



AT SOUTH
GRANVILLE
STATION

THE STORIES

1477 W BROADWAY, VANCOUVER BC

60%
PRELEASED

FOR LEASE
FIXTURING Q3 2025

PCI
DEVELOPMENTS

CBRE

DELIVERING Q3 2025



Elevate your business with the 4th and 5th floors, offering a combined total of 45,527 SF of premium office space.

Secure your lease today!

AT SOUTH GRANVILLE STATION

THE STORIES

PREMIUM OFFICE SPACE AT SOUTH GRANVILLE STATION

Located at the prominent intersection of West Broadway and Granville, **The Stories by PCI Developments** is nestled in the vibrant, established South Granville neighborhood on Vancouver's west side. This building will be seamlessly integrated with the highly anticipated Broadway SkyTrain Station, providing effortless access to nearby amenities and connecting residents to the broader Metro Vancouver area via transit.

This modern building designed by MCM Partnership will feature a unique fin window detail allowing for the optimal amount of natural light to enter your office while you enjoy stunning views of Downtown Vancouver and the North Shore Mountains.

PROPERTY DETAILS*

Address
1477 W Broadway, Vancouver BC

Available Area
5th Floor 23,464 SF (Demisable)
4th Floor 22,063 SF
Total 45,527 SF

Asking Rate
Please Contact Listing Agents

Taxes & Op Costs
\$24.24 PSF (2025 Est.)

Parking
1 stall per 1,000 SF, at market rates

Ceiling Heights
12' floor to floor

Zoning
C-3A

FIXTURING
Q3 2025

Level 9 4,015 SF Fitness Facility
1,050 SF Outdoor Space

Level 8 LEASED

Level 7 LEASED

Level 6 LEASED

Level 5 23,464 SF Office
(Demising opportunity)

Level 4 22,063 SF Office

Level 3 City Market Grocery,
Royal Bank, Cafe

Level 2 Office Lobby
SkyTrain Access

*All measurements are approximate.



AT SOUTH
GRANVILLE
STATION

THE STORIES

YOU CAN GO ANYWHERE.

Enjoy seamless connectivity to Downtown Vancouver with direct building access to the highly anticipated Broadway SkyTrain extension and the upcoming South Granville Station



ELEVATE YOUR STRENGTH.

4,015 SF indoor fitness facility with outdoor amenity deck on level 9.



RELAX, REFRESH, RECHARGE.

End of Trip Facilities with showers and lockers for bicycle commuters and outdoor enthusiasts.



PINNACLE OF MODERN OFFICE.

LEED Gold and Wired Platinum with access to multiple high-speed fiber optic Internet service providers.



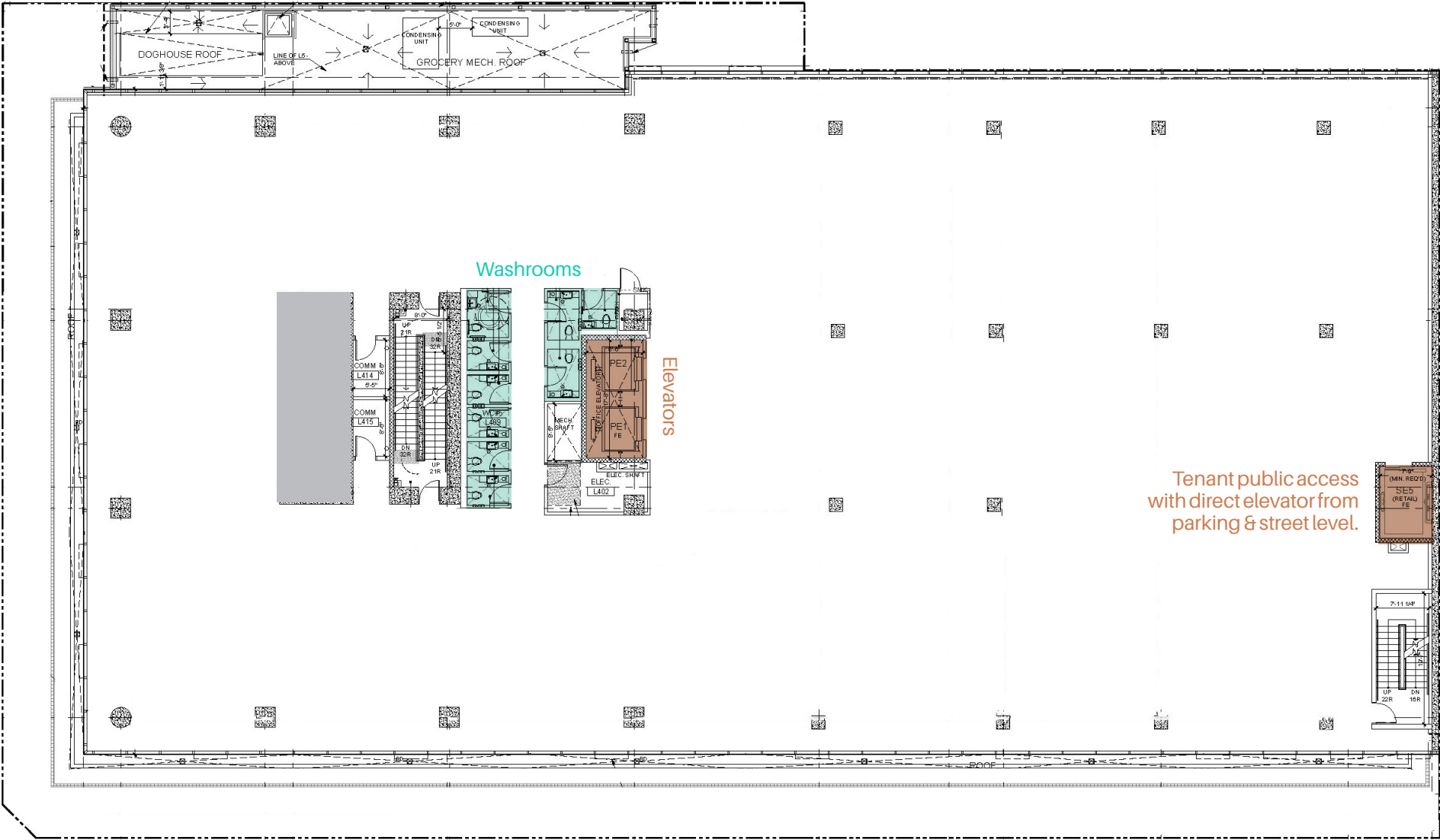
PANORAMIC VIEWS.

Large outdoor private sky decks on levels 6, 7, 8 to enjoy the breathtaking panoramic city, mountain, and ocean views.



LEVEL 4 | FLOOR PLANS

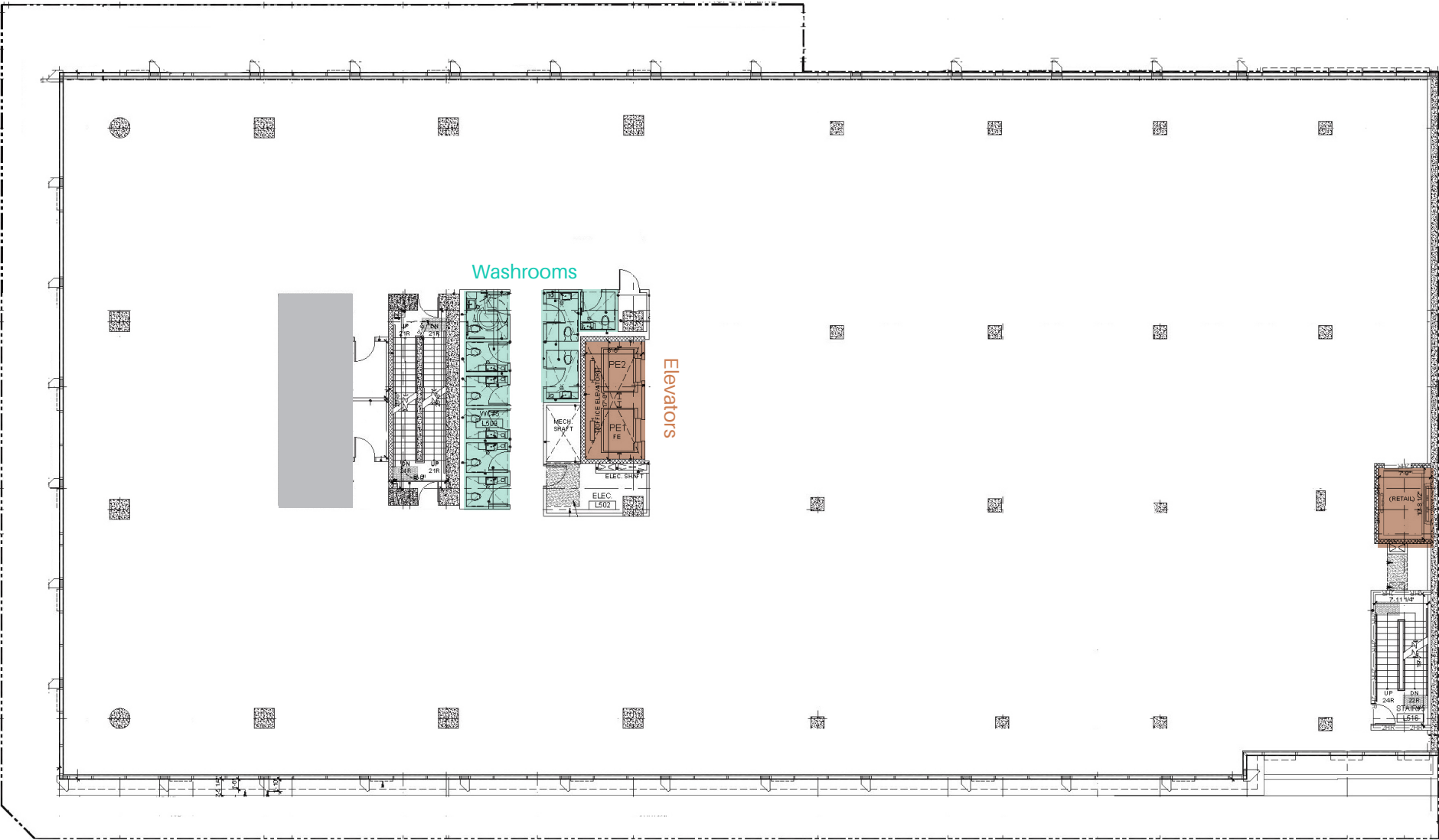
22,063 SF



*Floor plans not to scale and all measurements are approximate.

LEVEL 5 | FLOOR PLANS

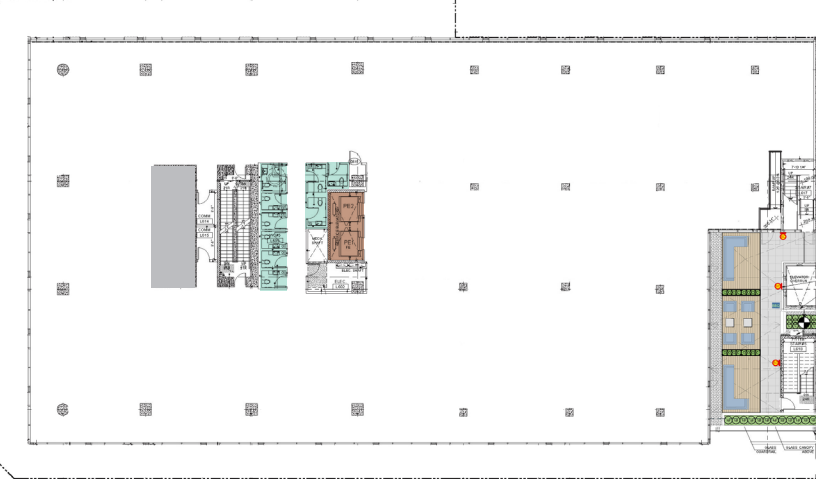
23,464 SF



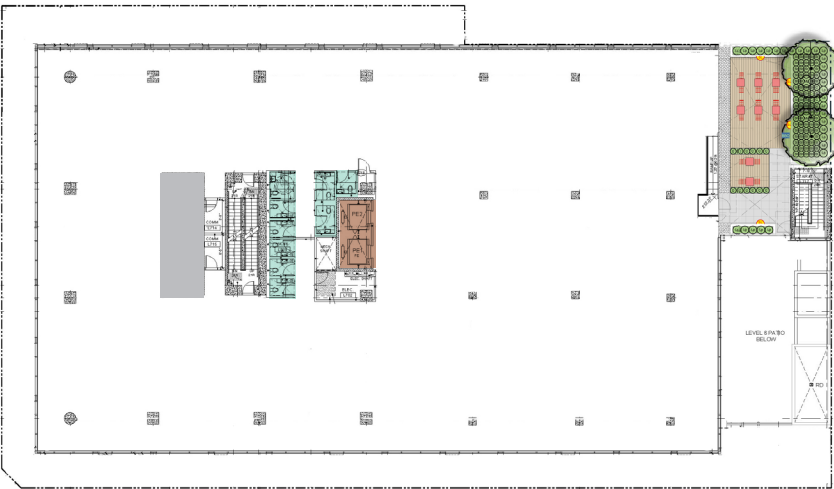
* Grossover Floor: Multi-tenant corridor will allow various sizes. Please inquire with agents

*Floor plans not to scale and all measurements are approximate.

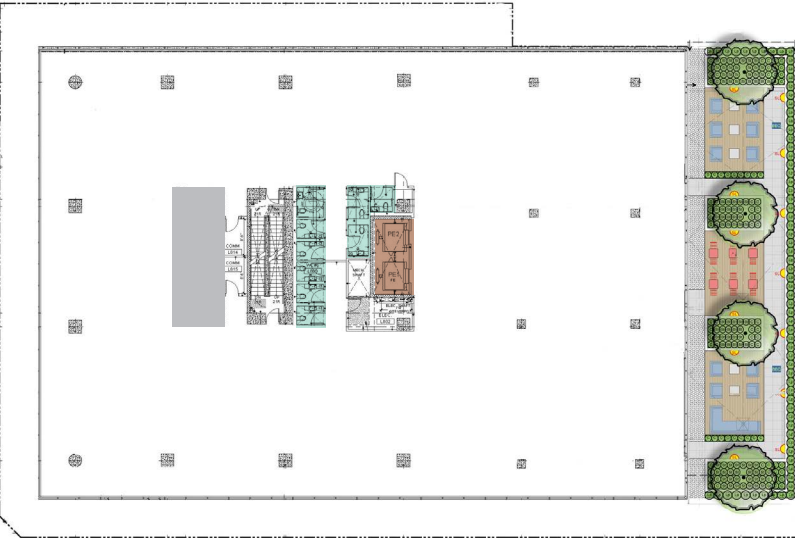
LEVELS 6, 7, 8 - LEASED



LEVEL 6



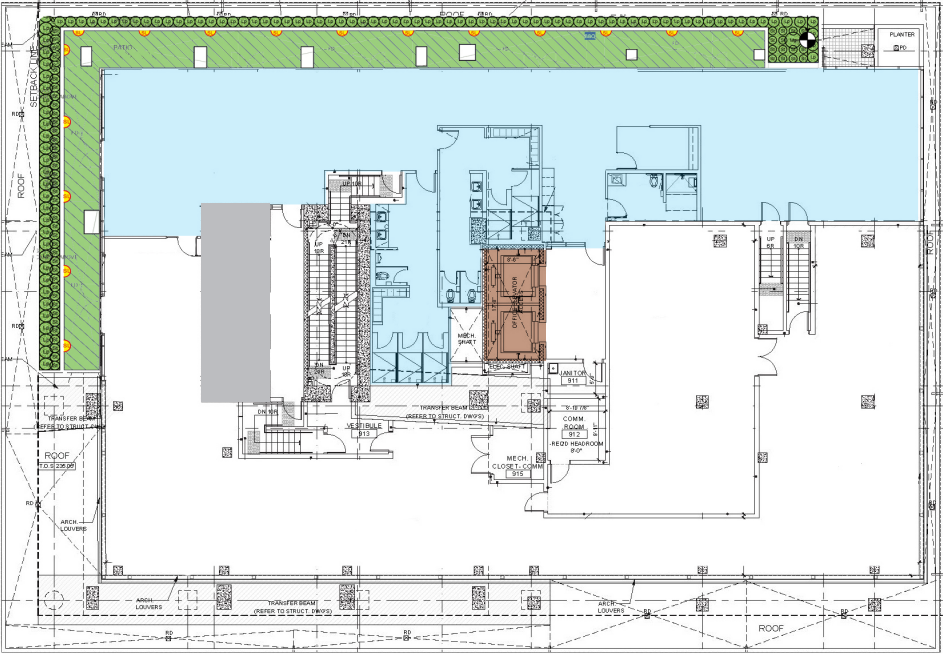
LEVEL 7



LEVEL 8

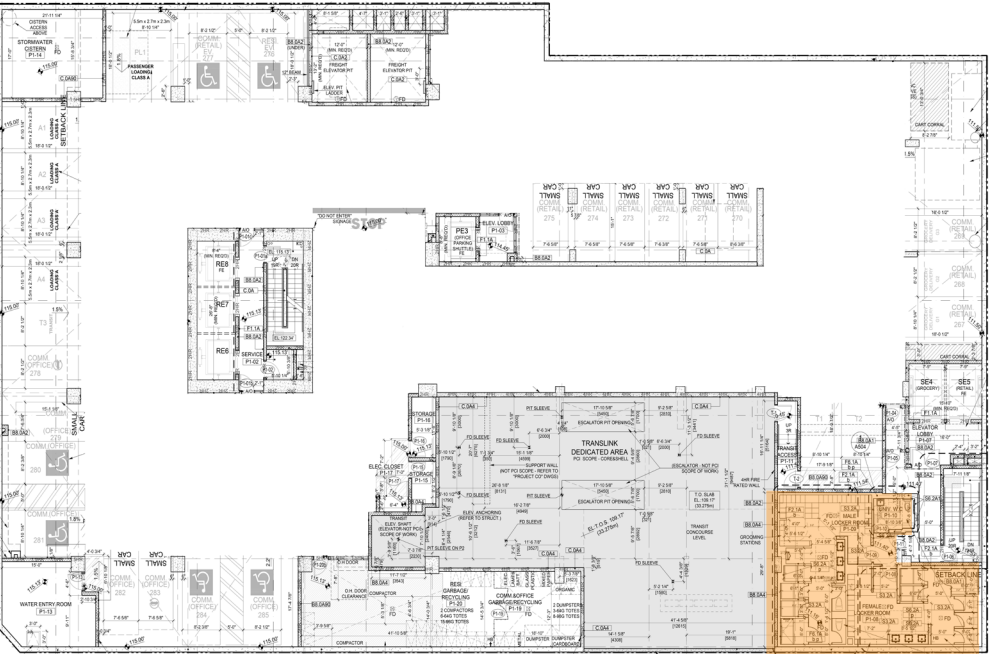
AMENITIES

4,015 SF FITNESS FACILITIES
1,050 SF OUTDOOR DECK



LEVEL 9

END OF TRIP FACILITIES



LEVEL P1

*Floor plans not to scale and all measurements are approximate.

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An aerial photograph of Vancouver, British Columbia, with the city's skyline and mountains in the background. A tall, modern building, 'The Stories', is the central focus. Various transit routes are highlighted with colored lines and labels: a blue line for the Granville Bridge and Granville Street, a green line for the bike path along Lameys Mill Road and W 7th & 10th Avenue, and an orange dotted line for the Future Broadway Skytrain Extension. Three numbered yellow circles (1, 2, 3) indicate key locations: 1 is near the 8-minute drive to Kitsilano, 2 is near the 5-minute drive to Downtown, and 3 is near the 8-minute drive to Mount Pleasant. A bus route is also shown along Granville Street. The text 'THE STORIES' is written in large, stylized letters across the building.

YOU CAN ARRIVE FROM ANYWHERE

The location offers connectivity by foot and bike with Vancouver's famous seawall and the Arbutus Greenway a few blocks away.

1
8-MINUTE
DRIVE

2
5-MINUTE DRIVE
DOWNTOWN

3
8-MINUTE DRIVE
MOUNT PLEASANT

The Stories is a paradise for walkers, bikers, and transit riders.

97 Walk Score **92** Bike Score **100** Transit Score

5-Min to Downtown Vancouver
8-Min to Kitsilano
8-Min to Mount Pleasant
25-Min to YVR Airport

1-Min walk to Bus 010, 014, 016, 009, 99, N10, N17

Dedicated bike path along W 7th & 10th Avenue

An aerial photograph of Vancouver, British Columbia, with the city's skyline and mountains in the background. A tall, modern building, 'The Stories', is the central focus. Various transit routes are highlighted with colored lines and labels: a blue line for the Granville Bridge and Granville Street, a green line for the bike path along Lameys Mill Road and W 7th & 10th Avenue, and an orange dotted line for the Future Broadway Skytrain Extension. Three numbered yellow circles (1, 2, 3) indicate key locations: 1. 8-minute drive to the west, 2. 5-minute drive to downtown, and 3. 8-minute drive to Mount Pleasant. The text 'THE STORIES' is written in large, stylized letters across the center of the image.

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THE STORIES

1
8-MINUTE
DRIVE

2
5-MINUTE DRIVE
DOWNTOWN

3
8-MINUTE DRIVE
MOUNT PLEASANT

GRANVILLE BRIDGE
SOUTH GRANVILLE STATION

BIKE PATH (LAMEYS MILL ROAD)

BIKE PATH (W 7TH AVENUE)

BUS ROUTE
GRANVILLE STREET

W BROADWAY

BIKE PATH (W 10TH AVENUE)

FUTURE BROADWAY SKYTRAIN EXTENSION

BUS ROUTE

FUTURE SOUTH GRANVILLE STATION

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Dedicated bike path along W 7th & 10th Avenue



75+ Cafes

AT SOUTH GRANVILLE STATION

THE STORIES

thestoriessouthgranville.com

CONTACT US FOR MORE INFORMATION

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