

FOR SALE

AAA CLASS OFFICE TOWER

UNIT 620 - 320 GRANVILLE STREET, VANCOUVER BC

REDUCED ASKING PRICE

 320
GRANVILLE

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Marcus & Millichap

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OPPORTUNITY

Marcus & Millichap presents an exceptional opportunity to purchase shell condition office space in 320 Granville, a AAA class architectural landmark at the nexus of the Vancouver waterfront, historic Gastown and scenic Coal Harbour.

The Subject Property will be delivered in shell condition providing maximum flexibility for the purchaser. The unit provide purchaser access to the myriad luxury amenities, including fitness studio, high-end kitchen and lounge, rooftop patio and meeting rooms with expansive views of the harbour and North Shore mountains. Subject Properties are also available as share or asset sales.



OFFERING HIGHLIGHTS



Immediately
Possession



97 Walker's Paradise
Walk Score



100 Rider's Paradise
Transit Score



79 Very Bikeable
Bike Score

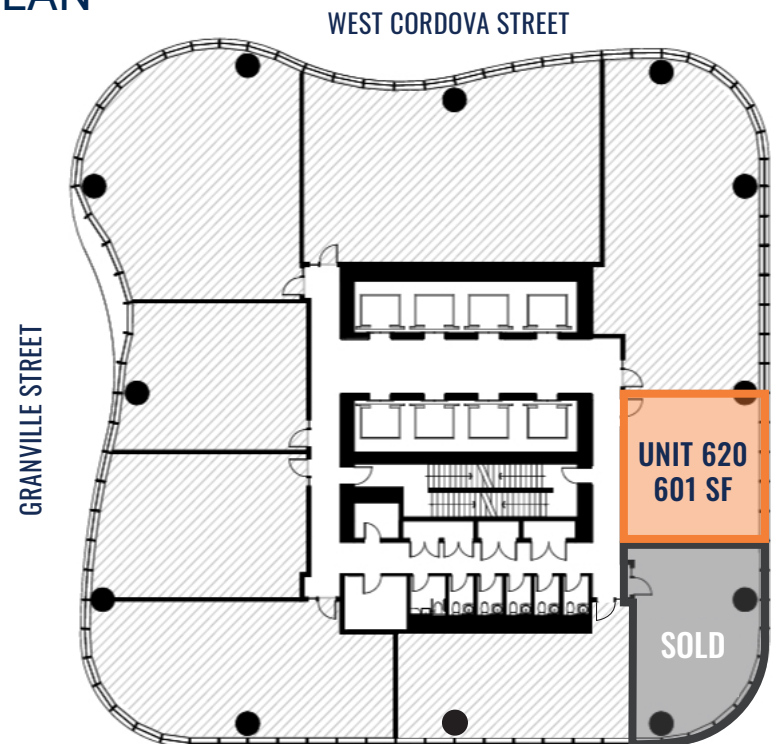




UNIT DETAILS

Address	620 - 320 Granville Street, Vancouver BC
Unit Size	601 SF
Year Built	2023
Zoning	CD - 1 Comprehensive Development This zoning allows for a variety of commercial uses.
Gross Annual Property Taxes (2025)	\$11,254.80
Strata Fee (2024)	\$751.99
Reduced Asking Price	\$925,000 \$825,000

FLOOR PLAN



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