

For Lease



PROFESSIONALLY MANAGED MEDICAL PREMISES

# Hycroft Centre

## 3195 Granville Street

## Vancouver, BC

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**wesgroup**

## Excellent for Medical

The opportunity to lease an office or medical space in a central and highly visible location.

A variety of available offices provide opportunities to find the right space for your business in a remarkably accessible area. The Hycroft Centre has an abundance of existing complimentary medical users, with the building allowing extended operational hours and visitor parking allow users and their clients to make the most of the space on their schedule.

## Property Description

- intercome access system
- On-site pharmacy
- Newly renovated washrooms
- 81 underground parking stalls for tenants and clients
- Upgraded elevator (2023)
- Extensive building hours, including Saturday operation
- Recently renovated common areas



# Building Location

Situated at the cross street of 16th Street and Granville offers excellent exposure as people travel between the residential and commercial portions of the city.



## Neighbourhood Amenities

### Pharmacy ●

- The Medicine Shoppe
- Shoppers Drug Mart
- Pharmasave

### Shopping ●

- West Elm
- Pottery Barn
- Williams-Sonoma
- Lululemon
- Anthropologie

### Food ●

- Meinhardt
- Caffe Barney
- Heirloom Vegetarian
- Chipotle
- Starbucks

### Grocery ●

- Urban Fare
- Whole Foods
- City Market
- Choices

### Transit ●

- Future Broadway Subway Project Stations
- Adjacent to multiple bus routes
- Only 12 minutes away from Vancouver General Hospital
- 16 minutes from BC Children's Hospital and BC Women's Hospital
- 17 minutes from St. Paul's Hospital

# Availability

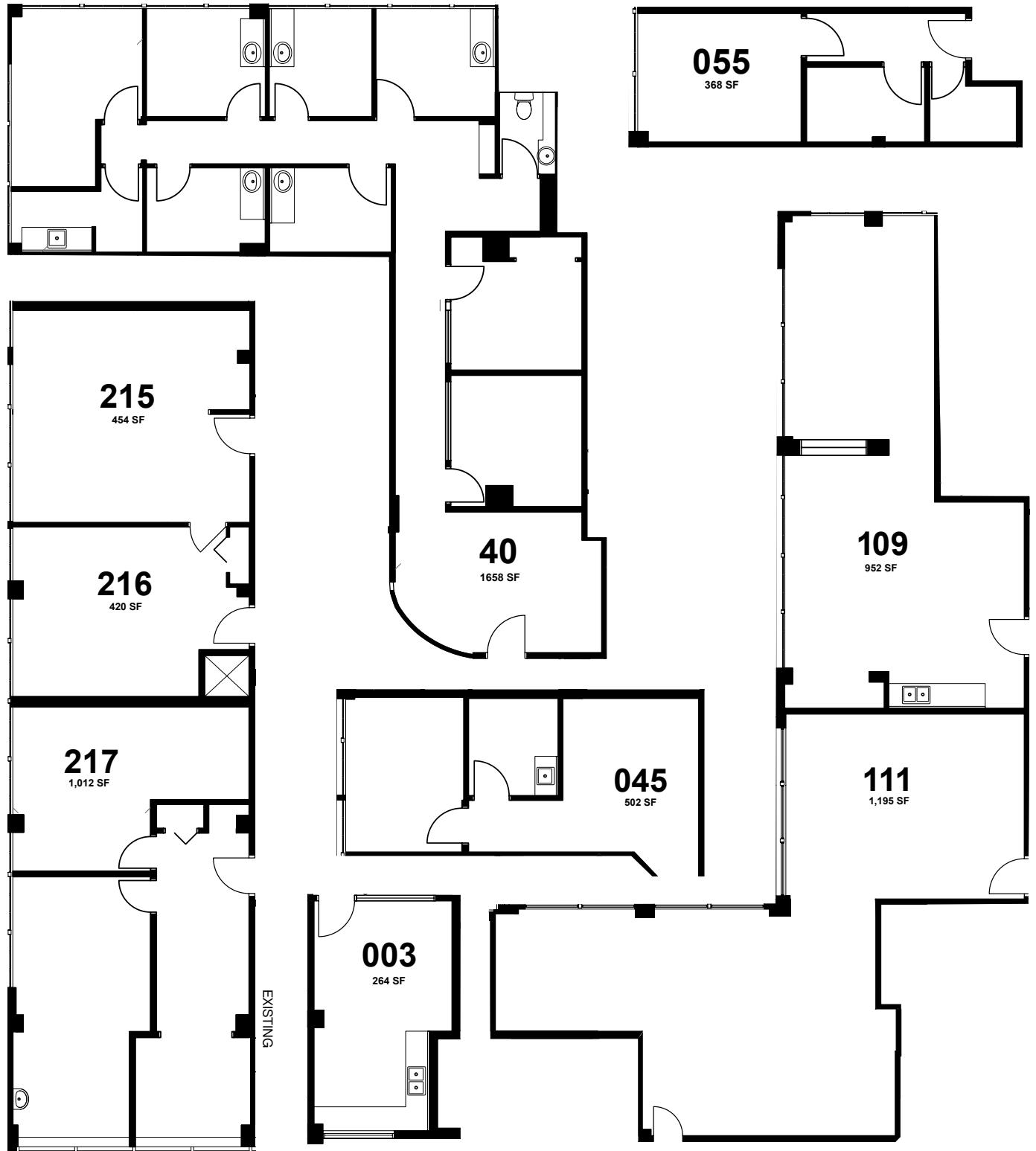
3195 GRANVILLE STREET, VANCOUVER, BC

<b>Base Rent</b>	Please Inquire
<b>Additional Rent*</b>	<p>\$23.24 PSF (2026 estimate) exclusive of Management Fee</p> <p>* Management Fee: 5% of Basic Rent plus 5% Operating Costs + Property Taxes.</p> <p>* Hydro is separately metered and paid directly by the Tenant.</p>
<b>Parking &amp; Signage</b>	Random and reserved stalls available for monthly rent

Suite	Area	Description
003	264 SF	Available August 1, 2026.
040	1,658 SF	Built out medical office. Available August 1, 2026. Note: contiguous with 045.
045	549 SF	Under construction. Note: contiguous with 040.
055	368 SF	Built out medical office.
109	952 SF	Open concept office space. Note: contiguous with 111.
111	1,195 SF	Open concept office. Note: contiguous with 109.
215	454 SF	Open concept model suite. Note: contiguous with 216.
216	420 SF	Open concept model suite. Note: contiguous with 216 and 215.
217	1,012 SF	Build out office or medical office space. Note: contiguous with 216.

# Availability

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## The Developer

HISTORY & EXPERIENCE YOU CAN TRUST

Wesgroup Properties is a Vancouver-based, family owned real estate company that specializes in the development of sustainable, mixed-use spaces. In business for more than 60 years, Wesgroup provides complete, end-to-end real estate services, acquiring, developing and managing commercial and residential properties. Wesgroup is one of Western Canada's largest private real estate companies, with over 7,000 residential units completed and over 60 commercial buildings, totaling over 3.9 million square feet under management.

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