



320
GRANVILLE

320
GRANVILLE
STREET

VANCOUVER, BC



BOSA
DEVELOPMENT





320
GRANVILLE

THE LOCATION
THE BUILDING
THE AMENITIES
THE VIEWS
THE DEVELOPER
THE ARCHITECT

FRONT + CENTRE

GRANVILLE + WEST CORDOVA

- The best business address for employers, employees and colleagues
- Steps from the city's main rapid transit hub
- Short walk to the City's best restaurants, hotels and entertainment
- 320 Granville Street will put you in the front row of business in Vancouver.





TRANSPORTATION HUB

Across the street from Waterfront Station and surrounded by protected bike lanes, this is the heart of Vancouver's rapid transit infrastructure. Planes, trains, helicopters, buses, the SeaBus and SkyTrain come together here. Wherever you are going and however you want to travel, you have easy and direct access here.



SHOPPING DISTRICT

Featuring local designers to international flagship stores, the shopping district brings the best in the world to your business.



DESIGN DISTRICT

From old and new interior and fashion design ventures, the design district is unrivaled as a service provider to both local and international clients.



DINING DISTRICT

Vancouver is renowned for the variety and quality of its cuisine, and everything from casual fare to fine dining is only steps away from 320 Granville Street.



ENTERTAINMENT DISTRICT

From the symphony and the opera to late night restaurants and cocktail bars – and where Vancouver gathers to catch a game or take in the hottest concert – this is the place to get away from the office.



BUSINESS DISTRICT

320 Granville Street is surrounded by the most established and most active business addresses in Vancouver.



HOTEL DISTRICT

With all of Vancouver's premium hotels within walking distance, 320 Granville Street is the perfect location for your out of town guests.



CONVENTION DISTRICT

Vancouver's stunning waterfront convention centre is the centerpiece of the number one convention destination in Canada, and number two in North America.



THE DETAILS

ADDRESS

320 Granville Street, Vancouver, BC

AVERAGE FLOORPLATE SIZE

13,500 sf

LANDLORD

BOSA Development Corporation

PARKING RATIO

1 stall per 1,400 SF

BUILDING SIZE

374,790 sf

SIGNAGE

Prominent signage available

NUMBER OF STOREYS

30 storeys

SUSTAINABILITY

LEED™ GOLD for Core and Shell

AVAILABILITY

IMMEDIATELY FOR TENANT FIXTURING



THE STACKING PLAN

Total of approximately 4,469 s.f. of office space remaining For Lease



TYPICAL OFFICE FLOORPLATE

ENVIRONMENTAL / SUSTAINABILITY

- LEED™ GOLD for Core and Shell

ARCHITECTURE

- Iconic building design by award winning global architects Kohn Pedersen Fox Associates and Chris Dikeakos Architects
- Interior design by Kasian Architecture, featuring Herman Miller® Living Office Concepts
- Curtain wall glazing
- Striking curving façade design

ELEVATORS

- 8 dedicated passenger elevators
- 2 dedicated parkade elevators

SUSTAINABILITY FEATURES

- Individual electrical meter consumption
- Low volatile organic compounds (VOCs) building materials to support superior indoor-air quality where suitable
- Floor plates designed to maximize natural daylight and views

HEATING / COOLING / PLUMBING

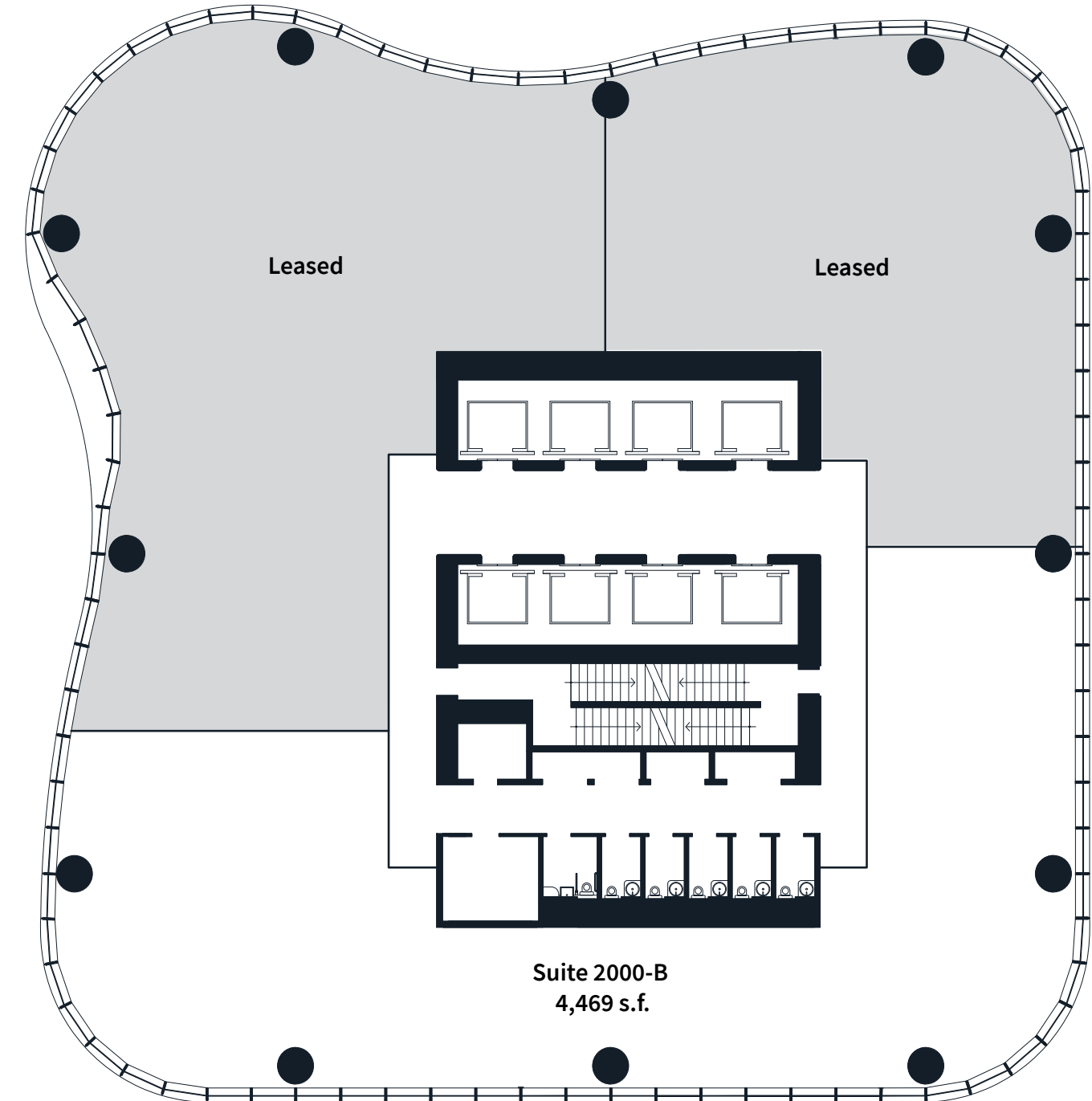
- Ability to provide after-hours heating and cooling on an individual unit by unit basis
- Rough-in for plumbing
- Cold water supply
- Separately demised washroom facilities on each floor

INTERIOR FINISHES

- Perforated roller blinds on all exterior glazing
- Exposed concrete floor
- Open ceiling
- Paint ready drywall
- Substantial suite entry door

ELECTRICAL / LIGHTING

- LEED™ compliant high efficiency LED lighting throughout
- Occupancy sensors provided on all floors
- Each unit comes with individual electrical panel, minimum 100Amp 3 phase
- Stub-in fire protection sprinkler
- Conduit for cable and telephone



THE ART OF AMENITIES

VANCOUVER'S FIRST VERTICAL CAMPUS

INNOVATIVE LIFESTYLE SERVICES AND AMENITIES FOR THE OFFICE OF THE FUTURE



MAKE AN ENTRANCE

- Grand outdoor entrance plaza at Cordova and Granville creates an unparalleled arrival experience
- Triple height lobby makes an impact in limestone, granite and glass
- Thoughtfully designed integrated indoor and outdoor casual seating
- Concierge-staffed reception areas

PARKING

- Valet parking available on demand
- Secured dedicated underground parking

HIGH-SERVICE ORIENTED BUILDING INCLUDING

- Car valet service on demand
- Full-time concierge service offering whiteglove service
- IT concierge specialist available for building technology (pay per use)
- Building app to integrate building amenities and services
- Enterphone with camera and card access to lobby and elevators

DEDICATED LOADING DOCK

ROOFTOP SOCIAL LOUNGE

- Unforgettable Top of Vancouver views and experience
- Elegant indoor lounge with dining space for 10
- Open air garden with seating for al fresco dining
- Outdoor grill area with bartop seating
- Outdoor fireside lounge with gas fire pit
- All indoor and outdoor spaces are bookable for private events

THE COMMUTER CLUB

- Superior end-of-trip facilities, accessed by a dedicated bike elevator, including:
- Additional secure bike storage
- Private shower / washroom change rooms
- The Commuter Club lounge with locker space, tea and water
- Towel Service
- Laundry Service (upon request)



ROOM TO PLAY

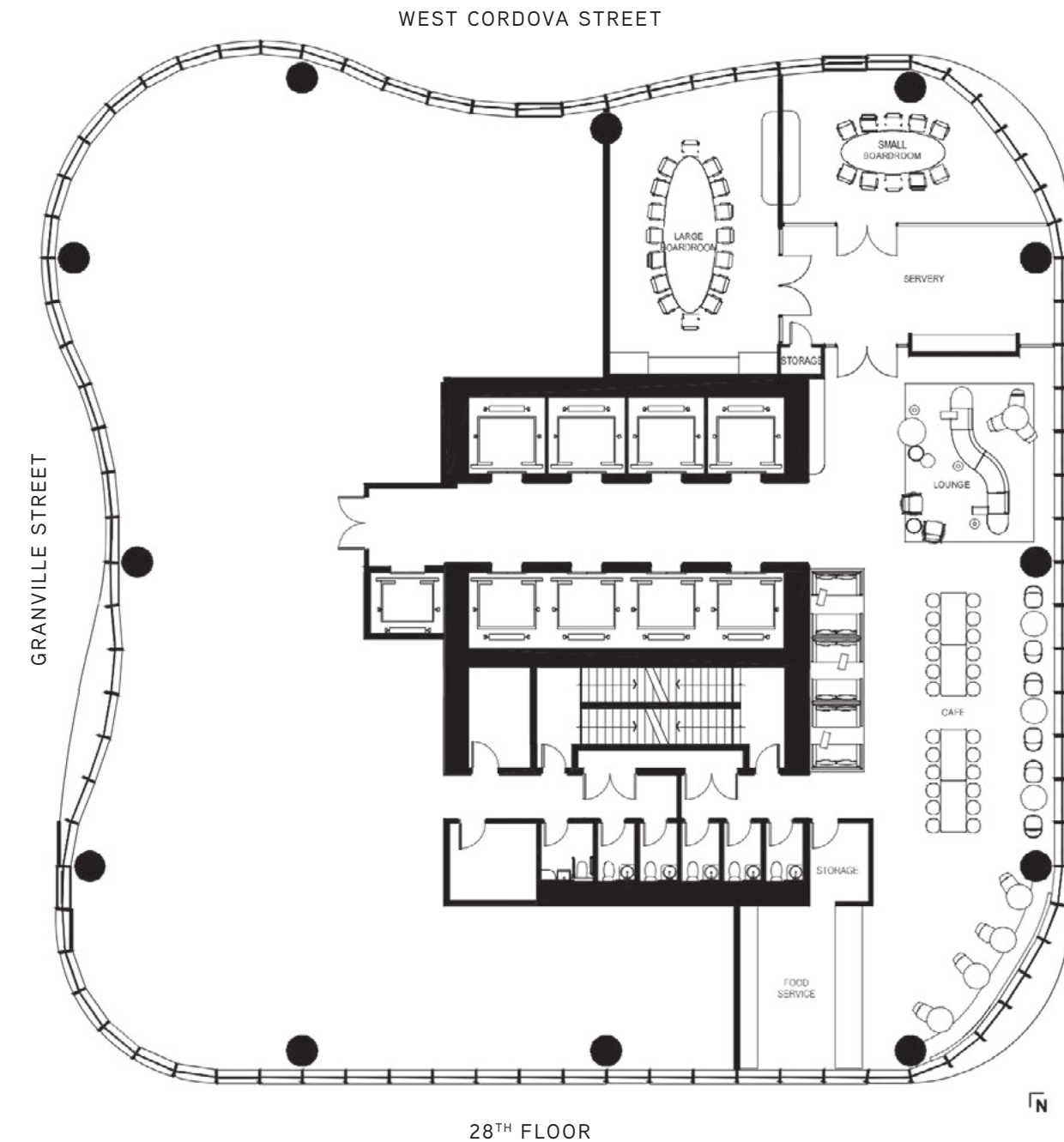
LEVEL 2 - WELLNESS AMENITIES

- Fully equipped state-of-the-art gym
- Aerobic exercise equipment looking out to city and harbour views
- Torque Fitness strength and conditioning equipment
- Bookable private treatment room
- Bookable private wellness consultation room
- Bookable private fitness studio
- Private showers
- Private change rooms
- Towel service

LEVEL 28 - NEXT-LEVEL OFFICE EXPERIENCE

Ample space to meet, eat, create or connect including:

- Fully equipped bookable boardrooms:
- Large boardroom with capacity for up to 20 people
- Small boardroom with capacity for up to 12 people
- AV equipment and large screen TV's in each
- Servery and prep kitchen
- Reception lounge to meet clients
- Central social lounge provides flexible space for casual meetings or creative moments
- Co-working spaces for semi-private or communal work
- Servery for à la carte catering needs

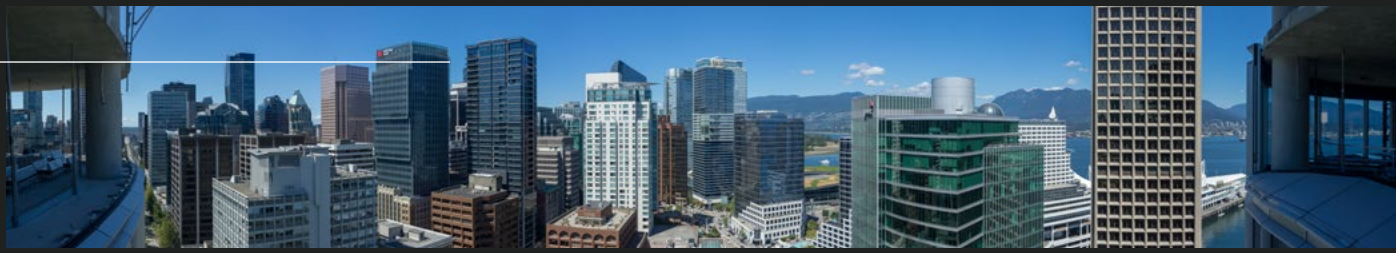


28TH FLOOR

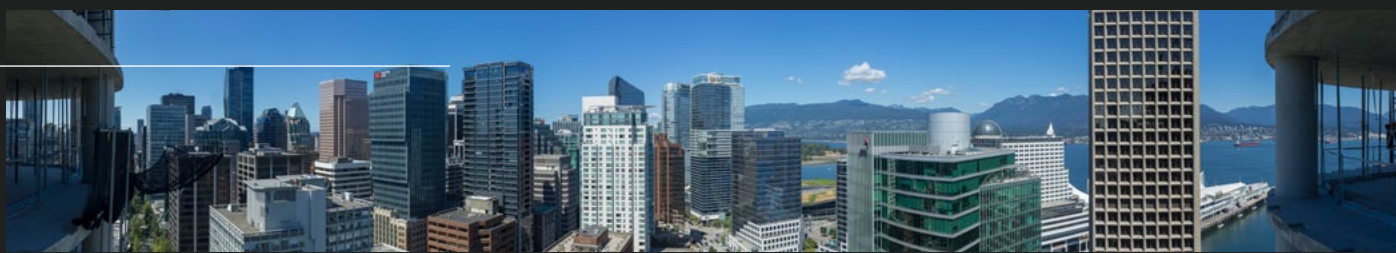


THE VIEWS

22ND FLOOR



24TH FLOOR



26TH FLOOR



BOSA DEVELOPMENT

THE DEVELOPER

Recognized internationally for pioneering new markets and creating developments that are catalysts for change, Bosa combines functionality with aesthetic excellence to develop dynamic, mixed-used environments that energize neighbourhoods and inspire our residents.

Building on more than half a century of expertise and leadership, Bosa strives to exceed expectations with every home we build and project we undertake. Bold, forward-looking, and committed to acting with integrity, Bosa not only pursues urban design excellence; we remain committed and connected to our work by remaining as long-term investors in the communities we build.



PACIFIC GATE
SAN DIEGO, CA



FAIRMONT EMPRESS
VICTORIA, BC



MADRONE
SAN DIEGO, CA



CITY GATE
VANCOUVER, BC



ROBINSON TOWER
SINGAPORE



HERON TOWER
LONDON, UK



MNP TOWER
VANCOUVER, BC



HUDSON YARDS
NEW YORK, NY

KOHN PEDERSEN FOX ARCHITECTS

ARCHITECT & LOBBY DESIGN

With a philosophy firmly rooted in the belief that success is the result of collaboration and dialogue, KPF has become recognized worldwide for buildings that make a contribution to the built environment beyond their physical footprint.

Whether it's the world's tallest building or the longest span, KPF always strives to optimize programmatic functions, strengthen the urban context, promote sustainable environments, advance the commercial success of development strategies, and create beautiful buildings that reflect and inspire the communities they serve.



320 GRANVILLE STREET PROPERTY WEBSITE:

WWW.320GRANVILLE.COM

BOSA DEVELOPMENT WEBSITE:

WWW.BOSADEVELOPMENT.COM

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