



RELIANCE
PROPERTIES



FOR LEASE

580

Granville Street

Modernized downtown office building featuring specialized film-production amenities, prominently located on the corner of Dunsmuir & Granville St.

LEASING INQUIRIES

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580 Granville Street



Centrally located in the heart of Downtown Vancouver



Transit oriented located directly across from Burrard & City Centre Stations



Anchored by Shoppers Drug Mart and directly across from Pacific Centre



Private entrance on Granville Street with a modern lobby & two elevators



Exclusive use of a private rooftop terrace



Specialized film-production amenities, including a private theatre and motion capture studio

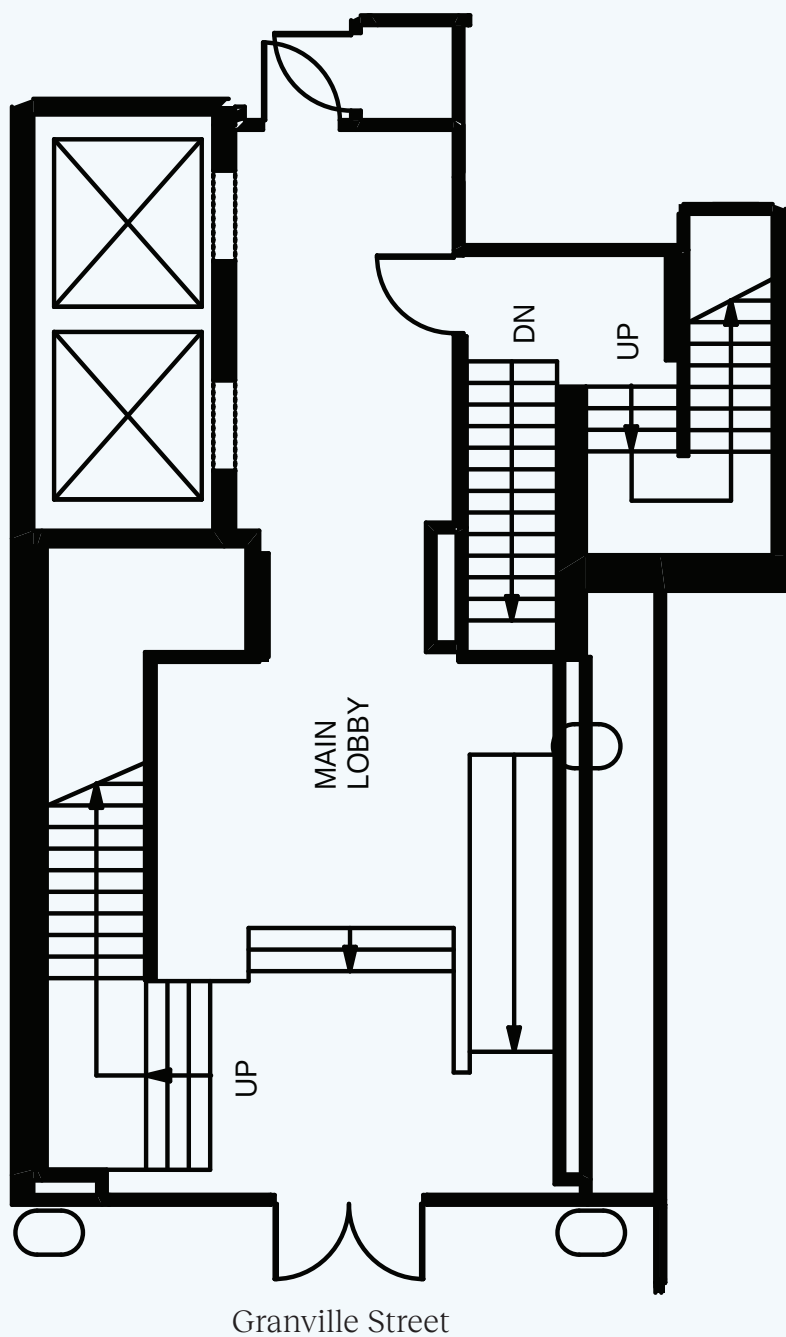


LOCATION



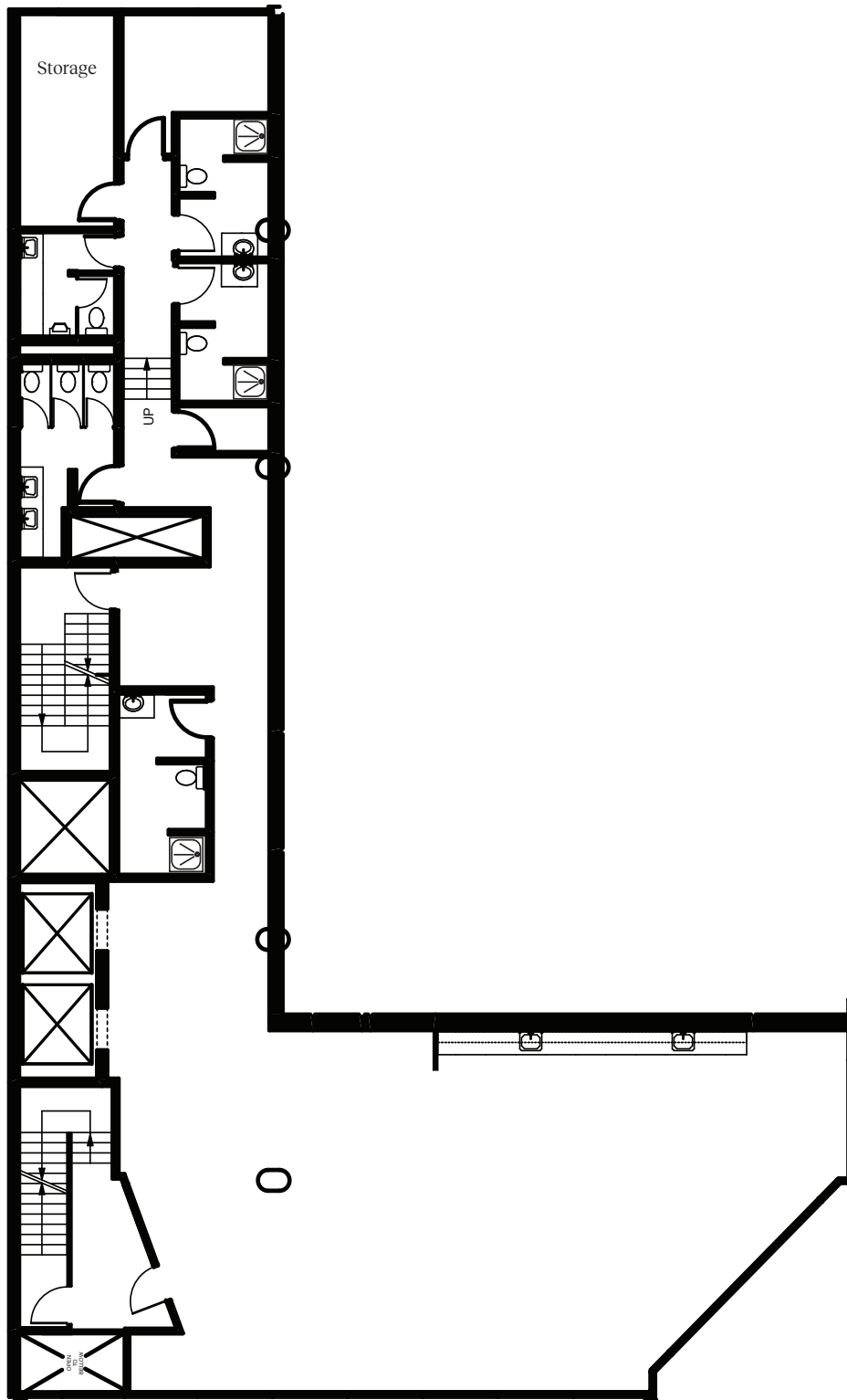
580 Granville - Floorplans

Main Entrance & Lobby

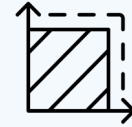


580 Granville - Floorplans

Mezzanine & Staff Lounge



Granville Street



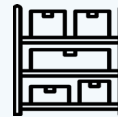
3,414 square feet



Staff Dining Lounge & Kitchen



End-of-Trip Shower Facilities



Dedicated Storage Room

Rentable
Area

3,414 sq.ft.

Available

January 1, 2028

Basic Rent

\$29.00 psf

Additional
Rent

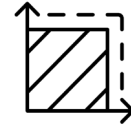
\$19.19 psf (2026 est.)
+6% Basic Rent MGMT Fee

Monthly

\$14,205 + GST

580 Granville - Photos

Mezzanine & Staff Lounge



3,414 square feet



Staff Dining Lounge & Kitchen



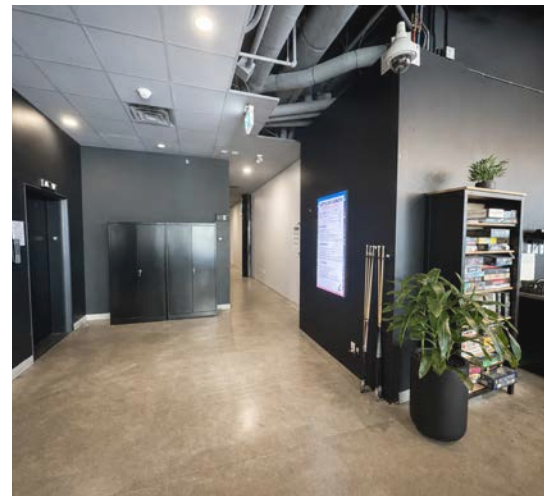
Sleek Matte Black Finishes



Polished Concrete Floors



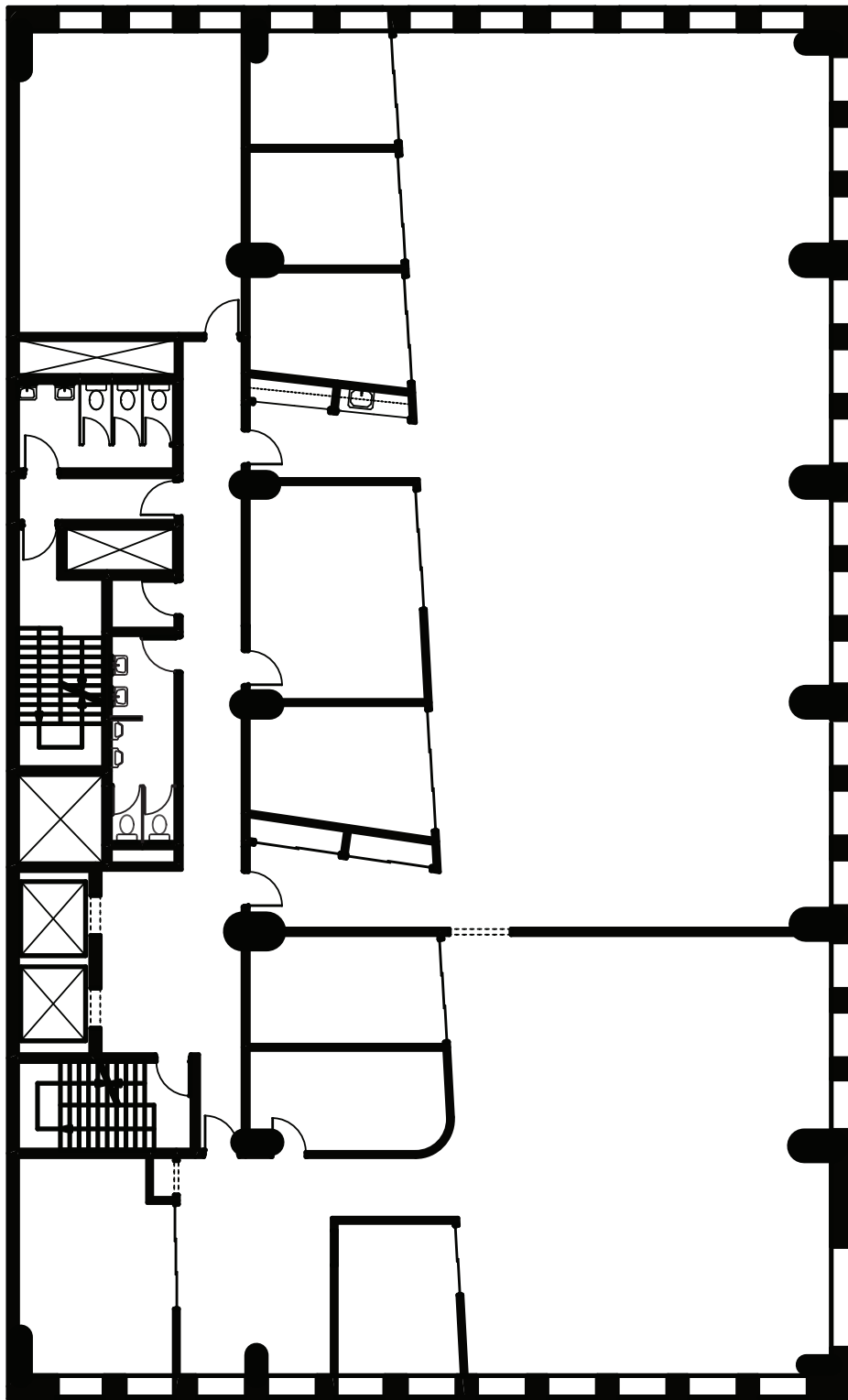
Staff Lounge / Break Room



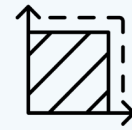
End-Of-Trip Shower Facilities

580 Granville - Floorplans

Second Floor



Granville Street



9,214 square feet



Staff Dining Lounge & Kitchen



Training / Conference Room



Two Boardrooms



Seven individual offices



Built-in Storage

Rentable
Area

9,214 sq.ft.

Available

January 1, 2028

Basic Rent

\$29.00 psf

Additional
Rent

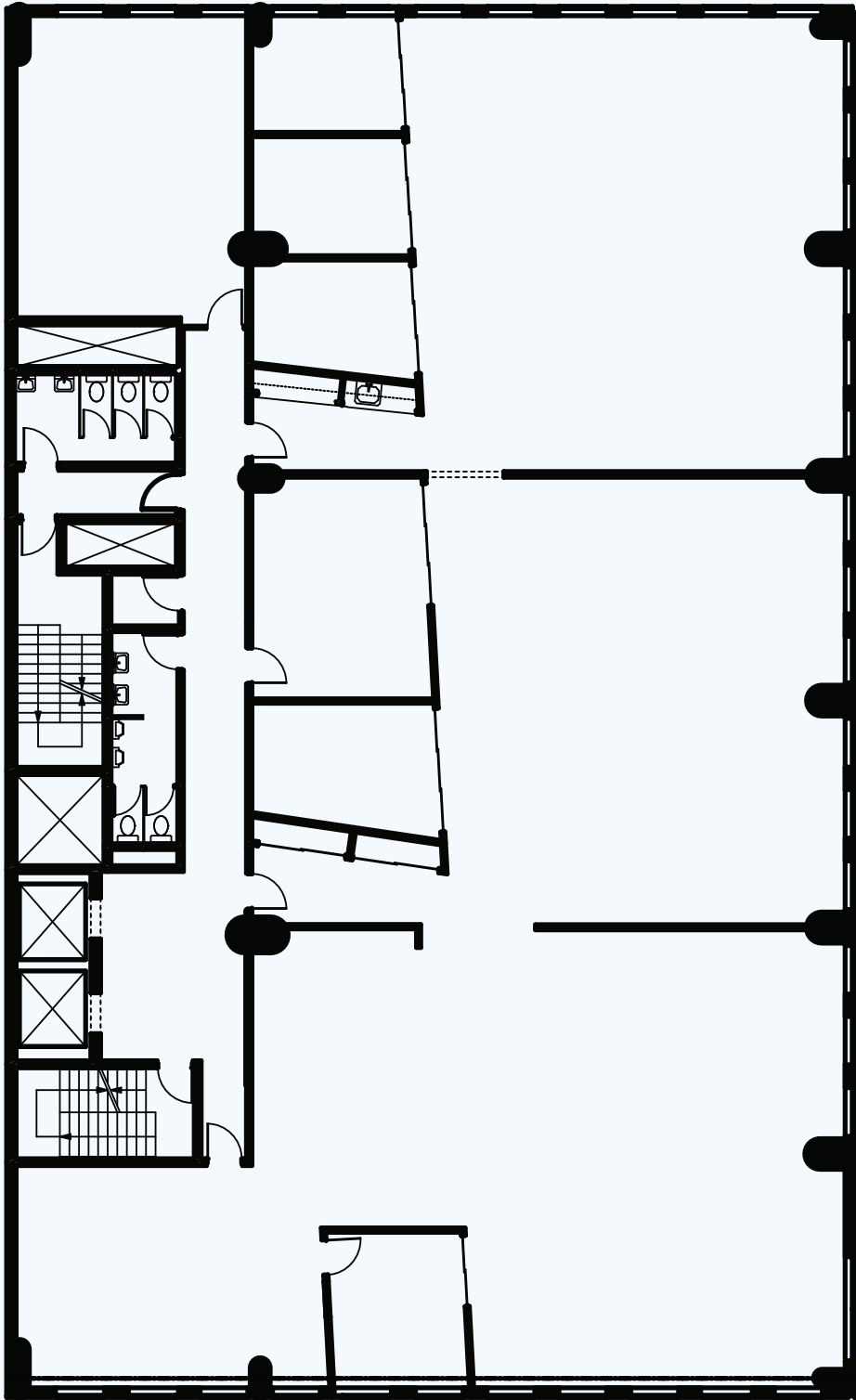
\$19.19 psf (2026 est.)
+6% Basic Rent MGMT Fee

Monthly

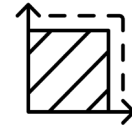
\$38,338 + GST

580 Granville - Floorplans

Third Floor



Granville Street



8,934 square feet



Staff Dining Lounge & Kitchen



Training / Conference Room



One Boardroom



Five individual offices



Built-in Storage

Rentable
Area

8,934 sq.ft.

Available

January 1, 2028

Basic Rent

\$29.00 psf

Additional
Rent

\$19.19 psf (2026 est.)
+6% Basic Rent MGMT Fee

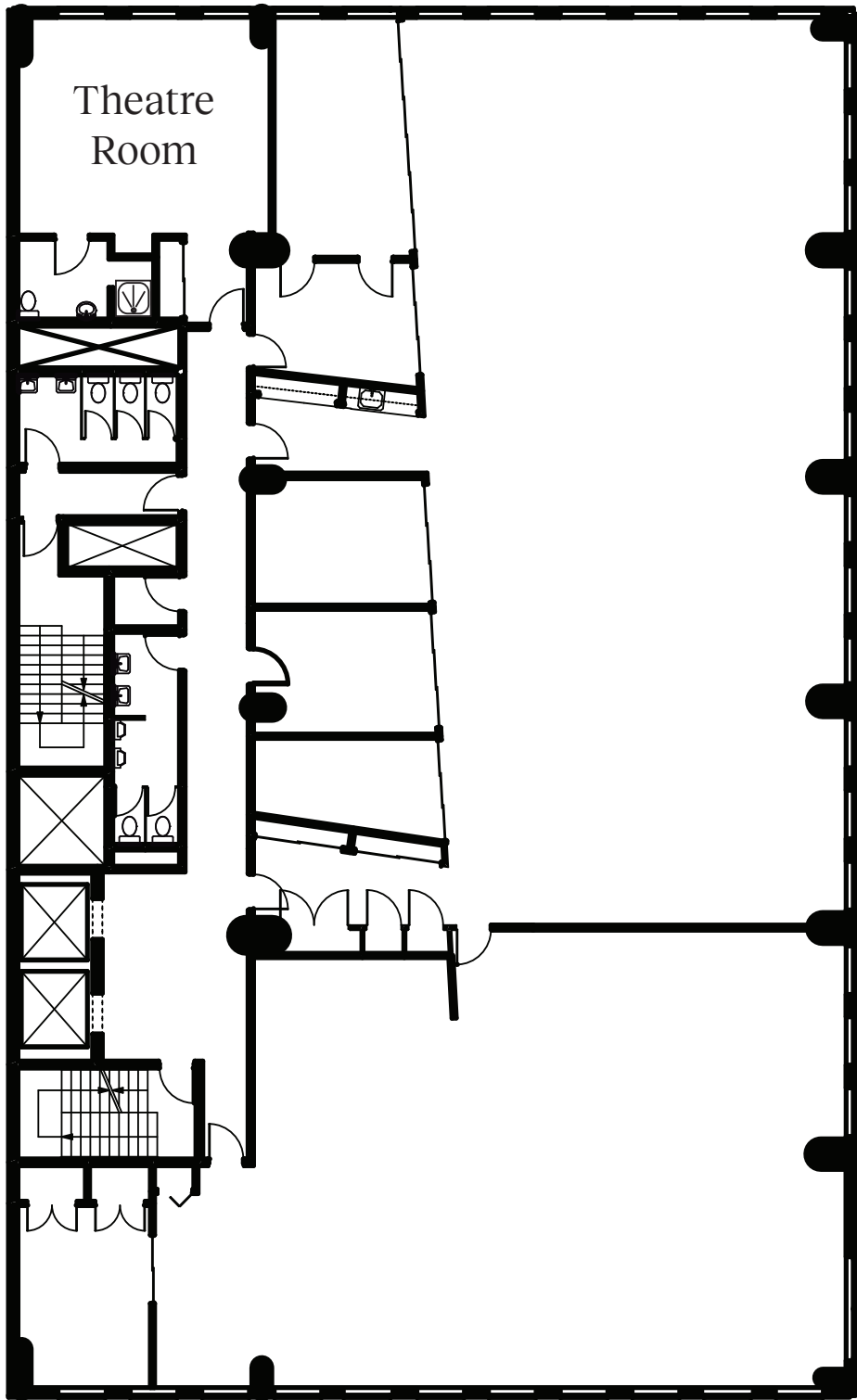
Monthly

\$37,173 + GST

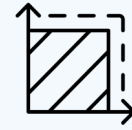


580 Granville - Floorplans

Fourth Floor



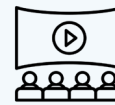
Granville Street



8,934 square feet



Staff Dining Lounge & Kitchen



Training / Conference Room



Two Boardrooms



Four individual offices



End-of-Trip Shower Facility

Rentable Area	8,934 sq.ft.
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Available	January 1, 2028
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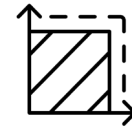
Basic Rent	\$29.00 psf
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Additional Rent	\$19.19 psf (2026 est.) +6% Basic Rent MGMT Fee
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Monthly	\$37,173 + GST
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580 Granville - Photos

Fourth Floor



8,934 square feet



Sleek glass finishes



Mix of open concept collaborative spaces & private offices



Meeting Nook



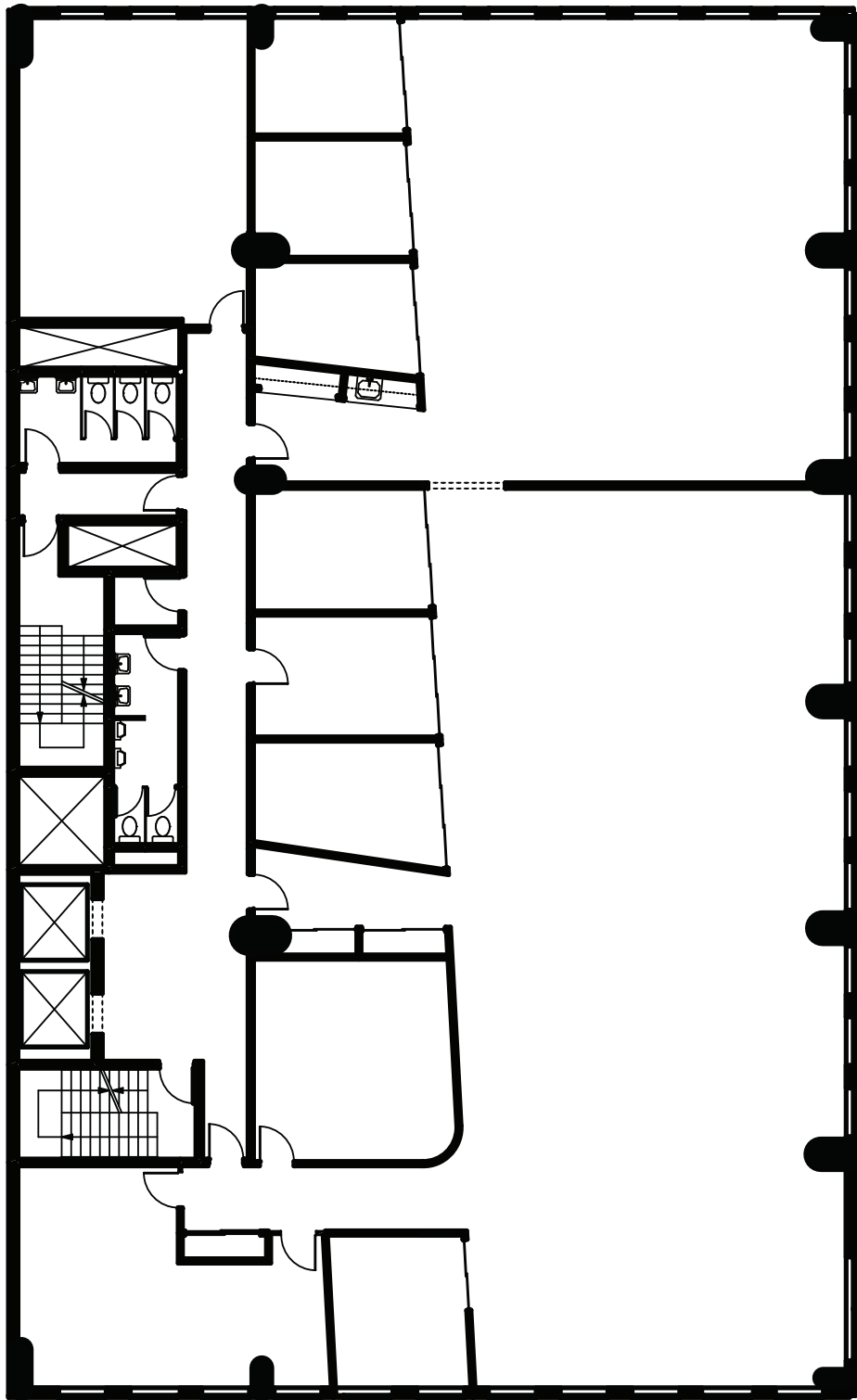
Direct Elevator Exposure



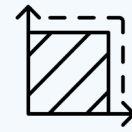
Private Cinema Room

580 Granville - Floorplans

Fifth Floor



Granville Street



8,934 square feet



Staff Dining Lounge & Kitchen



Training / Conference Room



Two Boardrooms



Seven individual offices



Built-in Storage

Rentable
Area

8,934 sq.ft.

Available

January 1, 2028

Basic Rent

\$29.00 psf

Additional
Rent

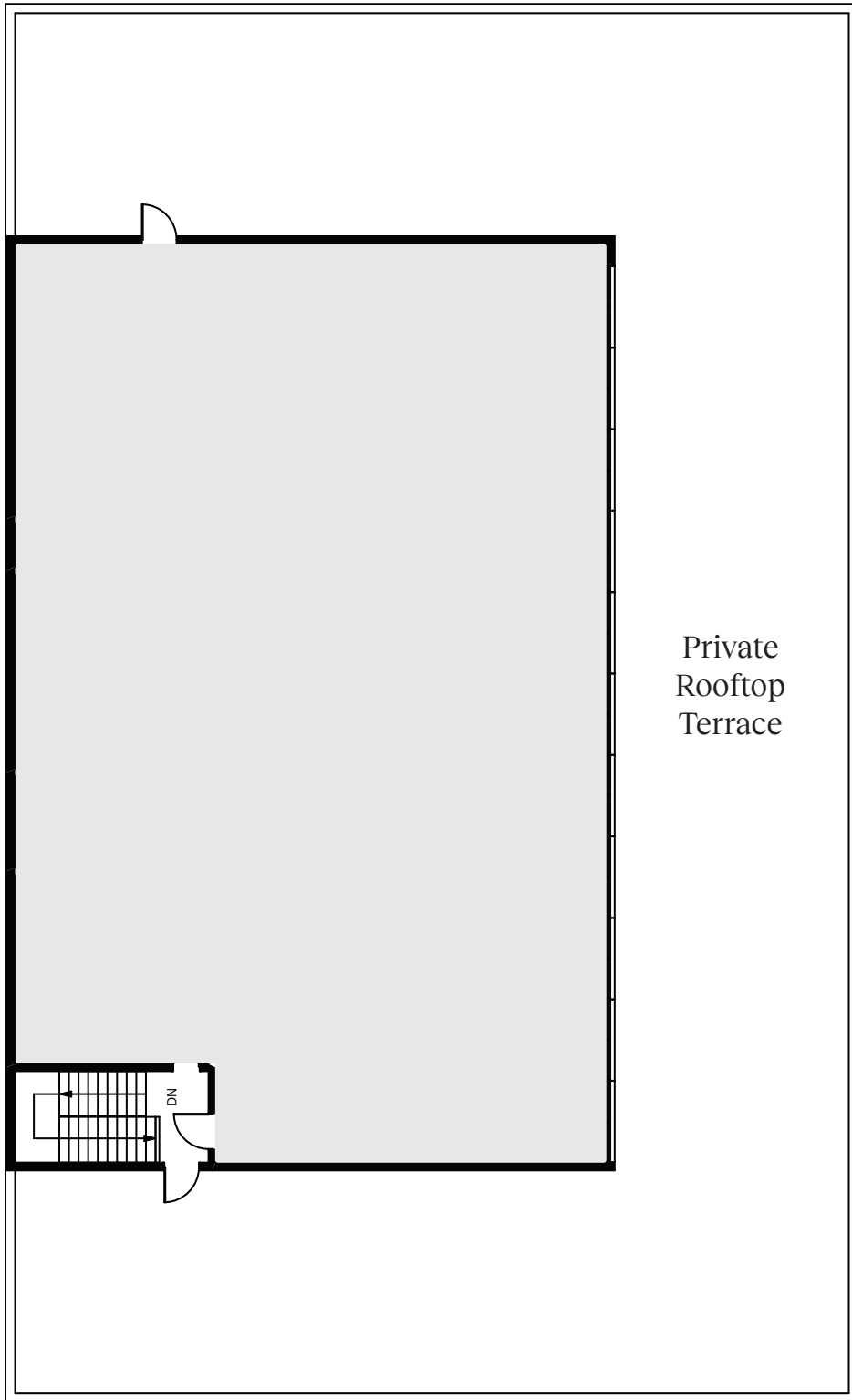
\$19.19 psf (2026 est.)
+6% Basic Rent MGMT Fee

Monthly

\$37,173 + GST

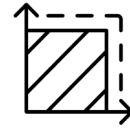
580 Granville - Floorplans

Rooftop Terrace



Private
Rooftop
Terrace

Granville Street



Approx. 4,500 square feet



Panoramic Views of Downtown
Vancouver



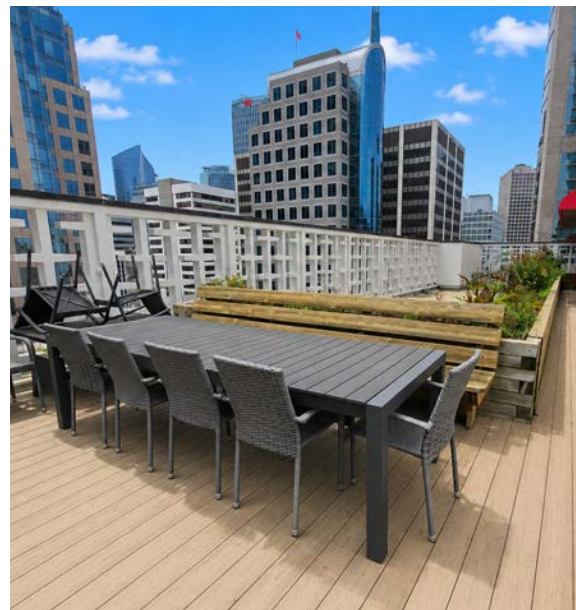
Barbecue Ready



Outdoor Dining with additional
loung seating

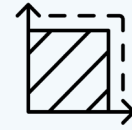
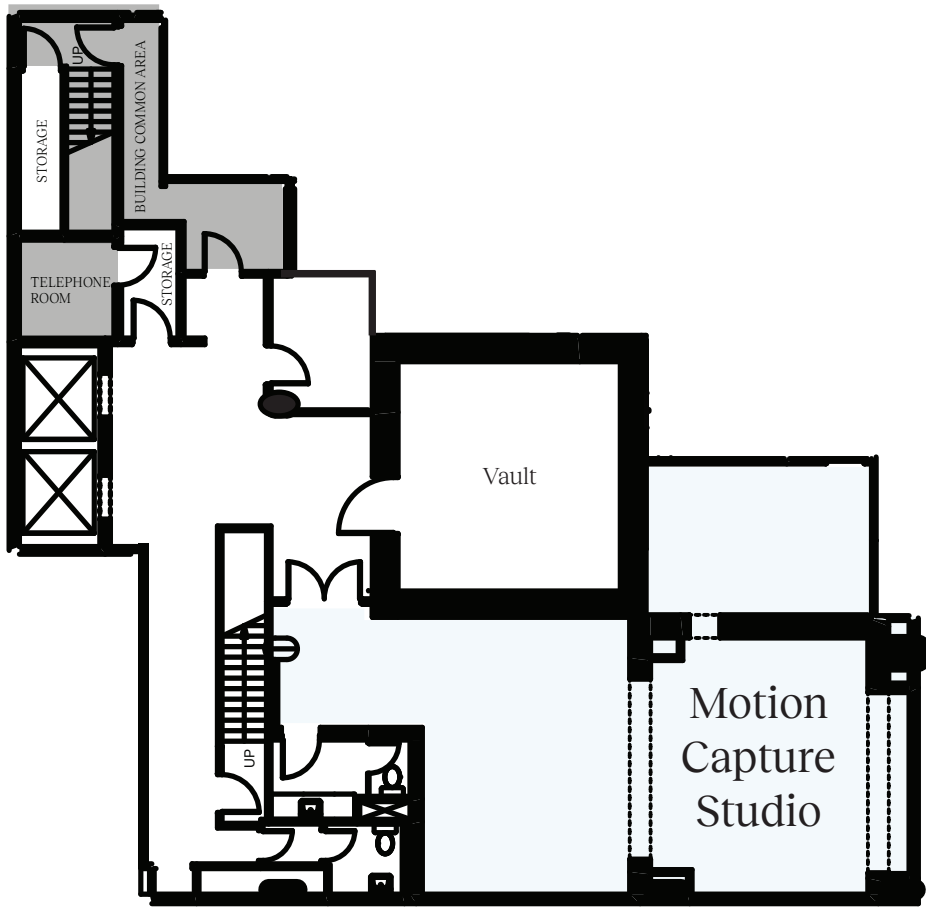


Great for Private Events!

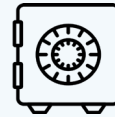


580 Granville - Floorplans

Basement



2,926 square feet



Decommissioned Vault



One Boardroom



Motion Capture Studio

Granville Street

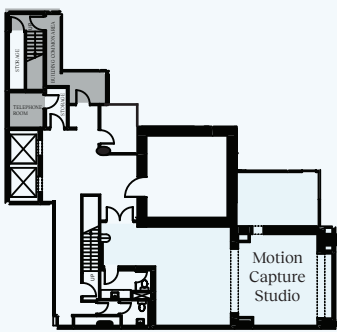
Rentable Area	2,926 sq.ft.
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Available	January 1, 2028
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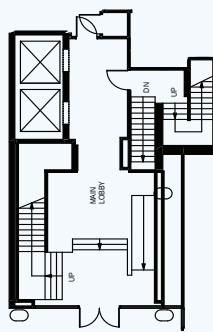
Basic Rent	\$29.00 psf
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Additional Rent	\$19.19 psf (2026 est.) +6% Basic Rent MGMT Fee
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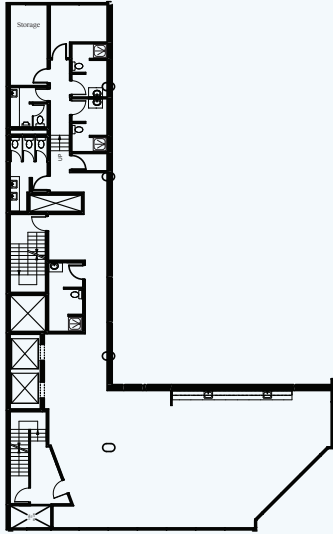
Monthly	\$12,175 + GST
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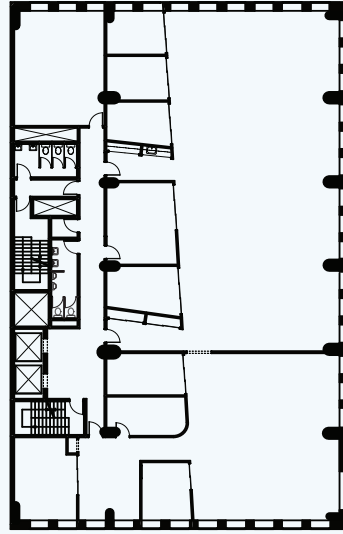
Basement



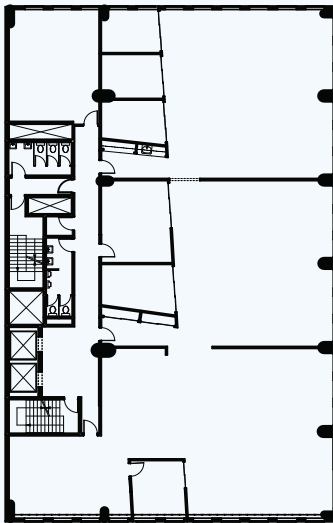
Lobby



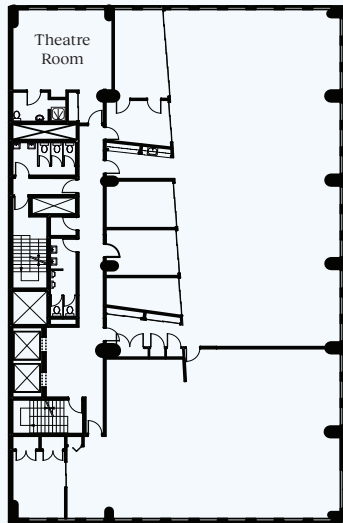
Mezzanine



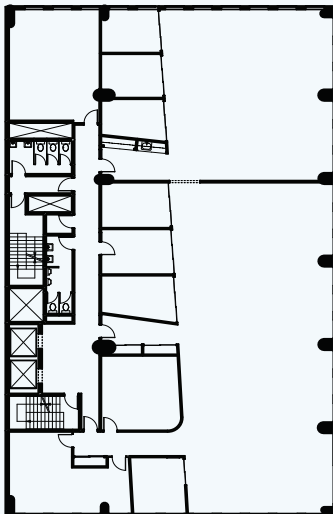
Second Floor



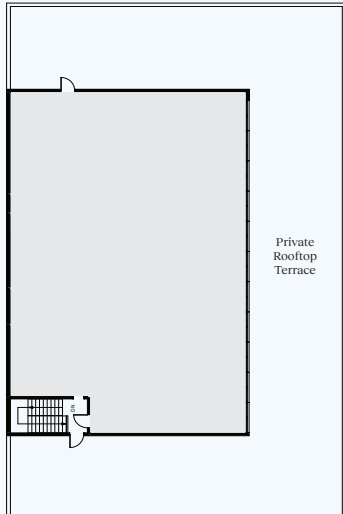
Third Floor



Fourth Floor



Fifth Floor



Rooftop

580 Granville - Full Building

Rentable Area 42,752 sq.ft.

Available January 1, 2028

Basic Rent \$29.00 psf

Additional Rent \$19.19 psf (2026 est.)
+6% Basic Rent MGMT Fee

Monthly \$177,884 + GST

Contact Information

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