

**AVISON
YOUNG**

For Lease

**The Clancy Building - 816 Granville Street
Vancouver, BC**



Opportunity to lease entire
boutique office/school building

Fergus J. Cameron, Executive Vice President
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Property details

AREA

4th floor:	2,463 sf (school use)
3rd floor:	2,356 sf (school use)
2nd floor:	5,416 sf (office use)
Total:	10,235 sf
Basement:	3,027 sf

AVAILABILITY

June 2024

NET RENT

2nd - 4th floor:	\$35 psf
Basement:	\$15 psf

OPERATING COSTS & TAXES

\$18 psf plus electricity and janitorial

Opportunity

The Clancy Building is located ½ block south of Robson so it close to all the downtown services and transit available to the prime Robson/Granville shopping hub. This classic heritage style boutique building will be fully available for lease with brick and beam finishes and open ceiling (to be opened-up as it is currently T-Bar).



Approved use is school for the top two floors and office space on the larger 2nd floor.



Landlord to provide the space renovated and fully improved to the new tenants. Just turn the key and move in.



The floors can be leased together or separately.



High profile exterior signage available.

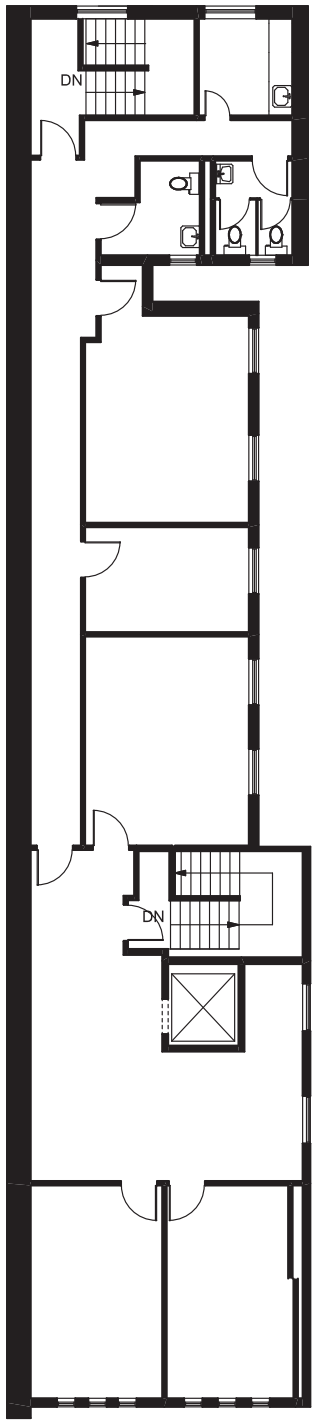


Long term leases available for security of tenure for up to 10 years.

Floor plans

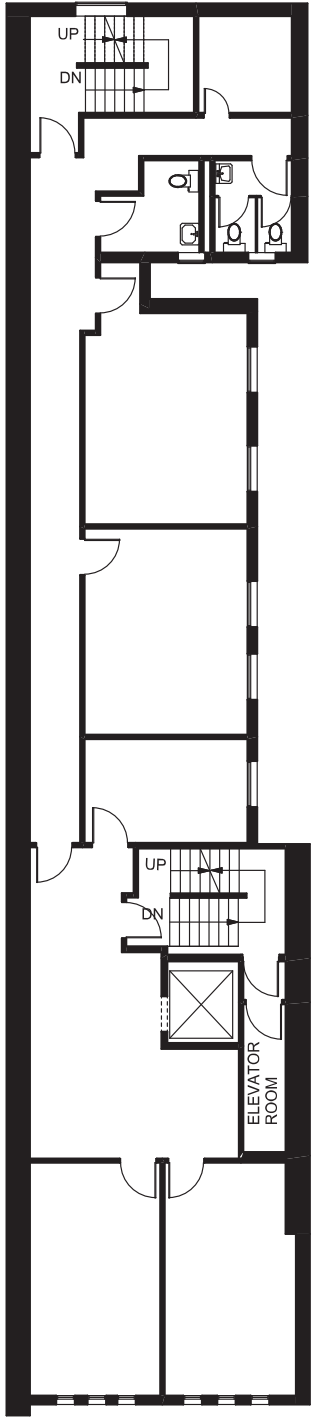
4TH FLOOR

2,463 sf (school use)



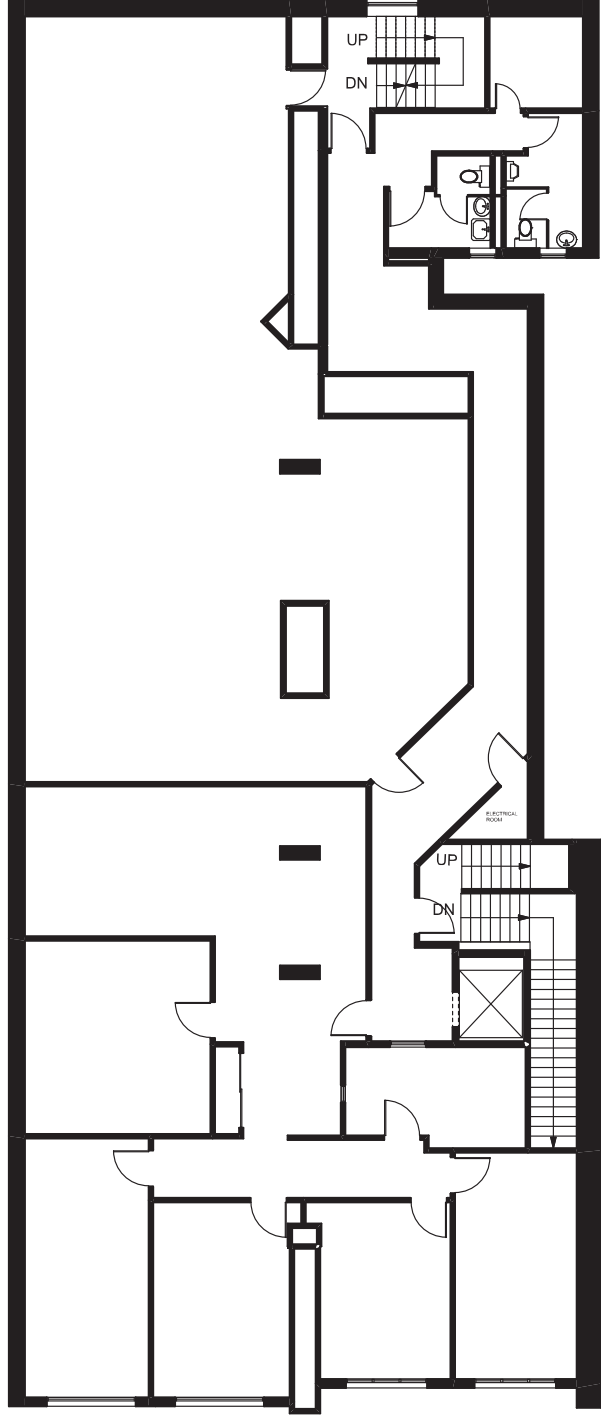
3RD FLOOR

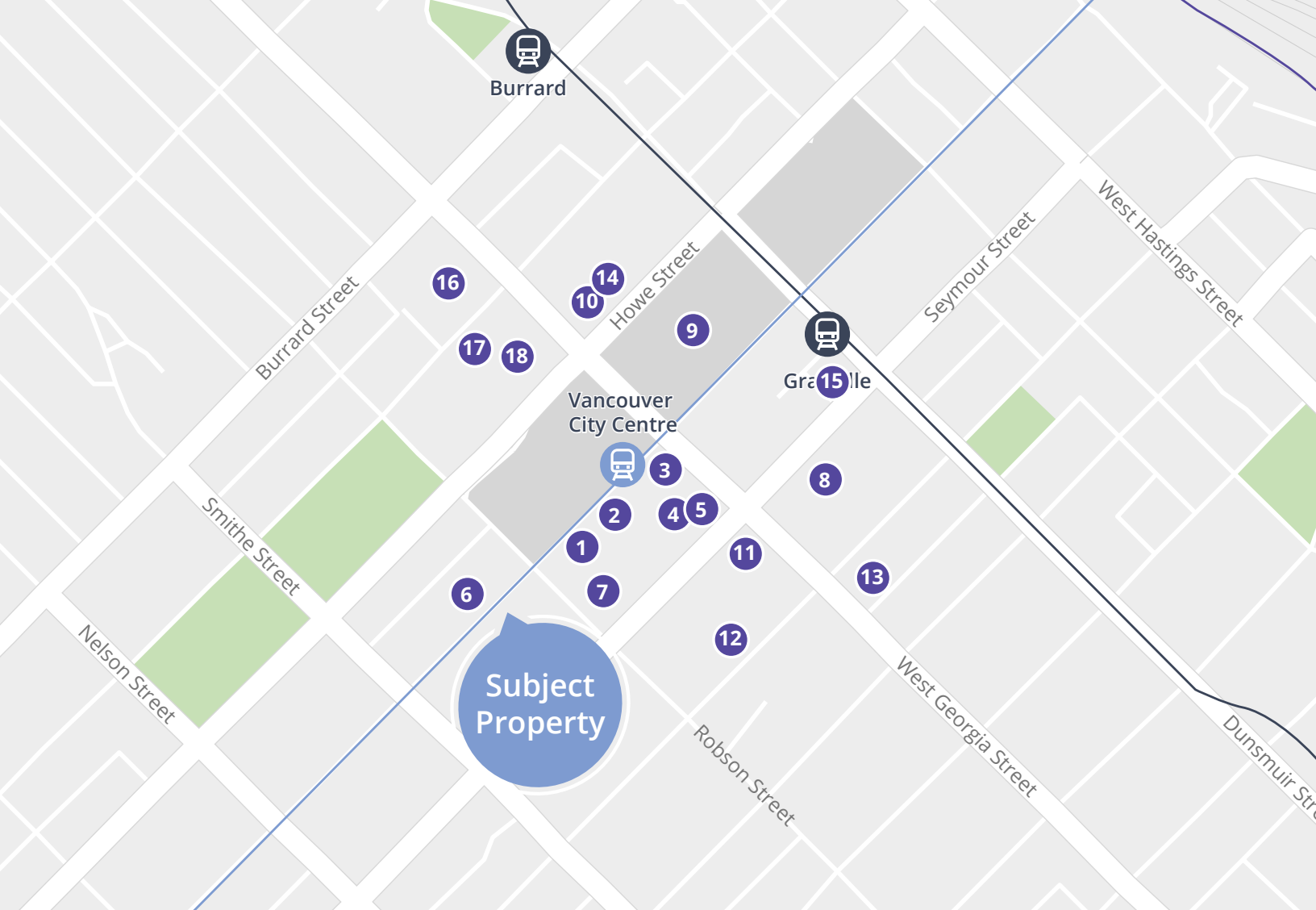
2,356 sf (school use)



2ND FLOOR

5,416 sf (office use)





 **100** Walk Score
"Walkers Paradise"

 **100** Transit Score
"Rider's Paradise"

 **86** Bike Score
"Very Bikable"

Nearby amenities

- | | | |
|-----------------------------|----------------------------|------------------------------|
| 1. Sushi Downtown Vancouver | 7. Five Guys | 13. Acquafarina |
| 2. Starbucks | 8. Pistachio Sweetery Café | 14. Rosewood Hotel Georgia |
| 3. London Drugs | 9. CF Pacific Centre | 15. St Regis Hotel |
| 4. Tim Hortons | 10. Hawksworth Restaurant | 16. Fairmont Hotel Vancouver |
| 5. Sushi Cafe Kitchen | 11. Glowbal | 17. Vancouver Art Gallery |
| 6. Jollibee | 12. Fable Diner & Bar | 18. Robson Square |

Contact for more information

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