 sf
Availability:	April 1, 2027
Basic Rent:	Contact Listing Agents
Additional Rent:	$26.35 psf/pa (2026)

BOMA Best Silver Certified

Rick Hansen Foundation Accessibility Certified

100 meters from the upcoming Arbutus SkyTrain Station

Prime visibility off West Broadway

Turnkey medical buildout

Underground parking with hourly visitor parking

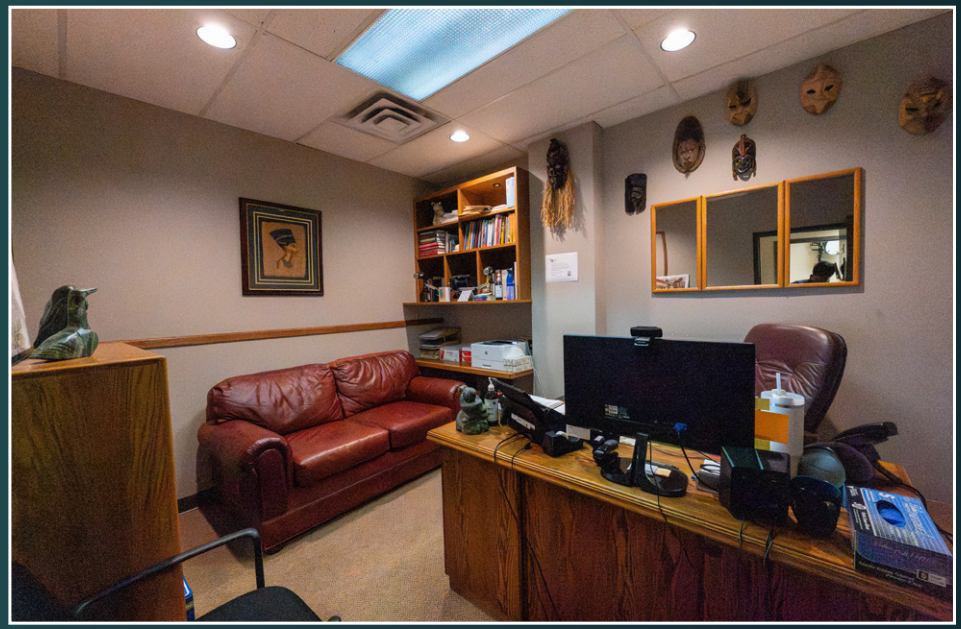
Demographics

Drive time	5 min.	10 min.	15 min.
Population	47,589	224,778	461,414
Households	24,245	109,276	215,128
Avg. HH Income	$148,391	$156,151	$152,101
Median Age	37.7	37.5	37.5

Source: Environics, 2026

FOR LEASE

Property Photos



CONTACT

Marga Chan
604 998 6130
marga.chan@jll.com

Jordan McCarthy
604 363 1599
jordan.mccarthy@jll.com

2025 West Broadway
Vancouver, BC

JLL

Epic

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement.

©2026 Jones Lang LaSalle Real Estate Services, Inc. All rights reserved. | www.jll.ca