

**AVISON  
YOUNG**

# For Sublease

408 - 470 Granville Street  
Vancouver, BC



Opportunity to sublease move-in ready office space in the heart of Downtown Vancouver.

**Anna Robinson**, Associate  
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# For Sublease

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Vancouver, BC



## Property details

**SUITE**  
408

**SIZE**  
1,019 sf

**EXPIRY**  
Sublease expires December 30th, 2026

**AVAILABILITY**  
on 30 day's notice

**FURNITURE**  
Negotiable






**IMPROVEMENTS**  
3 window offices, kitchenette, and open area

**ADDITIONAL RENT**  
\$15.88 psf (2025 estimate)  
*Excludes utilities and janitorial*

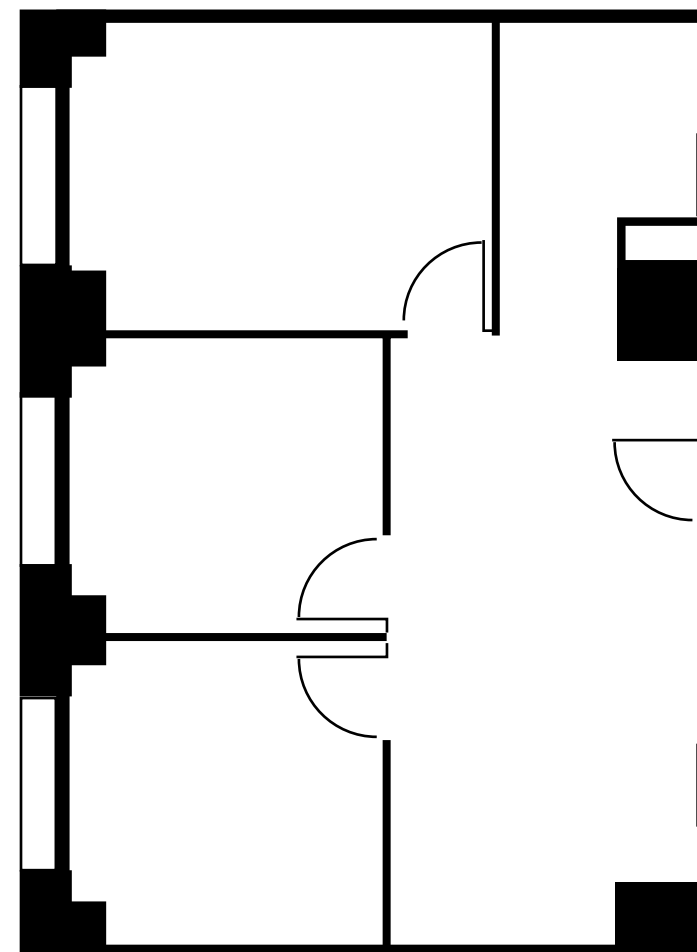
## The opportunity

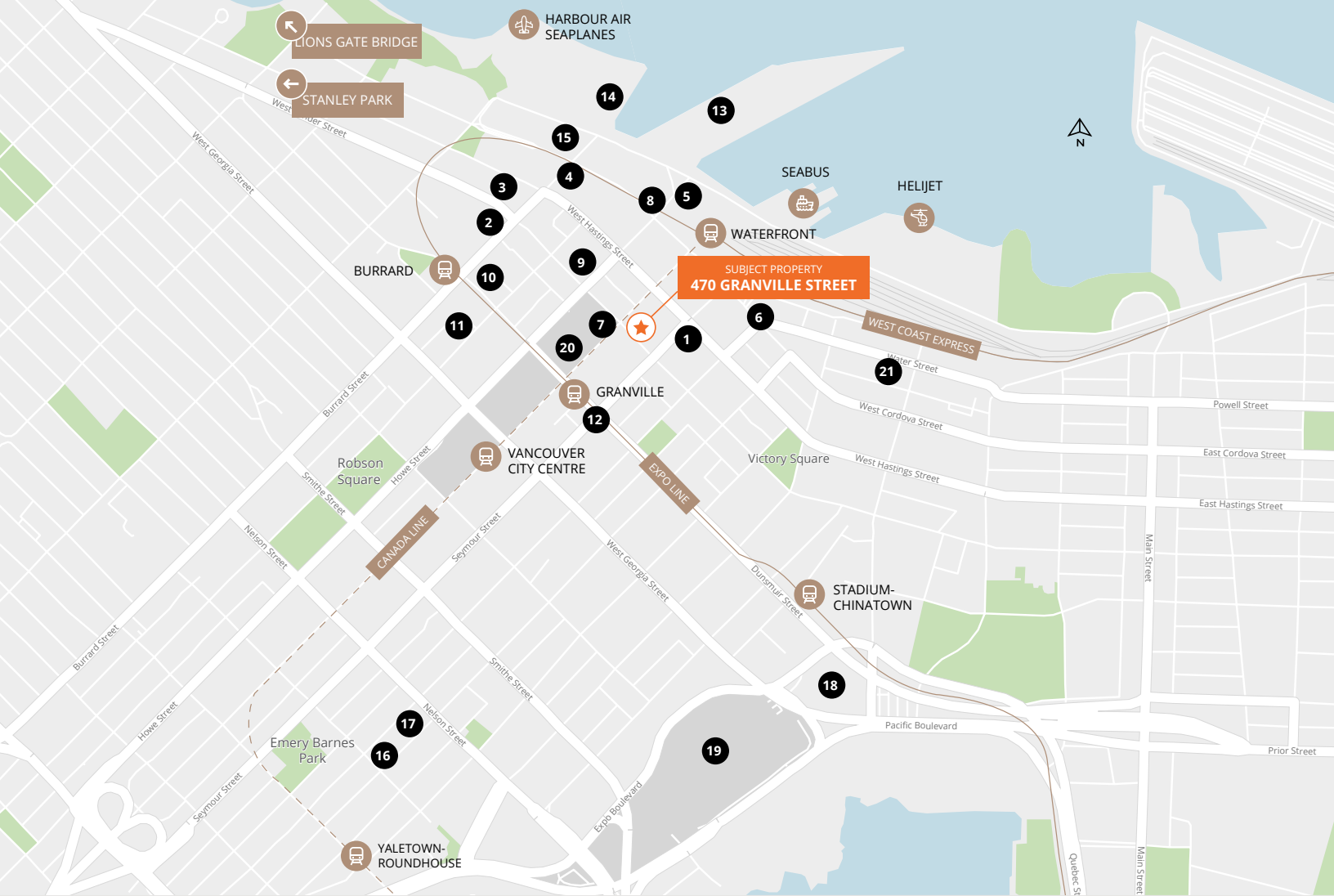
Prime opportunity to sublease beautifully improved office space in the heart of Downtown Vancouver. Located on the corner of Granville and West Pender Streets, The Rogers Building offers heritage charm as it has been extremely well maintained. The Premises offers 3 window offices, a kitchenette and an open area.

## Suite features

-  Bright office with modern improvements
-  3 offices
-  Open area
-  Kitchenette
-  24/7 fob access

## Floor plan





 **97** Walk Score  
"Walker's Paradise"

 **100** Transit Score  
"Rider's Paradise"

 **79** Bike Score  
"Biker's Paradise"

## Nearby amenities

- |                                   |                                      |                          |
|-----------------------------------|--------------------------------------|--------------------------|
| 1. Breka Bakery & Café (Hastings) | 8. Fairmont Waterfront               | 15. Fairmont Pacific Rim |
| 2. JOEY Bentall One               | 9. EXchange Hotel Vancouver          | 16. Blue Water Cafe      |
| 3. Nightingale                    | 10. Cactus Club Cafe Bentall 5       | 17. The Parlour          |
| 4. Riley's Fish & Steak           | 11. Hy's Steakhouse & Cocktail Bar   | 18. Rogers Arena         |
| 5. Miku Vancouver                 | 12. Gotham Steakhouse & Cocktail Bar | 19. BC Place             |
| 6. Steamworks Brewpub             | 13. Coal Harbour Bar                 | 20. CF Pacific Centre    |
| 7. Starbucks                      | 14. Chop Steakhouse & Bar            |                          |

## Contact for more information

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