

# For Sublease

1401 West Broadway  
Suite 800 - 2,018 s.f.

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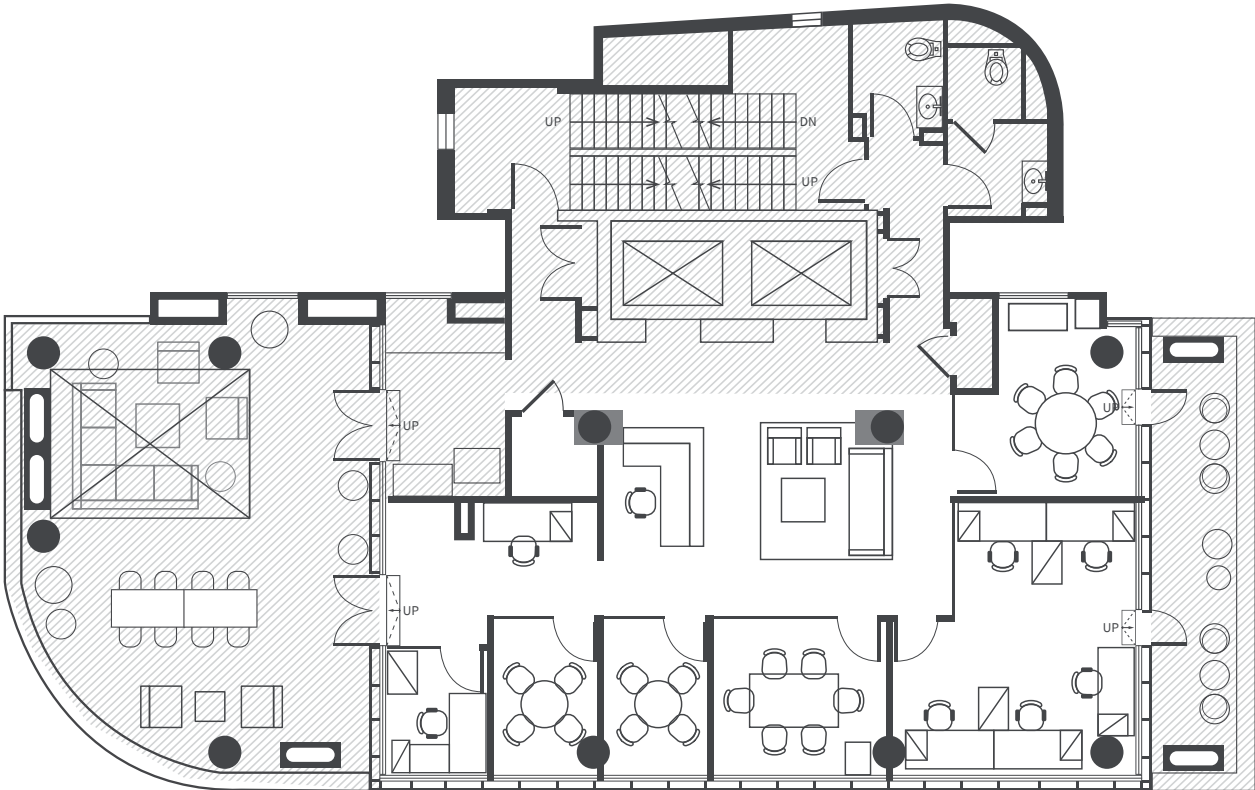
Location

Prominently located on the northwest corner of West Broadway and Hemlock Street, providing convenient bus access and vehicular access in all directions including immediate access to the Granville Street Bridge. The building will benefit from immediate SkyTrain access at South Granville Station upon late 2027 completion of the Millenium Line extension and is walking distance to Granville Island.

|                 |                       |
|-----------------|-----------------------|
| Floor           | 8th Floor (Penthouse) |
| Size            | 2,018 s.f.            |
| Availability    | Immediately           |
| Sublease Expiry | November 29, 2027     |
| Basic Rent      | Contact listing agent |
| Additional Rent | \$26.06 psf/pa (2026) |
| Parking         | 4 stalls              |
| Furniture       | Potentially available |

Premises

Very unique and sought after penthouse floor with nice improvements. The elevators open directly into the premises, which consist of a reception, 6 window offices/meeting rooms (including one large corner office that be used for workstations or demised into 2 private offices), a kitchenette, private washrooms, and room for some workstations. The floor benefits from panoramic water, mountain and city views and has 2 private patios with south- and north-facing outlooks.



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