



RELIANCE
PROPERTIES



FOR LEASE

2609
GRANVILLE
STREET

LEASING INQUIRIES

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2609 GRANVILLE STREET

BUILDING FEATURES



Upgraded HVAC



24/7 secured access and monitored CCTV



Private kitchen facilities and washrooms on each floor



Direct elevator access to each floor, allowing for dedicated reception areas



Parking available at market rates (subject to availability)

LOCATION



Excellent Transit: Nearby bike paths, pedestrian routes, and the upcoming South Granville Skytrain Station



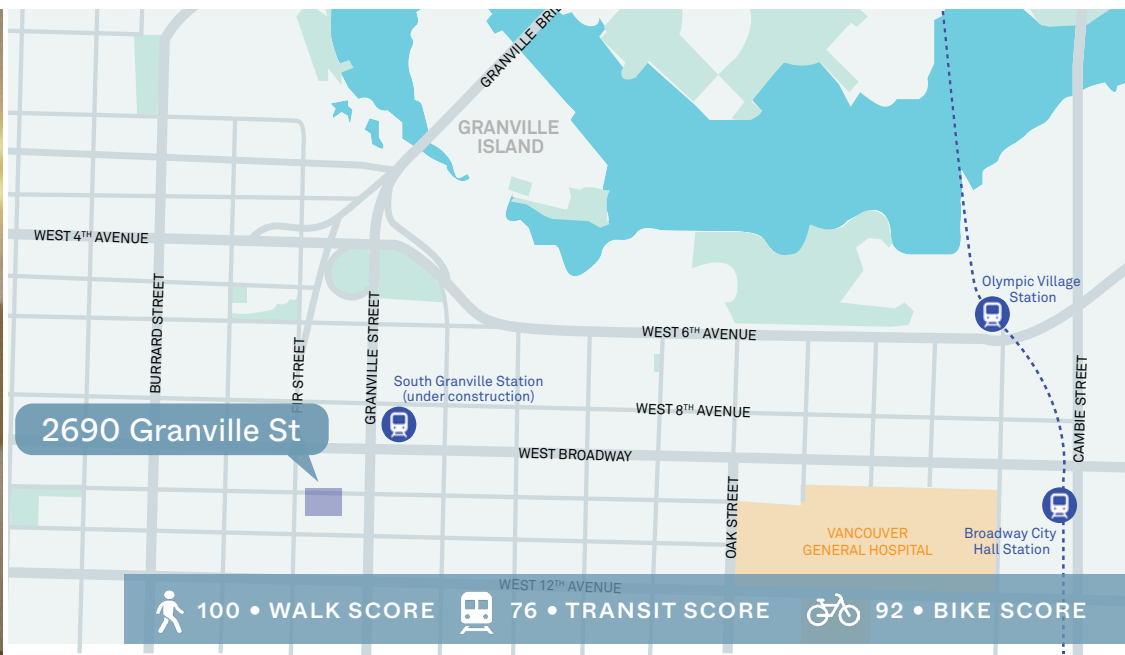
Recreational Spaces: Kitsilano Beach, Charleston Park, Vancouver Lawn Tennis & Badminton Club, False Creek Seawall



Restaurants & Cafes: Cactus Club, Dynasty Seafood, La Taqueria, Beaucoup Bakery, Starbucks, Dose Espresso Bar



Business Services: BMO, Scotiabank, RBC, Service Canada, Indigo



2690 Granville St



100 • WALK SCORE



76 • TRANSIT SCORE



92 • BIKE SCORE

#200 - 2609 GRANVILLE STREET

RENTABLE AREA 7,892 sf

** Lease with floors 3 - 5 for up to 30,593 SF*

AVAILABLE August 1, 2027

BASIC RENT \$29.00 PSF per annum

ADDITIONAL RENT \$21.33 PSF (2026 est.)
+ 6% Basic Rent Mgmt Fee

MONTHLY \$34,245 + GST



Efficient Layout



Staff Kitchen



4 Private Offices



Dedicated Reception

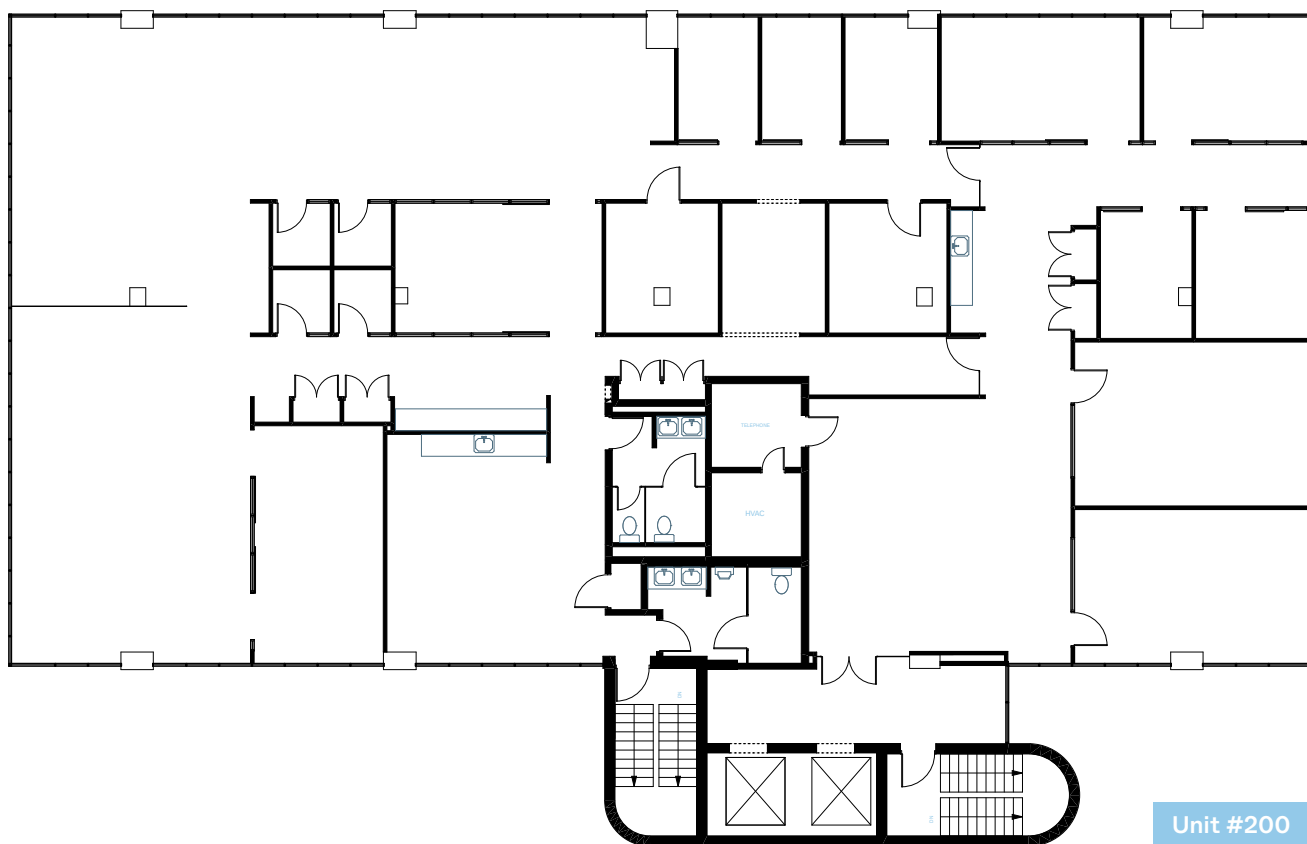


4 Boardrooms

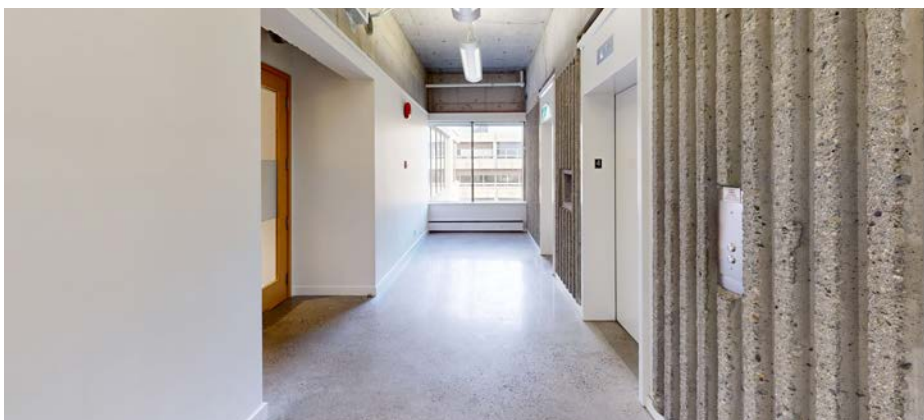


4 Call Rooms

Layout can be customized to suit tenant requirements



Unit #200 7,892 sf



RELIANCE
PROPERTIES

#300 - 2609 GRANVILLE STREET

RENTABLE AREA 5,041 sf

** Lease with floors 3 - 5 for up to 30,593 SF*

AVAILABLE Immediately

BASIC RENT \$29.00 PSF per annum

ADDITIONAL RENT \$21.33 PSF (2026 est.)
+ 6% Basic Rent Mgmt Fee

MONTHLY \$21,874 + GST



Efficient Layout



Staff Kitchen



20 Private Offices



Dedicated Reception



3 Boardrooms

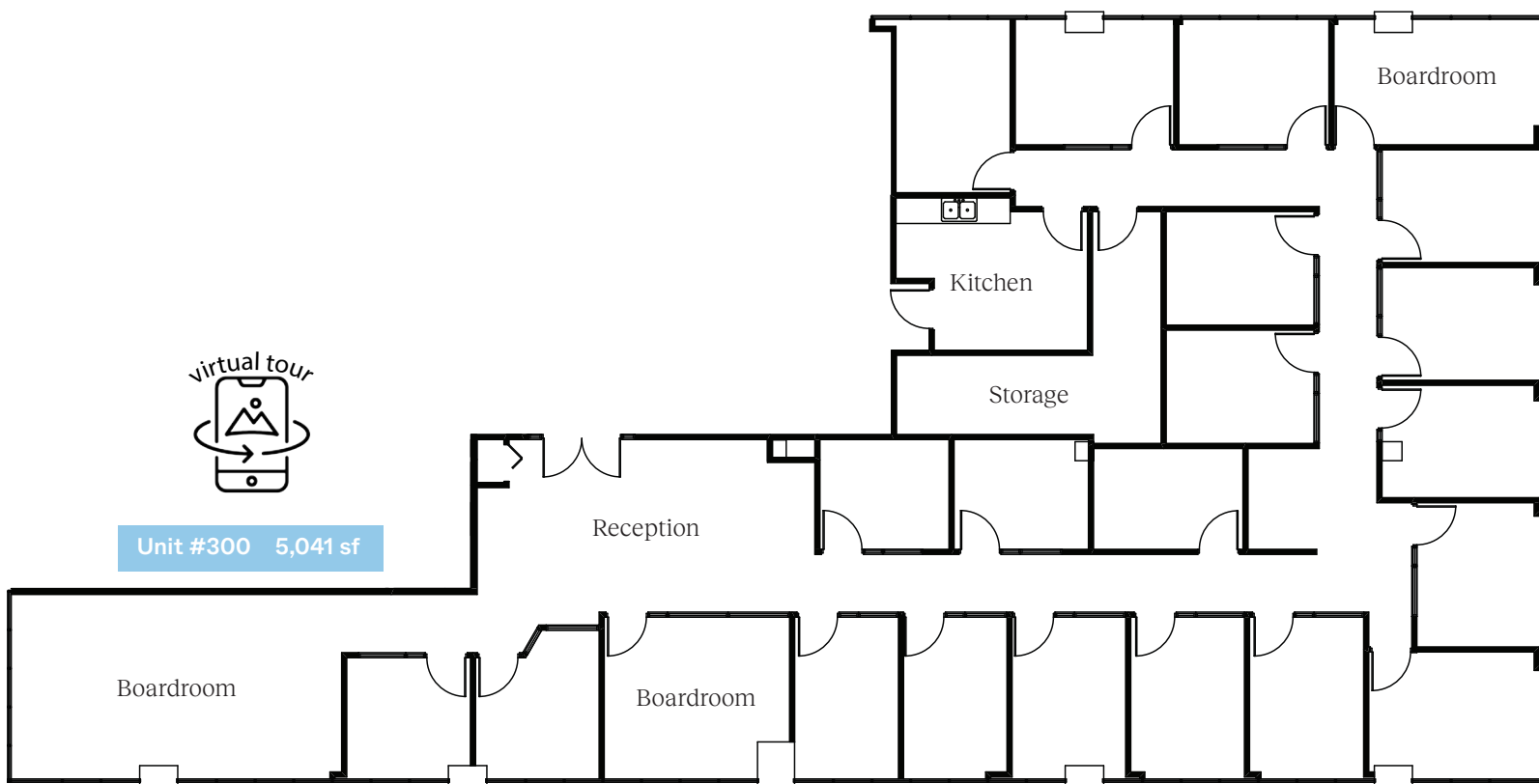


Integrated Storage

Layout can be customized to suit tenant requirements

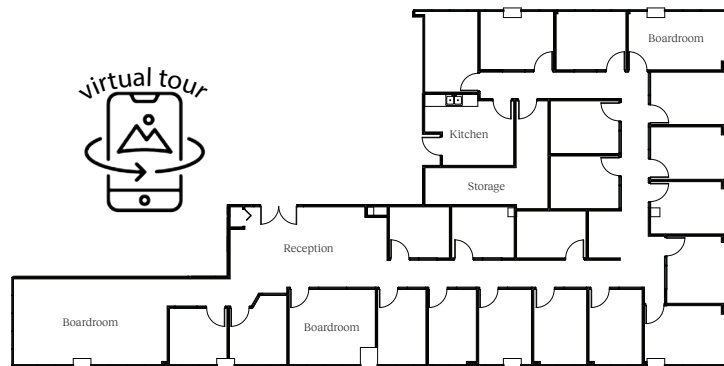


Unit #300 5,041 sf

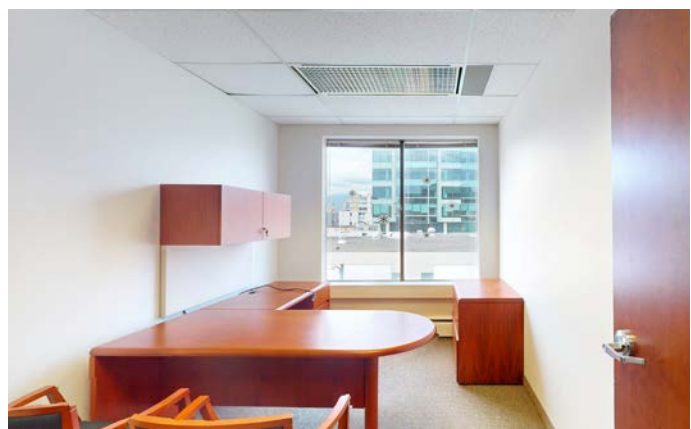


UNIT #300 - PHOTOS

5,041 SF



Layout can be customized to suit tenant requirements



#310 - 2609 GRANVILLE STREET

RENTABLE AREA 1,971 sf

** Lease with floors 3 - 5 for up to 30,593 SF*

AVAILABLE Immediately

BASIC RENT \$29.00 PSF per annum

ADDITIONAL RENT \$21.33 PSF (2026 est.)
+ 6% Basic Rent Mgmt Fee

MONTHLY \$8,553 + GST



Modern finishes



Staff Kitchen



2 Private Offices



Dedicated Reception

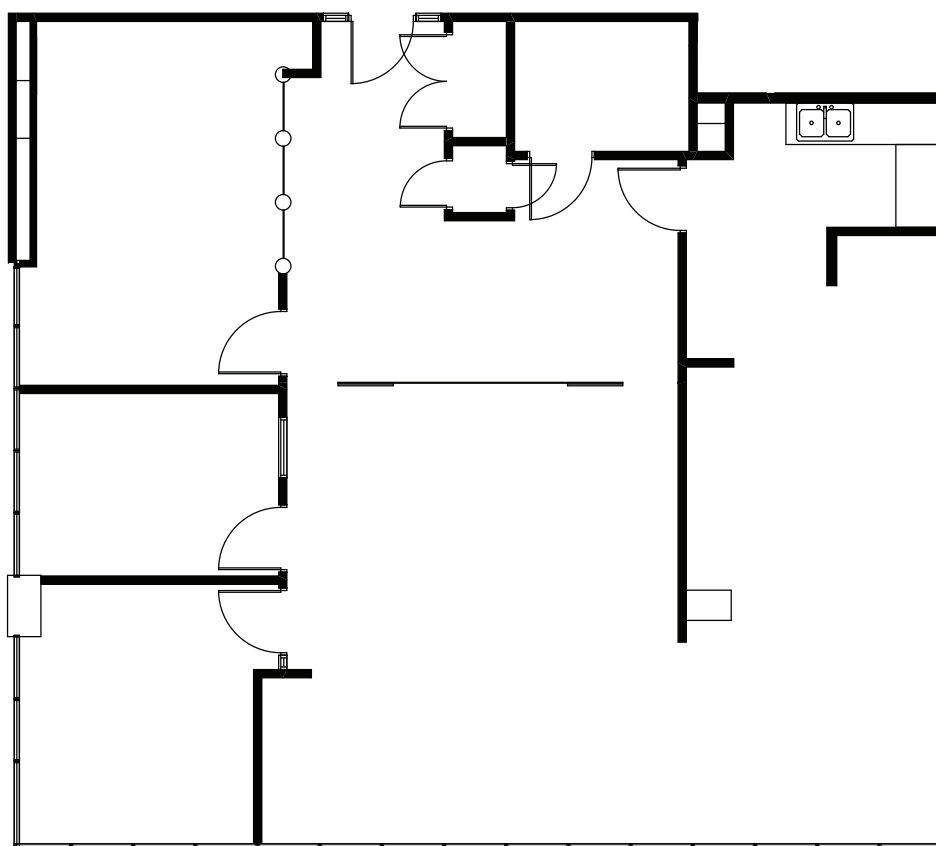


Large Boardroom



Branding Wall

Layout can be customized to suit tenant requirements

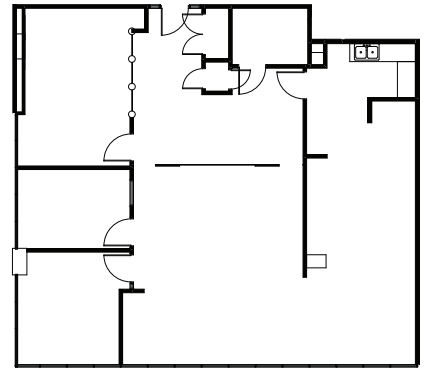


Unit #310 1,971 sf



UNIT #310 - PHOTOS

1,971 SF



Layout can be customized to suit tenant requirements



#400 - 2609 GRANVILLE STREET

RENTABLE AREA 7,847 sf

** Lease with floors 3 - 5 for up to 30,593 SF*

AVAILABLE Immediately

BASIC RENT \$29.00 PSF per annum

ADDITIONAL RENT \$21.33 PSF (2026 est.)
+ 6% Basic Rent Mgmt Fee

MONTHLY \$33,441 + GST

 Full Floor with customizable layout

 Staff Kitchen

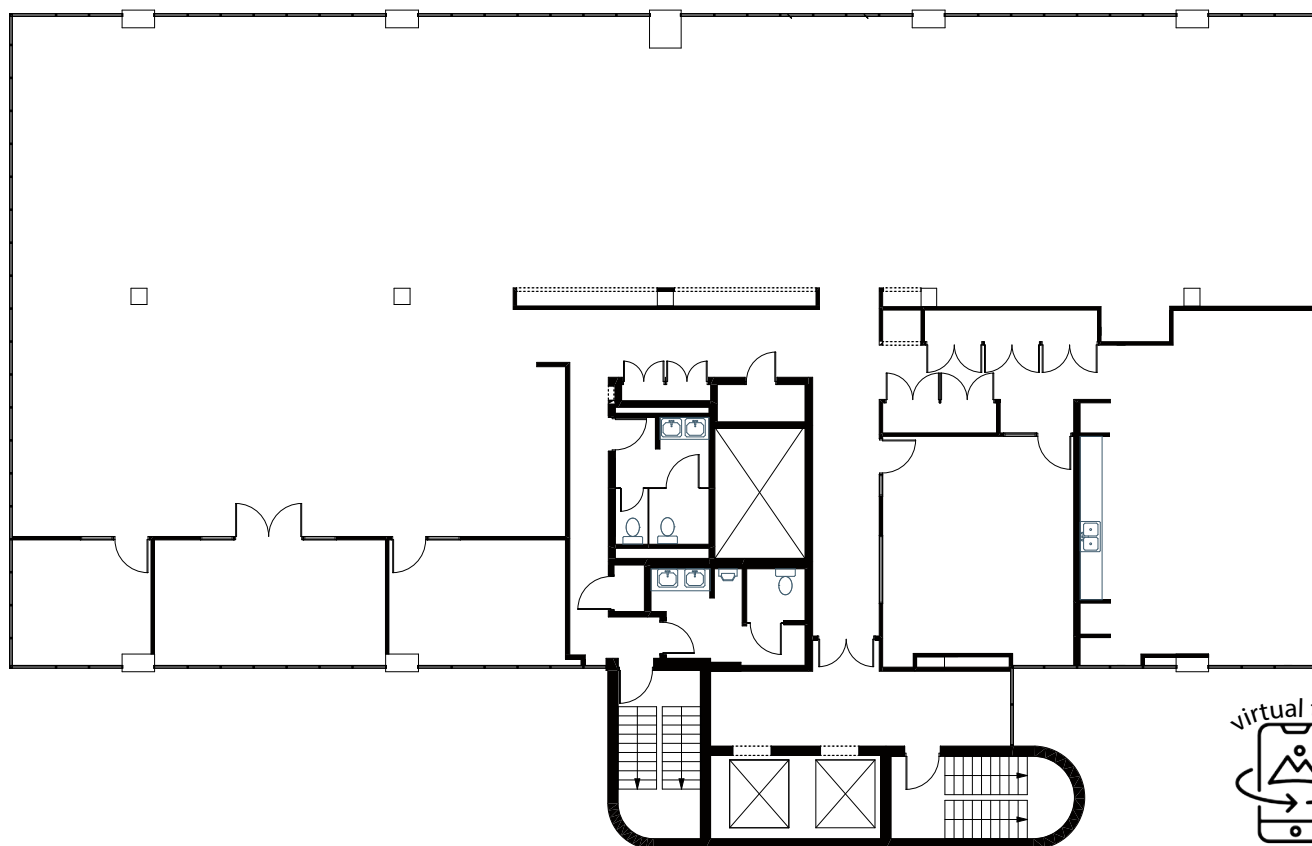
 3 Private Offices

 Dedicated Reception with Direct Elevator Exposure

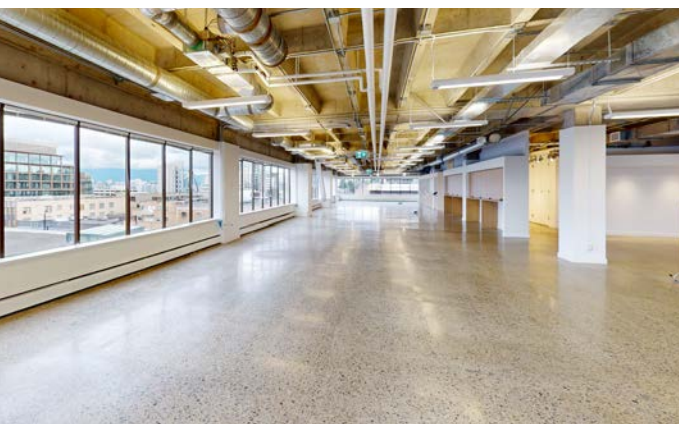
 1 Boardroom

 Private Washrooms

Layout can be customized to suit tenant requirements

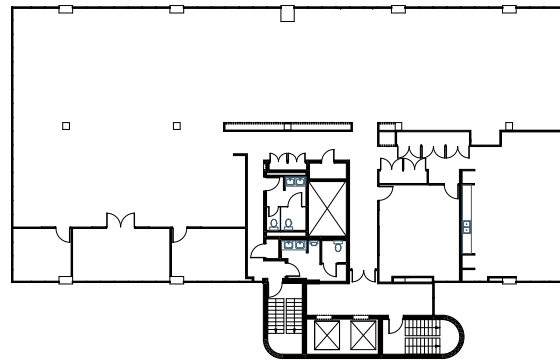


Unit #400 7,847 sf

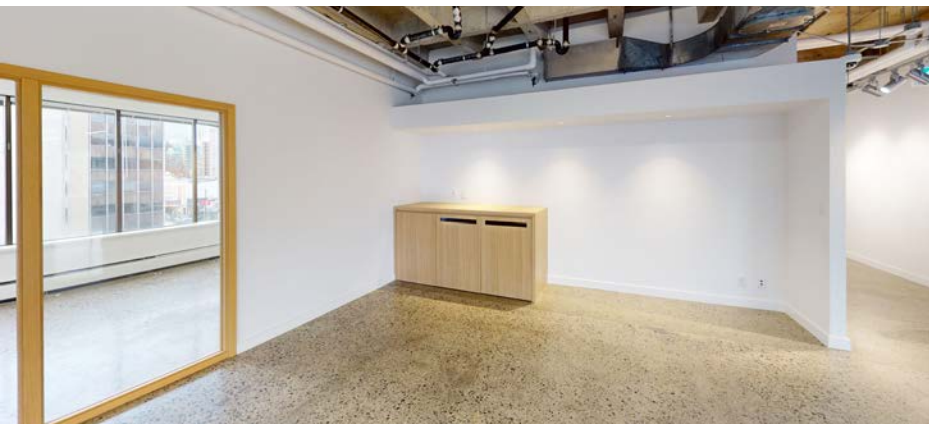
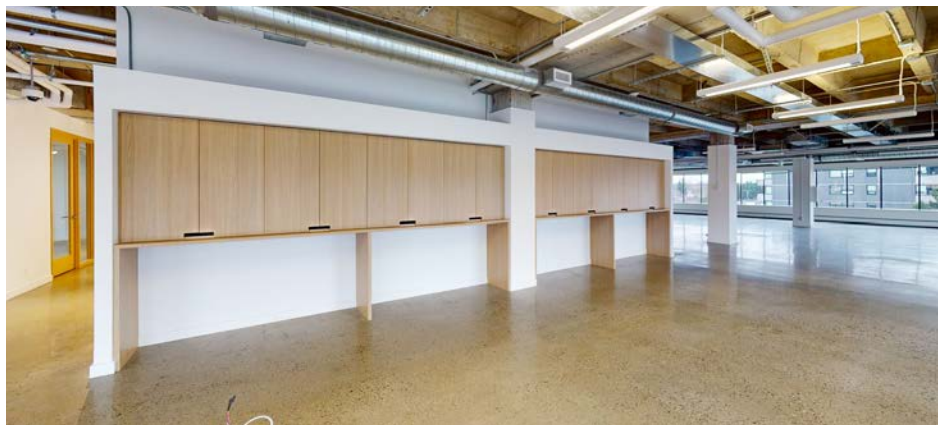
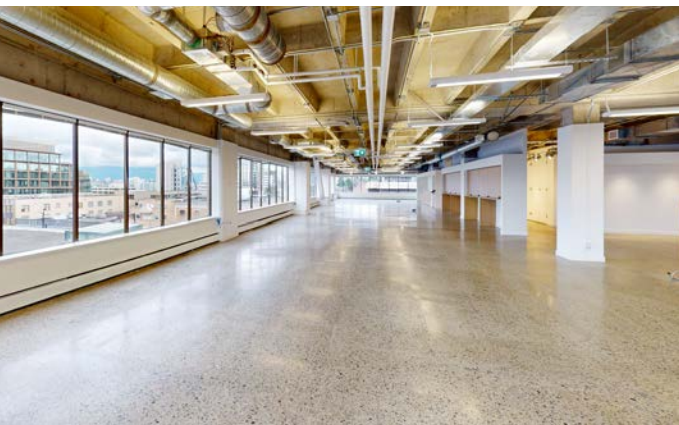
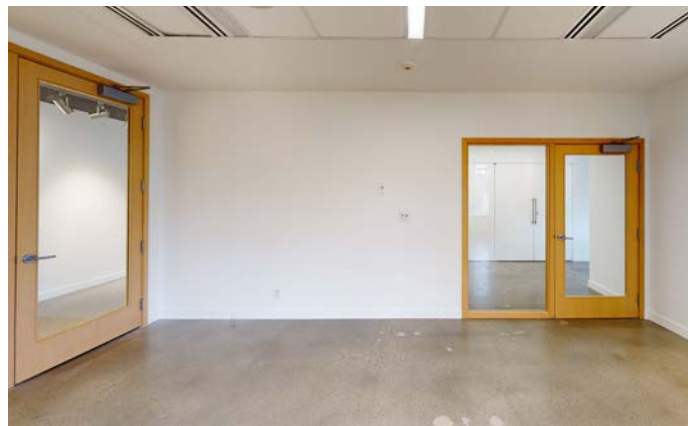
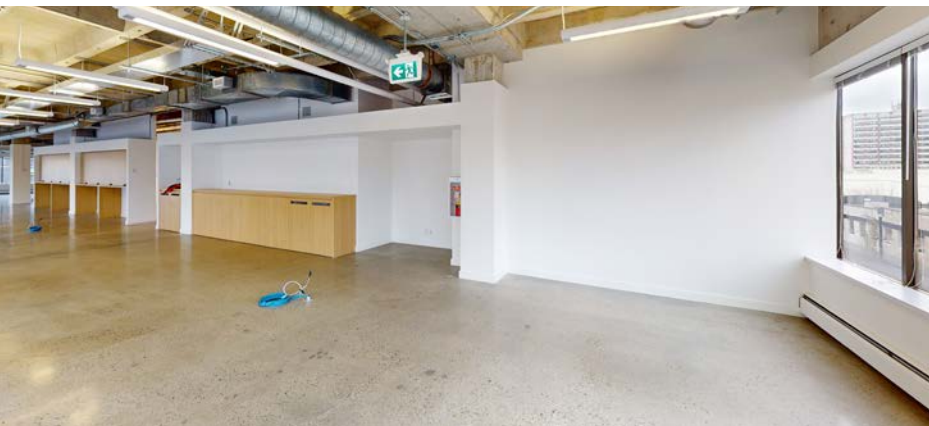


FLOOR 4 - PHOTOS

7,847 SF



Layout can be customized to suit tenant requirements



#500 - 2609 GRANVILLE STREET

RENTABLE AREA 7,842 sf

** Lease with floors 3 - 5 for up to 30,593 SF*

AVAILABLE Immediately

BASIC RENT \$29.00 PSF per annum

ADDITIONAL RENT \$21.33 PSF (2026 est.)
+ 6% Basic Rent Mgmt Fee

MONTHLY \$33,420 + GST



Full Floor



Coffee Bar



6 Private Offices



Polished Concrete Floors

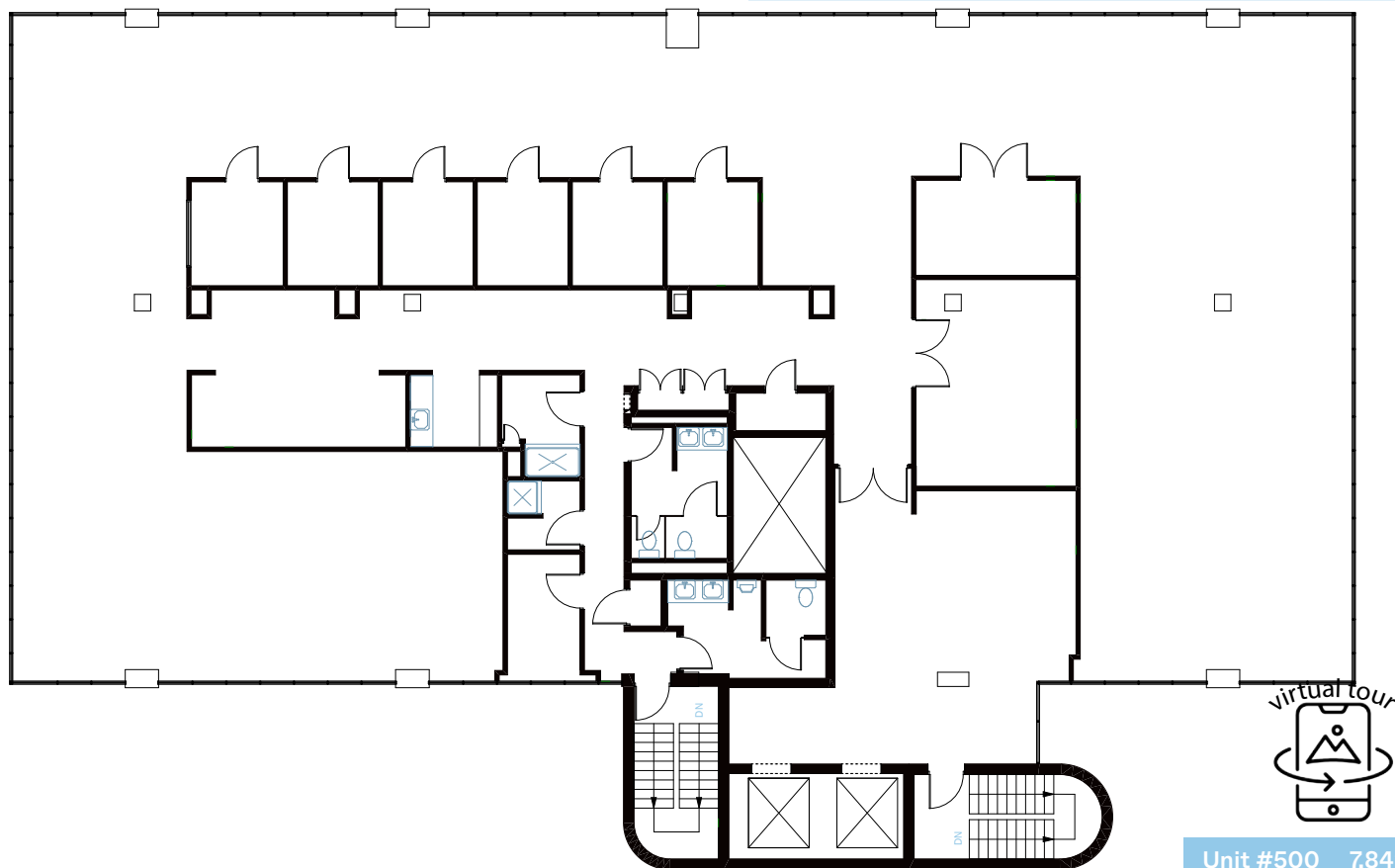


2 Boardrooms

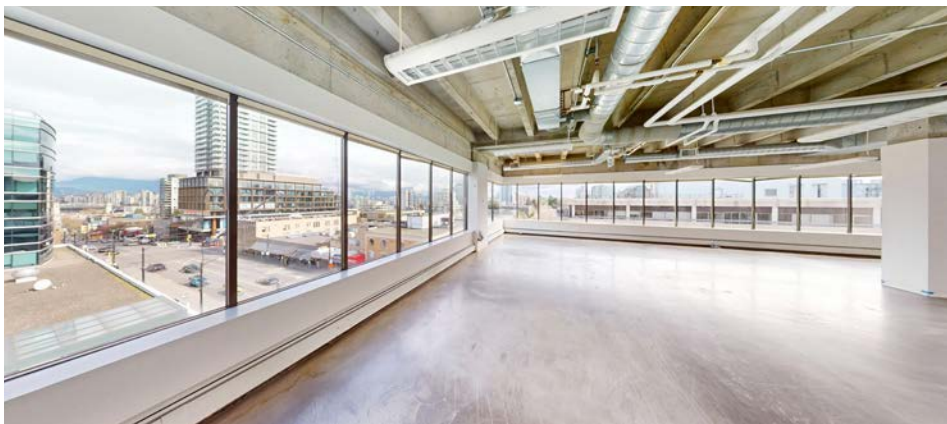
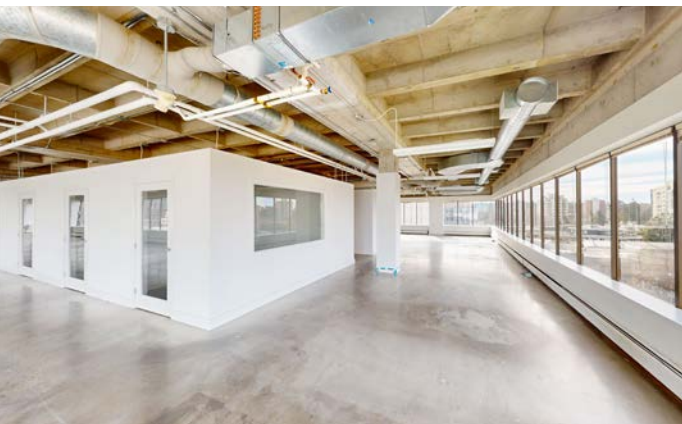


End-of-Trip Shower Facilities

Layout can be customized - opportunity to add a kitchenette

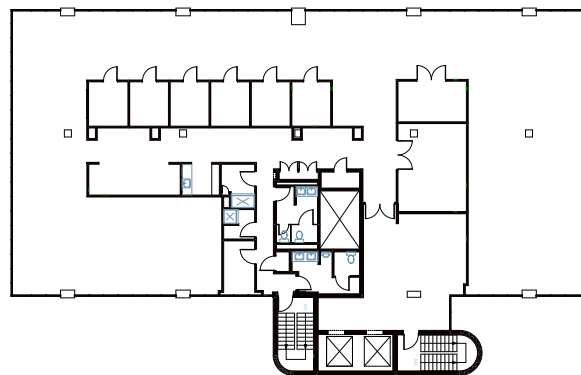


Unit #500 7,842 sf



FLOOR 5 - PHOTOS

7,842 SF



Layout can be customized to suit tenant requirements

