



AT SOUTH
GRANVILLE
STATION

THE STORIES

1477 W BROADWAY, VANCOUVER BC

60%
PRELEASED

FOR LEASE
AVAILABLE NOW!

PCI
DEVELOPMENTS

CBRE

AVAILABLE NOW!

GRANVILLE BRIDGE

GRANVILLE STREET

WEST BROADWAY
FUTURE BROADWAY SKY TRAIN EXTENSION



FUTURE
SOUTH GRANVILLE
STATION

Elevate your business with the 4th and 5th floors, offering a combined total of 45,527 SF of premium office space.

Secure your lease today!

AT SOUTH
GRANVILLE
STATION

THE STORIES

PREMIUM OFFICE SPACE AT SOUTH GRANVILLE STATION

Located at the prominent intersection of West Broadway and Granville, **The Stories by PCI Developments** is nestled in the vibrant, established South Granville neighborhood on Vancouver's west side. This building will be seamlessly integrated with the highly anticipated Broadway SkyTrain Station, providing effortless access to nearby amenities and connecting residents to the broader Metro Vancouver area via transit.

This modern building designed by MCM Partnership will feature a unique fin window detail allowing for the optimal amount of natural light to enter your office while you enjoy stunning views of Downtown Vancouver and the North Shore Mountains.

PROPERTY DETAILS*

Address

1477 W Broadway, Vancouver BC

Available Area

5th Floor	23,464 SF (Demisable)
4th Floor	22,063 SF
Total	45,527 SF

Asking Rate

Please Contact Listing Agents

Taxes & Op Costs

\$24.24 PSF (2025 Est.)

Parking

1 stall per 1,000 SF, at market rates

Ceiling Heights

12' floor to floor

Zoning

C-3A

**AVAILABLE
NOW!**

Level 9 4,015 SF Fitness Facility
1,050 SF Outdoor Space

Level 8 LEASED

Level 7 LEASED

Level 6 LEASED

Level 5 23,464 SF Office
(Demising opportunity)

Level 4 22,063 SF Office

Level 3 City Market Grocery,
Royal Bank, Cafe

Level 2 Office Lobby
SkyTrain Access

*All measurements are approximate.





Lobby



Lobby



Fitness Facility



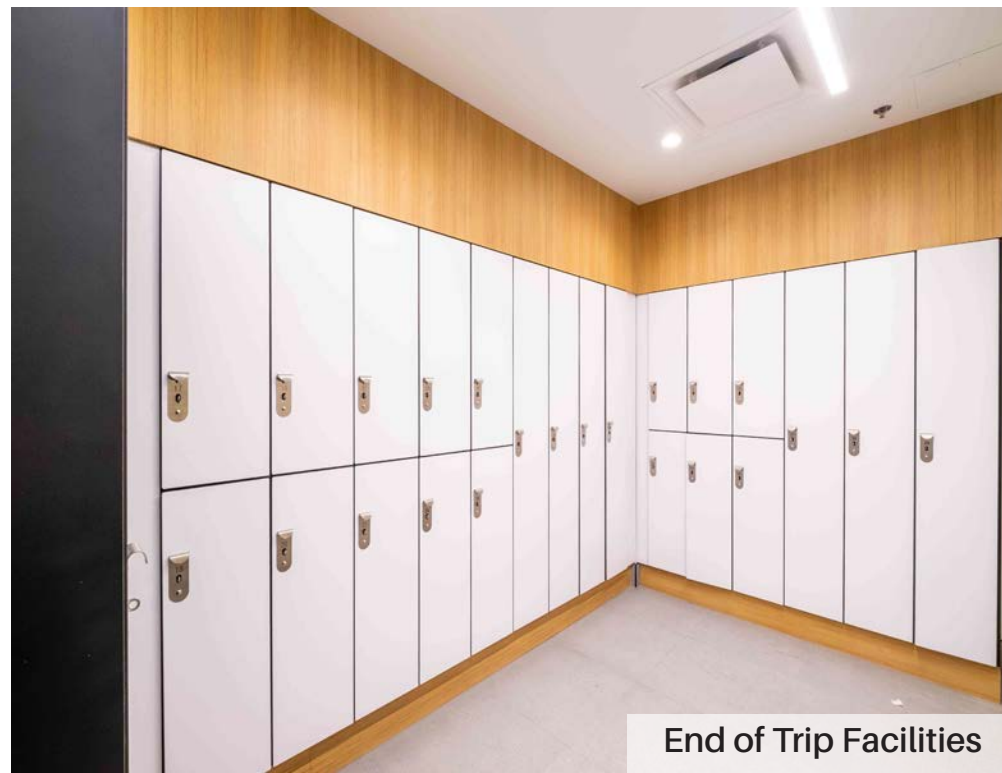
Fitness Facility



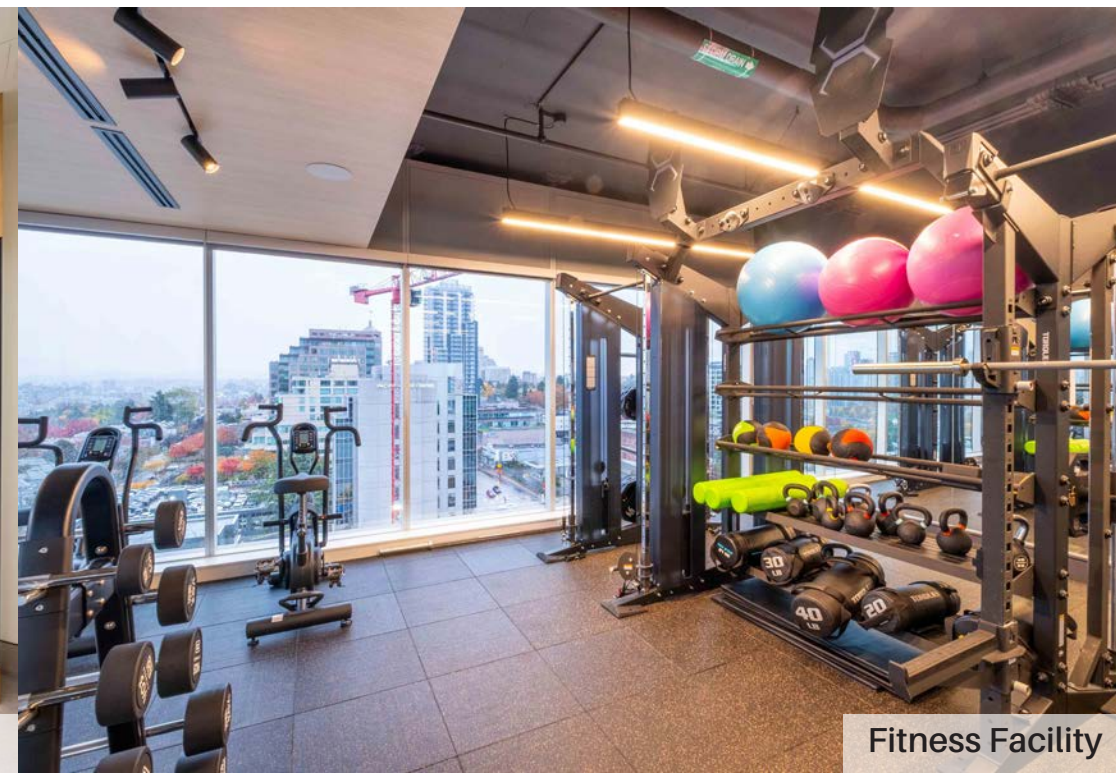
End of Trip Facilities



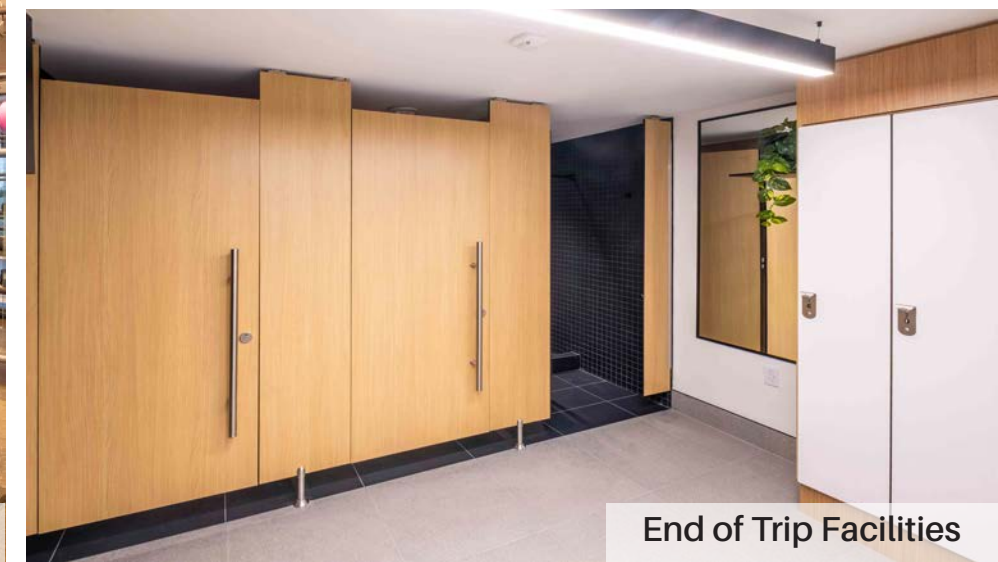
End of Trip Facilities



End of Trip Facilities



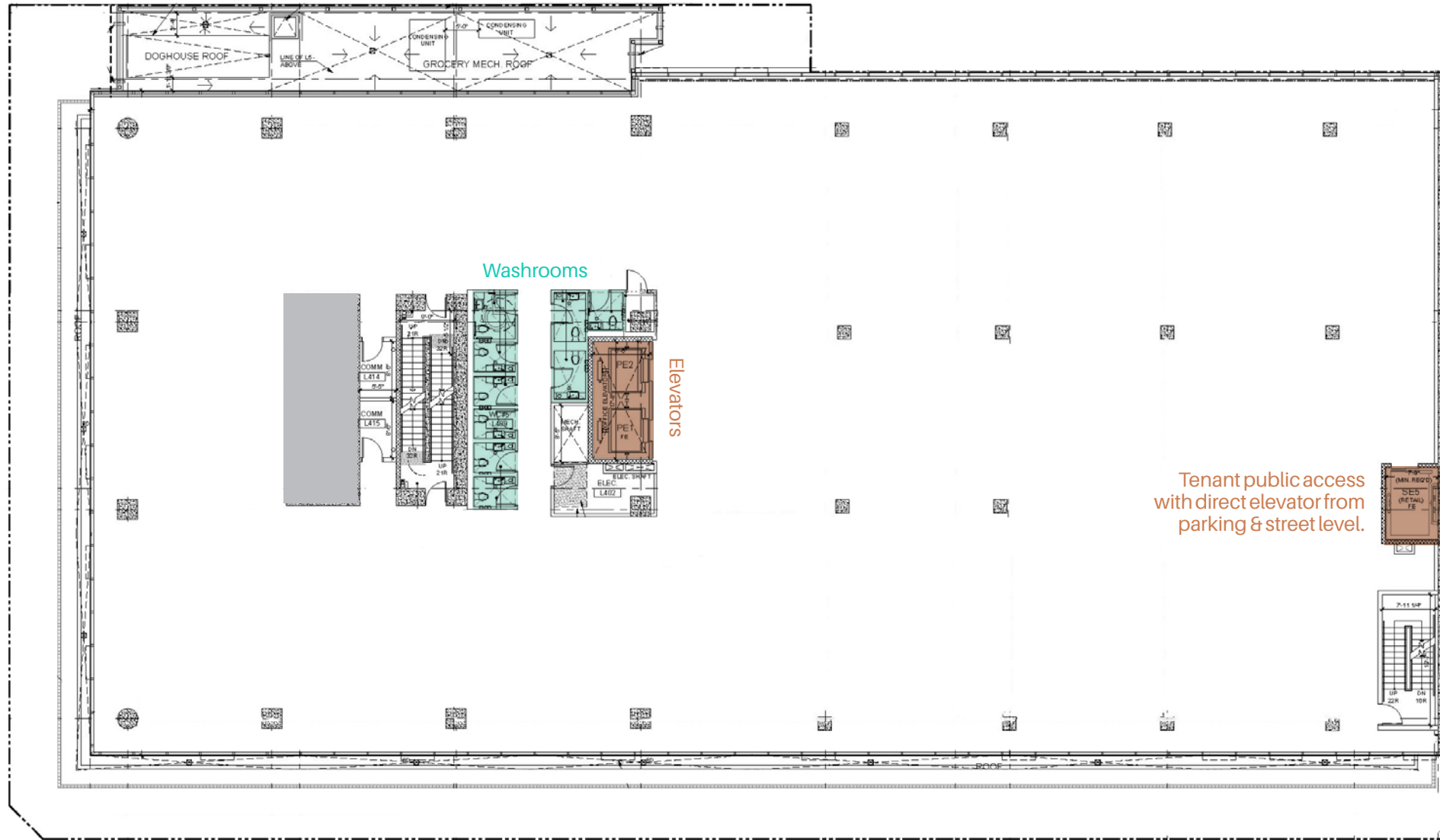
Fitness Facility



End of Trip Facilities

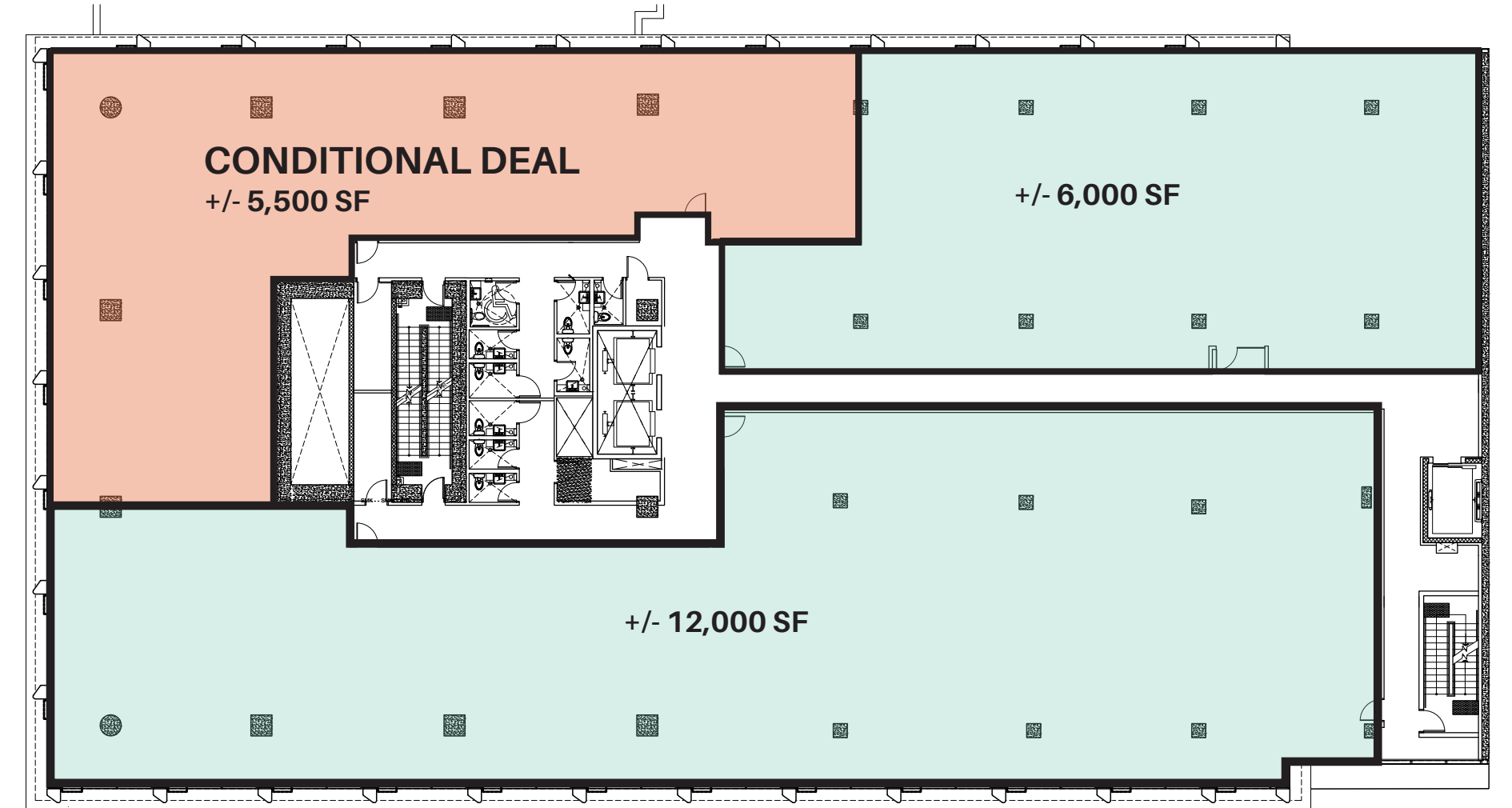
LEVEL 4 | FLOOR PLAN

22,063 SF



LEVEL 5 | FLOOR PLAN

23,464 SF

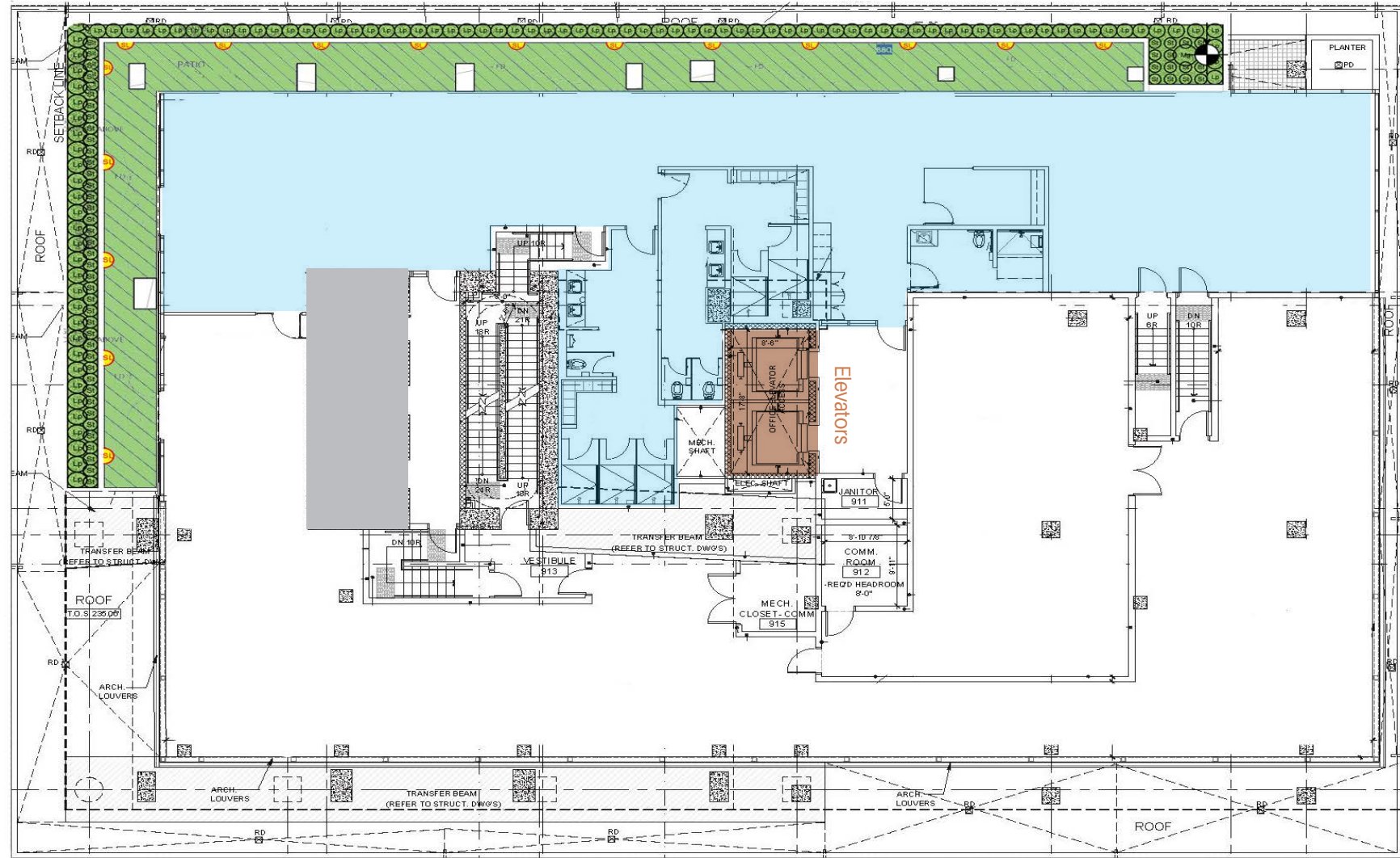


The fifth floor multi-tenant corridor offers flexible suite sizes to accommodate a variety of tenant needs.

Please contact our agents to discuss potential demising options.

*Floor plans not to scale and all measurements are approximate.

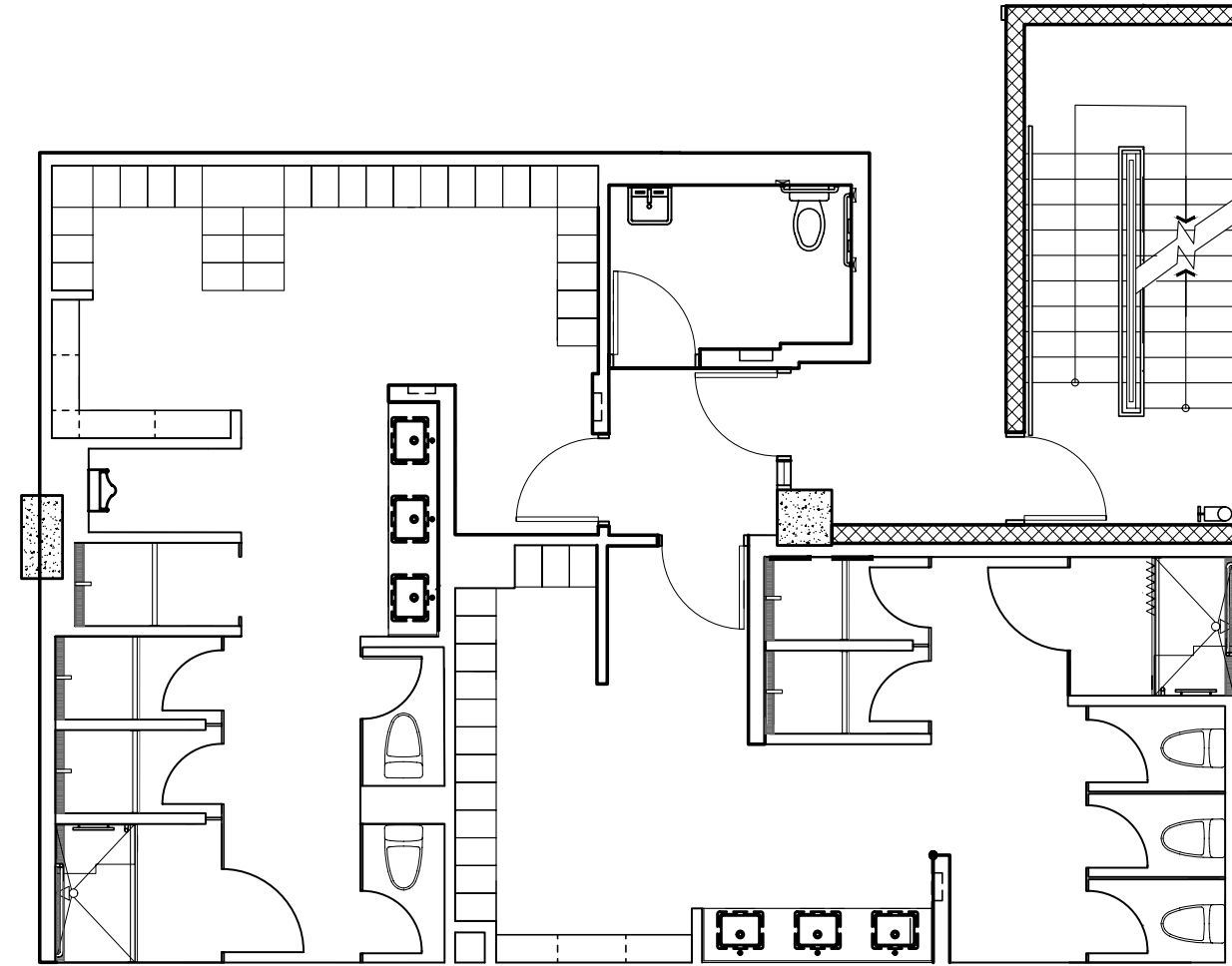
LEVEL 9 | FITNESS FACILITY & OUTDOOR DECK



4,015 SF FITNESS FACILITY

1,050 SF OUTDOOR DECK

LEVEL P1 | END OF TRIP FACILITIES



END OF TRIP FACILITIES




YOU CAN ARRIVE FROM ANYWHERE

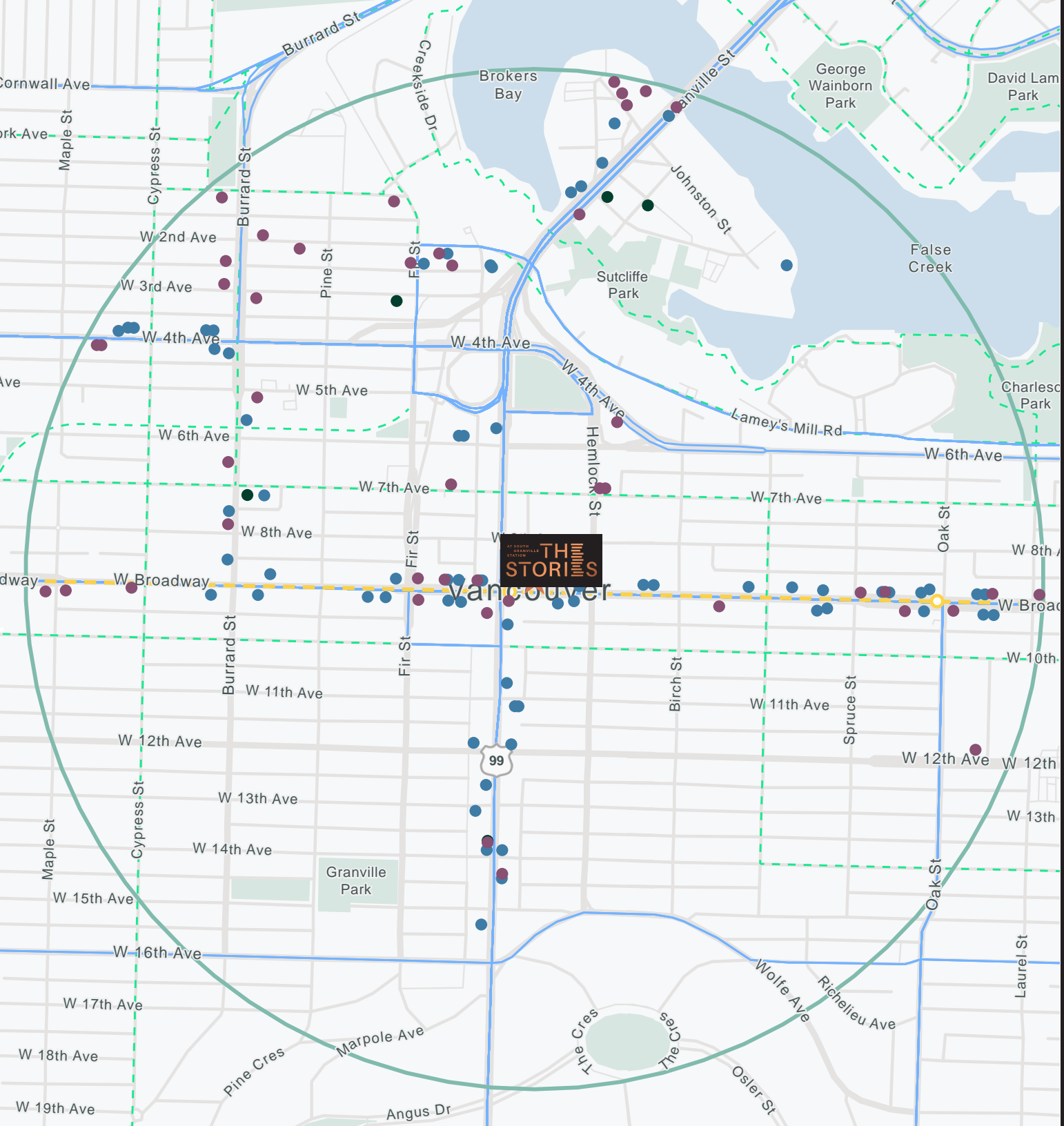


The location offers connectivity by foot and bike with Vancouver's famous seawall and the Arbutus Greenway a few blocks away.

The Stories is a paradise for walkers, bikers, and transit riders.

97 Walk Score **92** Bike Score **100** Transit Score

-  5-Min to Downtown Vancouver
8-Min to Kitsilano
8-Min to Mount Pleasant
25-Min to YVR Airport
-  1-Min walk to Bus 010, 014, 016, 009, 99, N10, N17
-  Dedicated bike path along W 7th & 10th Avenue



The Stories is situated on one of Vancouver's most prestigious corners, the intersection of West Broadway and Granville. Desirably located along the Broadway Corridor, the building allows for easy connection to downtown and the west side of Vancouver including the University of British Columbia and Vancouver General Hospital.

Rising directly above the future South Granville SkyTrain Station, this site is seamlessly integrated with the transformative Broadway Line Extension, offering effortless connections to other SkyTrain lines, the West Coast Express, and SeaBus.

Situated in the charming Fairview neighborhood, The Stories is just steps away from a variety of boutique cafés, restaurants, and amenities within the vibrant South Granville shopping district.

NEARBY AMENITIES (1KM RADIUS)

536+ Retail & Services

146+ Restaurants & Bars

75+ Cafes

AT SOUTH GRANVILLE STATION

THE STORIES

YOU CAN GO ANYWHERE.

Enjoy seamless connectivity to Downtown Vancouver with direct building access to the highly anticipated Broadway SkyTrain extension and the upcoming South Granville Station



FUTURE SOUTH GRANVILLE STATION

ELEVATE YOUR STRENGTH.

4,015 SF indoor fitness facility with outdoor amenity deck on level 9.



RELAX, REFRESH, RECHARGE.

End of Trip Facilities with showers and lockers for bicycle commuters and outdoor enthusiasts.



PINNACLE OF MODERN OFFICE.

LEED Gold and Wired Platinum with access to multiple high-speed fiber optic Internet service providers.



PANORAMIC VIEWS.

Large outdoor private sky decks on levels 6, 7, 8 to enjoy the breathtaking panoramic city, mountain, and ocean views.



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thestoriessouthgranville.com

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