



# FOR LEASE

**2,604 SF**  
**Fully Improved BOSA**  
**Waterfront Office**  
**Space**

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## **Units 950 & 960 320 Granville Street Vancouver, BC**

AAA Class Building directly adjacent to the Waterfront SkyTrain Station providing access to the Westcoast Express, Canada Line and SeaBus. Amenities include bike lobby with secured bike storage and washing area, fully equipped gym with private showers and towel service, common floor with 2 boardrooms, lounge, and collaboration booths, and a sky terrace with a rooftop kitchenette and outdoor lounge.

Accelerating success.





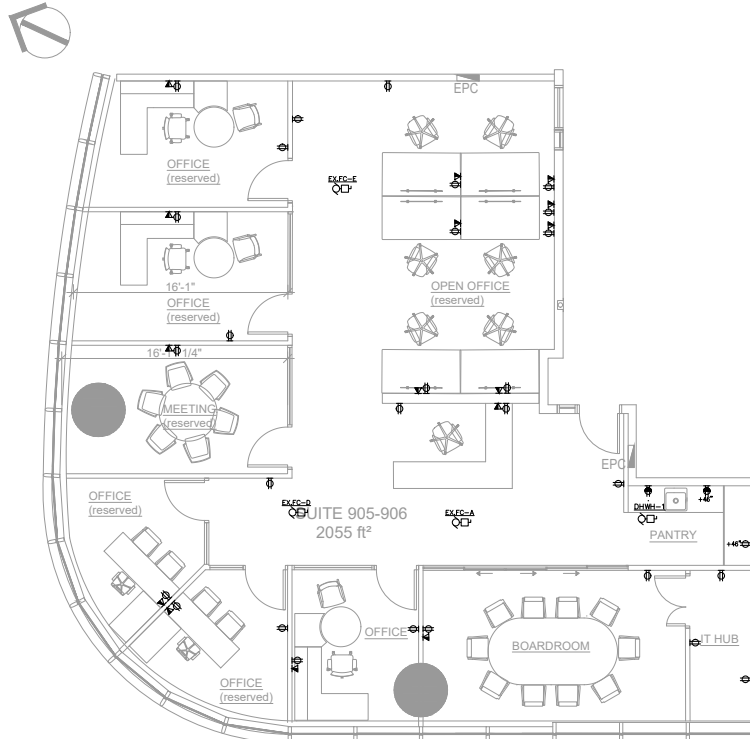
# Property Highlights

- Limited supply of AAA office space in Downtown Vancouver.
- Located directly adjacent to the Waterfront SkyTrain Station, providing easy access to all parts of Greater Vancouver Area.
- Surrounded by world-class dining, high-end hotels, class A buildings and banks.
- Best-in-class amenities and numerous well-fixture common areas.
- Fully improved move-in ready unit
- The space will be delivered move-in ready.

# Property Details

<b>Addresses</b>	Units 950 & 960 320 Graville Street, Vancouver BC
<b>Available Space</b>	2,604 SF
<b>Net Rent</b>	Contact Listing Agents
<b>Additional Rent</b>	\$28.00 (2024 estimate)
<b>Available</b>	Immediately
<b>Comment</b>	Unit comes with 2 reserved parking stalls in the secure underground building parkade Improved with 5 offices, 1 boardroom, 1 meeting room, open area for 6-8, reception, kitchen, and IT room. Expected completion: Q2 2026

## Floor Plan



# Property Photos



Unit 950 & 960



Unit 950 & 960



Unit 950 & 960



Washrooms



View

# 320 Granville Street

In the Heart of Downtown Vancouver's Waterfront





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