

RETAIL FOR LEASE

2525 STEPHENS & WEST BROADWAY



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PROSPERO

BUILDING FEATURES

LOCATION

2525 Stephens is situated on the corner of West Broadway and Stephens Street, centrally located in the heart of trendy Kitsilano. High traffic area with convenient access to transit – the 99B UBC Line to UBC stop. There is a healthy mix of retailers (both local and national) and services including: Safeway, Dairy Queen, Royal Bank of Canada, Scotiabank, Rogers and Fido wireless.

BUILDING FEATURES

Designed by MA+HG Architects, winner of the Architectural Institute of British Columbia's emerging-firm award, this building features a bold, contemporary design that reflects the unique vibe of Kitsilano. The retail units feature a unique curtain wall storefront providing a high-visibility retail presence.

98

bike score

93

walk score

74

transit score

JEFF NIGHTINGALE

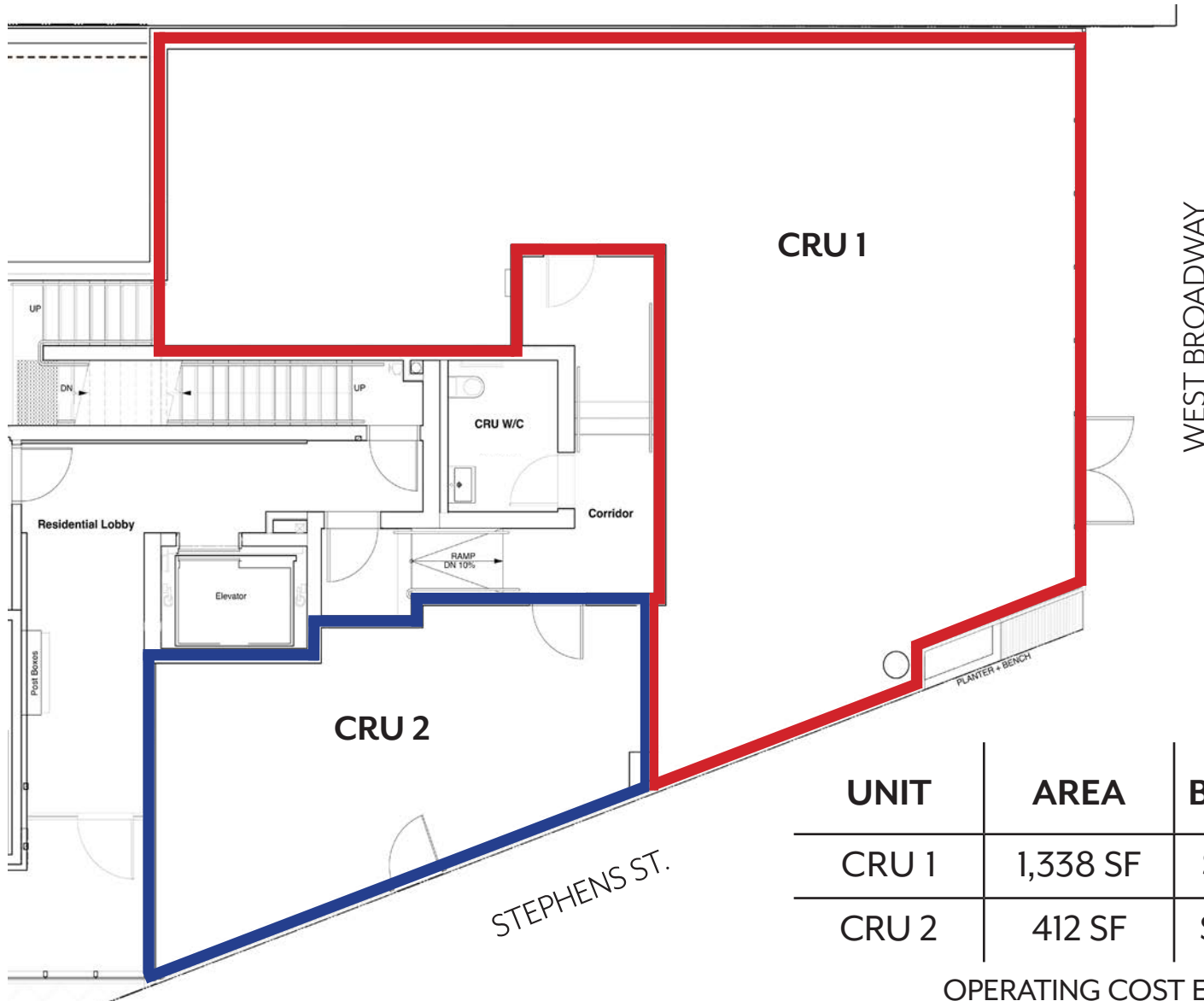
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2525 STEPHENS

UNIT AVAILABILITY



UNIT	AREA	BASE RENT	EXPECTED AVAILABILITY
CRU 1	1,338 SF	\$70.00/SF	FALL 2021
CRU 2	412 SF	\$80.00/SF	FALL 2021

OPERATING COST ESTIMATED AT \$15.00/SF

