



# FOR LEASE

# Suite 341-550 West Broadway



## FEATURES

- BRAND NEW A-CLASS OFFICE BUILDING
- ROOF TOP PATIO
- COMMON BOARDROOM
- LOCATED AT CAMBIE AND WEST BROADWAY, STEPS FROM CANADA LINE
- 1 PARKING SPOT AVAILABLE

PLEASE CONTACT:

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# PROPERTY INFORMATION

## Suite 341-550 West Broadway

<b>BUILDING LOCATION:</b>	Located at Cambie and West Broadway in Central Broadway. The building has a free gym and common roof top garden and patio for all tenants to use. A meeting room is available for use and can be rented out on an hourly basis.
<b>ADDRESS:</b>	Suite 341 - 550 West Broadway
<b>AREA OF PREMISES:</b>	Approximately 445 square feet.
<b>DESCRIPTION:</b>	Brand new unit, one large open area. Landlord will provide new flooring, light fixtures and paint.
<b>BASE RENT:</b>	\$34.00 per square foot per annum.
<b>ADDITIONAL RENT:</b>	\$18.00 per square foot per annum (estimated for 2014).
<b>PARKING:</b>	One reserved stall available at \$230 per month including taxes.
<b>TERM:</b>	Available Immediately.



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