

320 Granville Street
Vancouver, BC

Suite 840

Leasable Area: 971 SF
Lease Rate: \$4,500/Month

FOR LEASE
FULLY IMPROVED/FURNISHED
FLEXIBLE TERM

The Building

BOSA WATERFRONT

320 Granville, downtown Vancouver's latest top-tier office tower by Kohn Pedersen Fox, is ideally located near Waterfront Station. The building offers easy access to a variety of public transportation, bike paths, luxury shopping, and dining, along with stunning views. It stands as a beacon of modern architecture at the intersection of Granville and Cordova Streets. The tower is perfectly positioned for convenience to Coal Harbour and Gastown, while the lobby features marble floors, high ceilings, and plenty of natural light. This central hub connects to all major public transit lines, ensuring an exceptional work environment where the vibrancy of Gastown, Coal Harbour, and the waterfront converge.

Conference centre located on the 28th floor with harbour, mountain and city views.

The facility features a state-of-the-art fitness center, exclusive end-of-trip facilities, fully equipped boardrooms with advanced AV setup, kitchen, an elegant social lounge, and a premium rooftop dining area, offering a blend of luxury and convenience

SKY TERRACE

This premier venue, set against the stunning backdrop of Vancouver, offers a sophisticated indoor dining lounge and an elegant outdoor grill area with bar seating, alongside a cozy fireside lounge. Ideal for hosting a range of events, from corporate gatherings to personal celebrations, its versatile spaces provide both luxury and functionality. Available for bookings, it promises an upscale experience, combining breathtaking views, refined amenities, and a professional ambiance.



BUILDING DETAILS

- Bike Lobby with Secured Bike Storage, Bike Washing area and Showers for bikers.
- Fully Equipped Gym w/ Aerobic & Strength equipment, Private Shower & Changing Rooms, Fitness Studio & Towel Service.
- Workplace Amenities w/ 2 Boardrooms, Lounge, Collaboration Booths & Eatery.
- Sky Terrace w/ Indoor Rooftop Kitchenette and Outdoor Lounge.
- 8 High-Speed Elevators with 2 Dedicated Parking Elevators

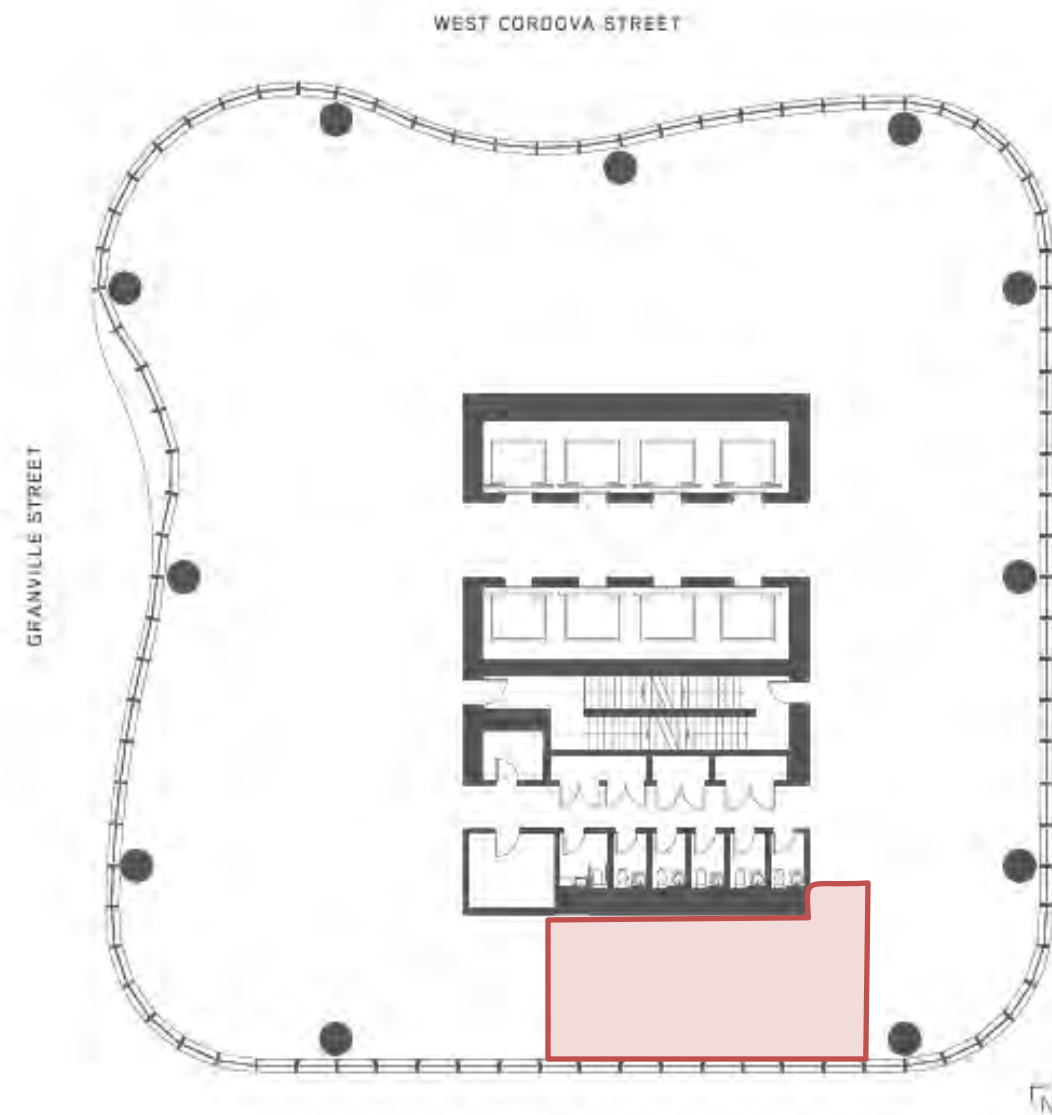


Suite 840

PROPERTY DETAILS

Number of Floors	30 Stories
Year Built	2023
Building Class	A
Leasable Square Footage	971 SF
Lease Rate	\$4,500/Month
Furniture	Available
Legal Description	Strata Lot 46, Plan Eps8733, District Lot 541, Group 1, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

FLOORPLAN

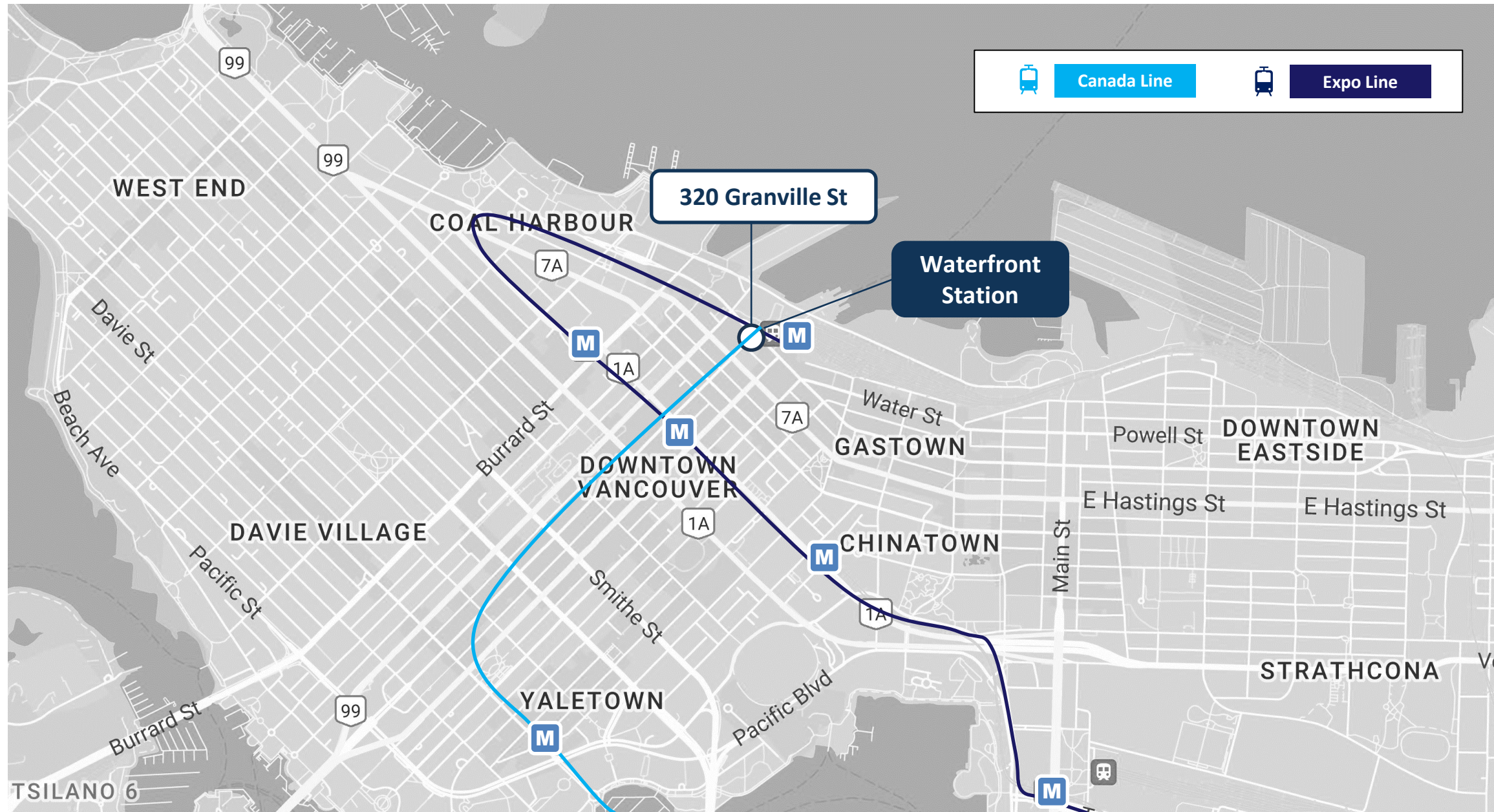




Building Amenities



Location



97
WALK SCORE



100
TRANSIT SCORE



79
BIKE SCORE

320 Granville St Vancouver, BC

Prepared by

Michael Wright
Managing Director

d: 604 256 1645

c: 778 990 1640

Michael.wright@nmrk.com

Newmark Canada

595 Burrard St, Suite 3063

Vancouver, BC

V7X 1K8

Canada

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.