



1580

West Broadway

// MAIN FLOOR UNIT WITH LOBBY EXPOSURE FOR LEASE





## THE OPPORTUNITY

# 1580 West Broadway

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Area	Main Floor: 2,315 SF
Availability	Immediately
Term	Flexible
Gross Rent	Please contact listing agent
Furniture	Negotiable

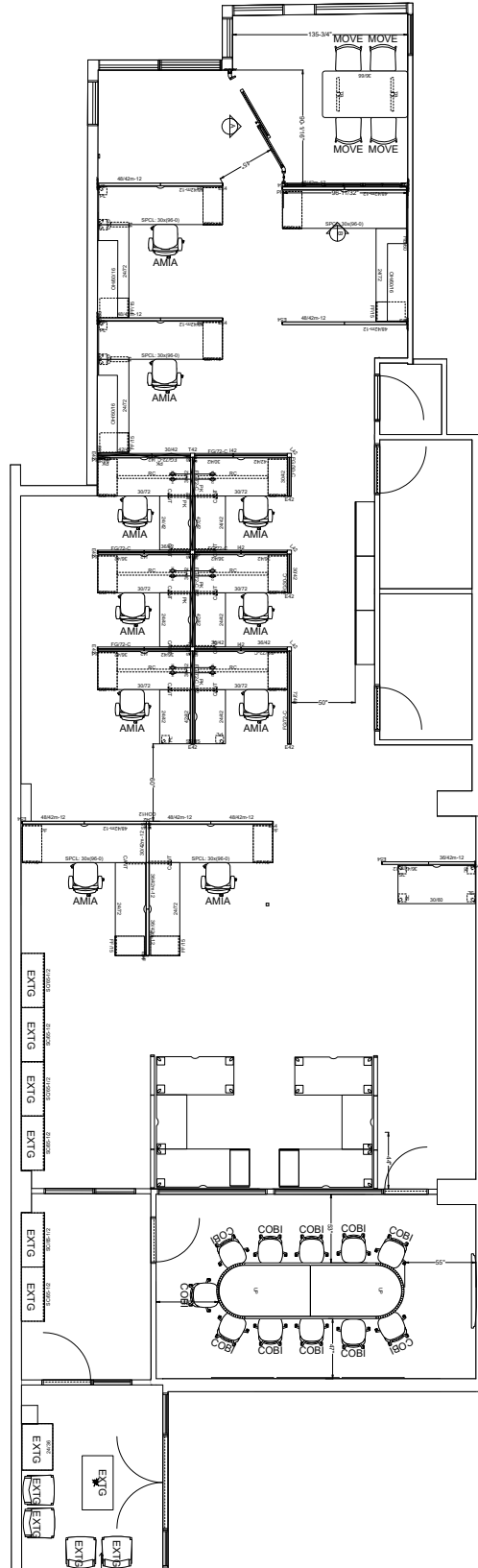
## THE SPACE

The 2,315 square foot move-in ready space is located on the main floor and features lobby exposure. The space is mostly open area with a meeting room, coffee servery and in-suite washrooms. Furniture is negotiable (11 Hayworth workstations and 2 Silenspace modular pods).

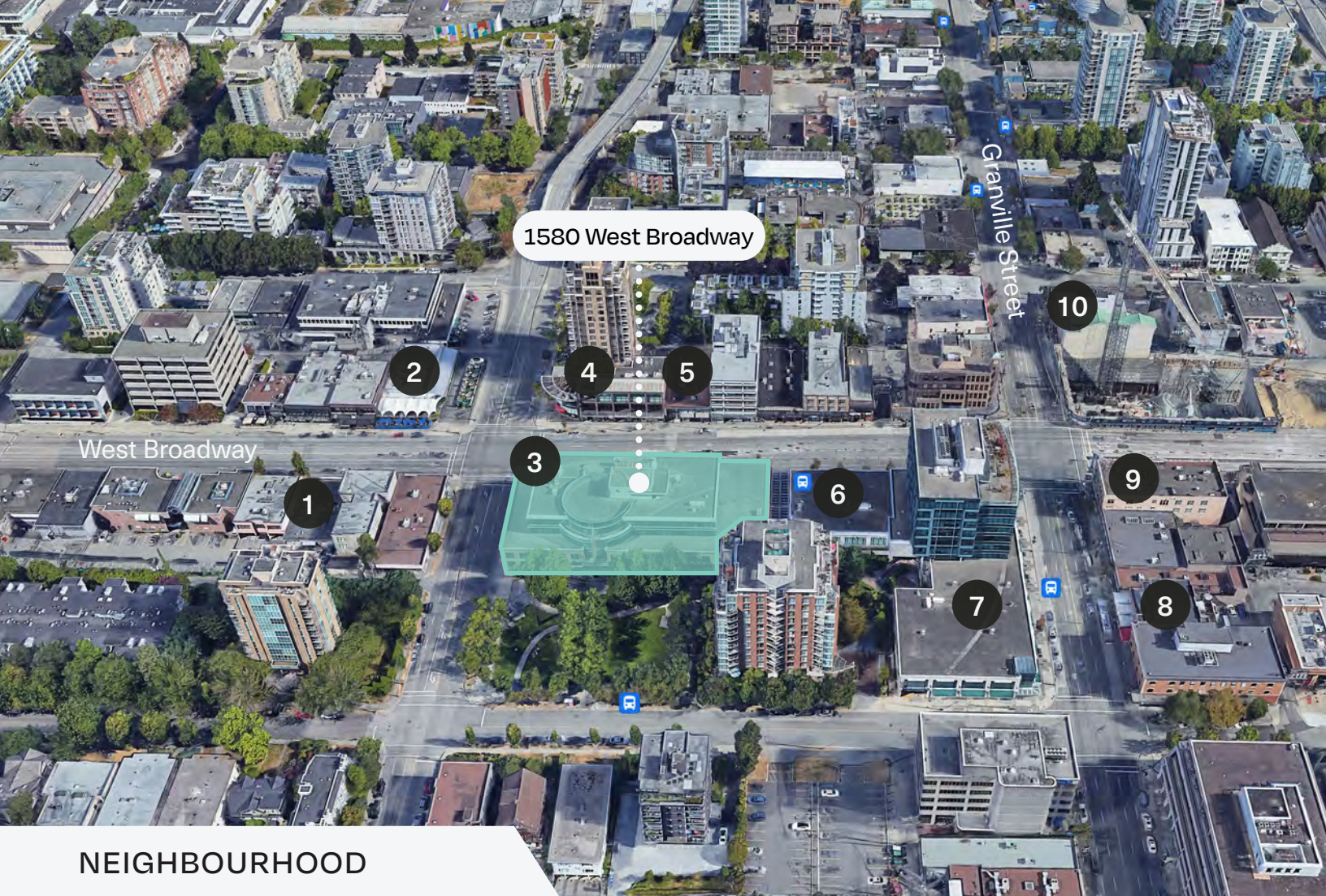


# MAIN FLOOR | 2,315 SF

- Mostly open plan with a meeting room & coffee servery
- In-suite washrooms







## NEIGHBOURHOOD

1. Suika Japanese
2. Earls Kitchen +Bar
3. Trees Organic Coffee
4. Tim Hortons
5. Freshii
6. Cactus Club Cafe
7. Indigo - Granville
8. Sushivan
9. Blenz Coffee
10. Freshslice Pizza



TRANSIT SCORE

76



WALK SCORE

100



BIKE SCORE

88

**FLOORSPACE**

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