



AT SOUTH
GRANVILLE
STATION

THE STORIES

1477 W BROADWAY, VANCOUVER BC

60%
PRELEASED

FOR LEASE
AVAILABLE NOW!

PCI
DEVELOPMENTS

CBRE

AVAILABLE NOW!



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!



WiredScore
PLATINUM

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.

GRANVILLE BRIDGE

GRANVILLE STREET

WEST BROADWAY
FUTURE BROADWAY SKY TRAIN EXTENSION



FUTURE
SOUTH GRANVILLE
STATION

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



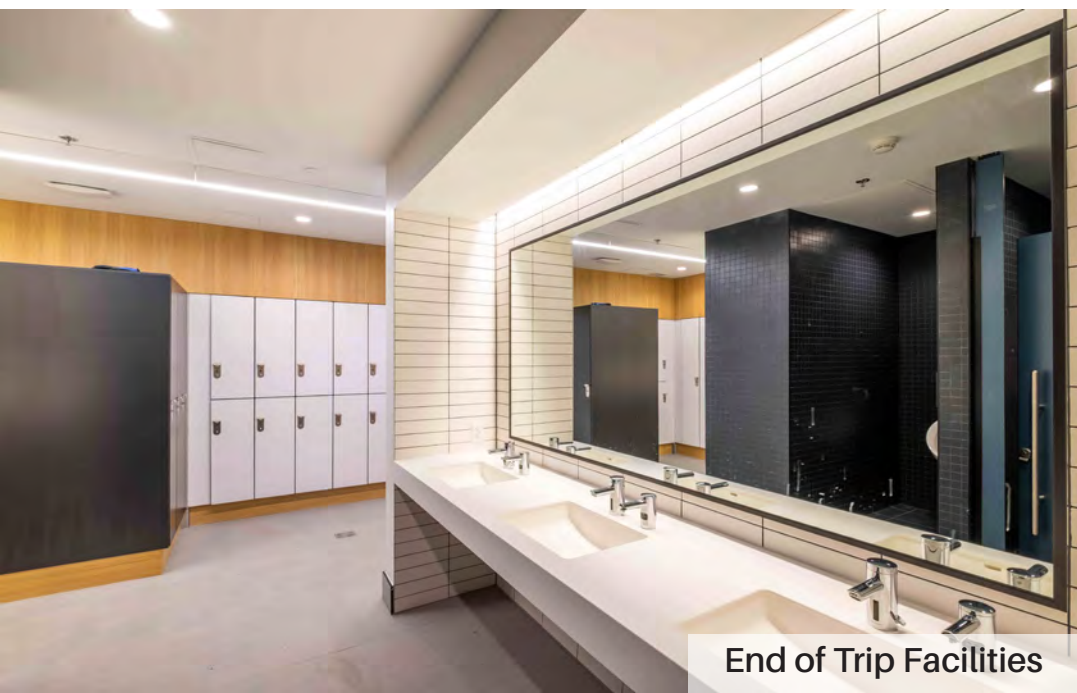
Lobby



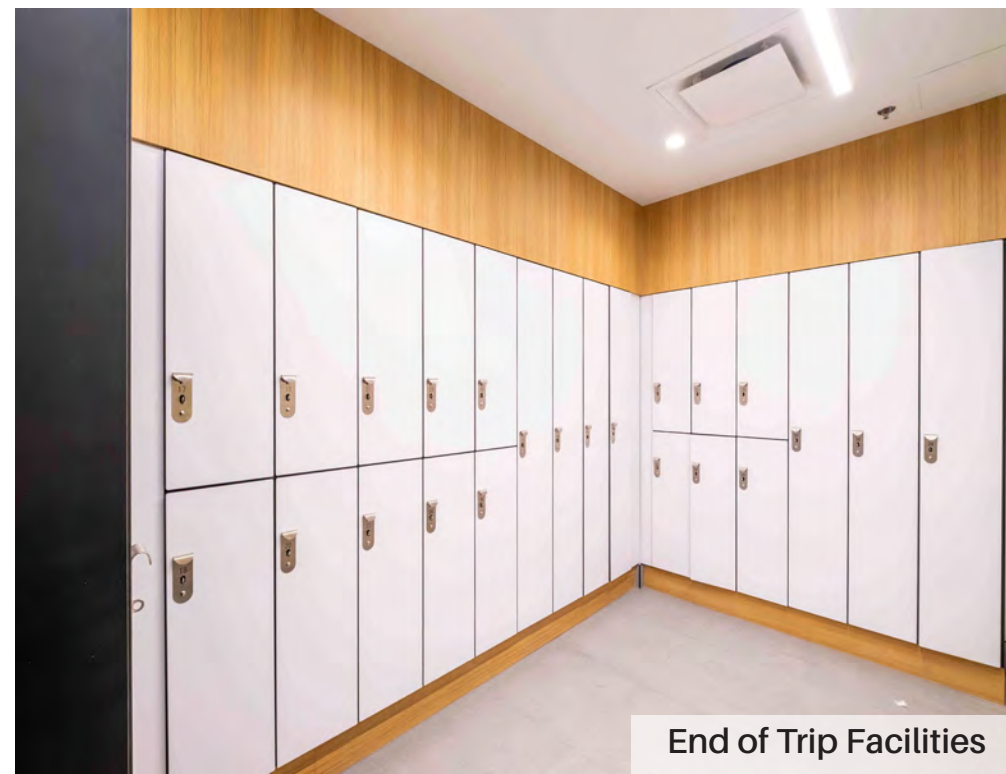
Fitness Facility



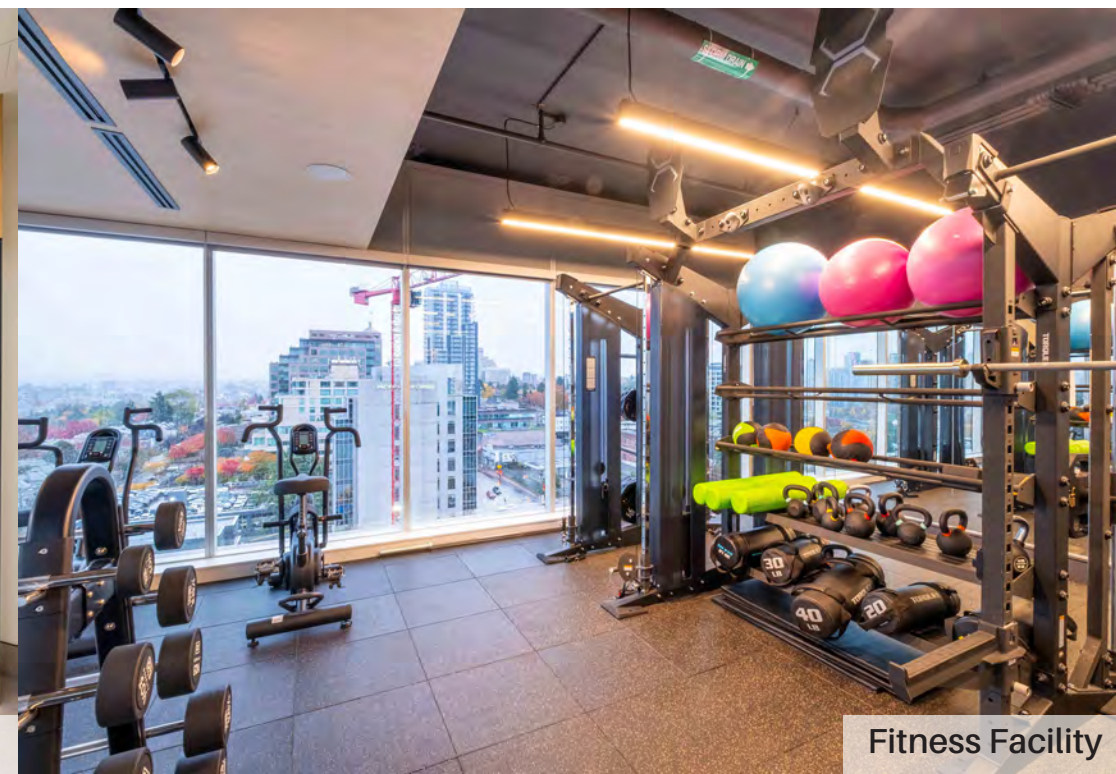
Fitness Facility



End of Trip Facilities



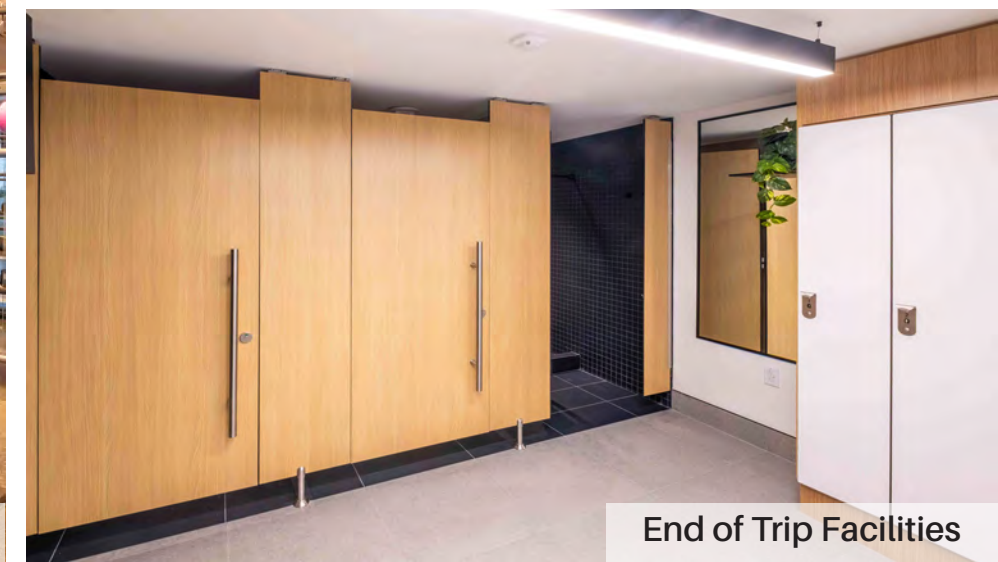
End of Trip Facilities



Fitness Facility



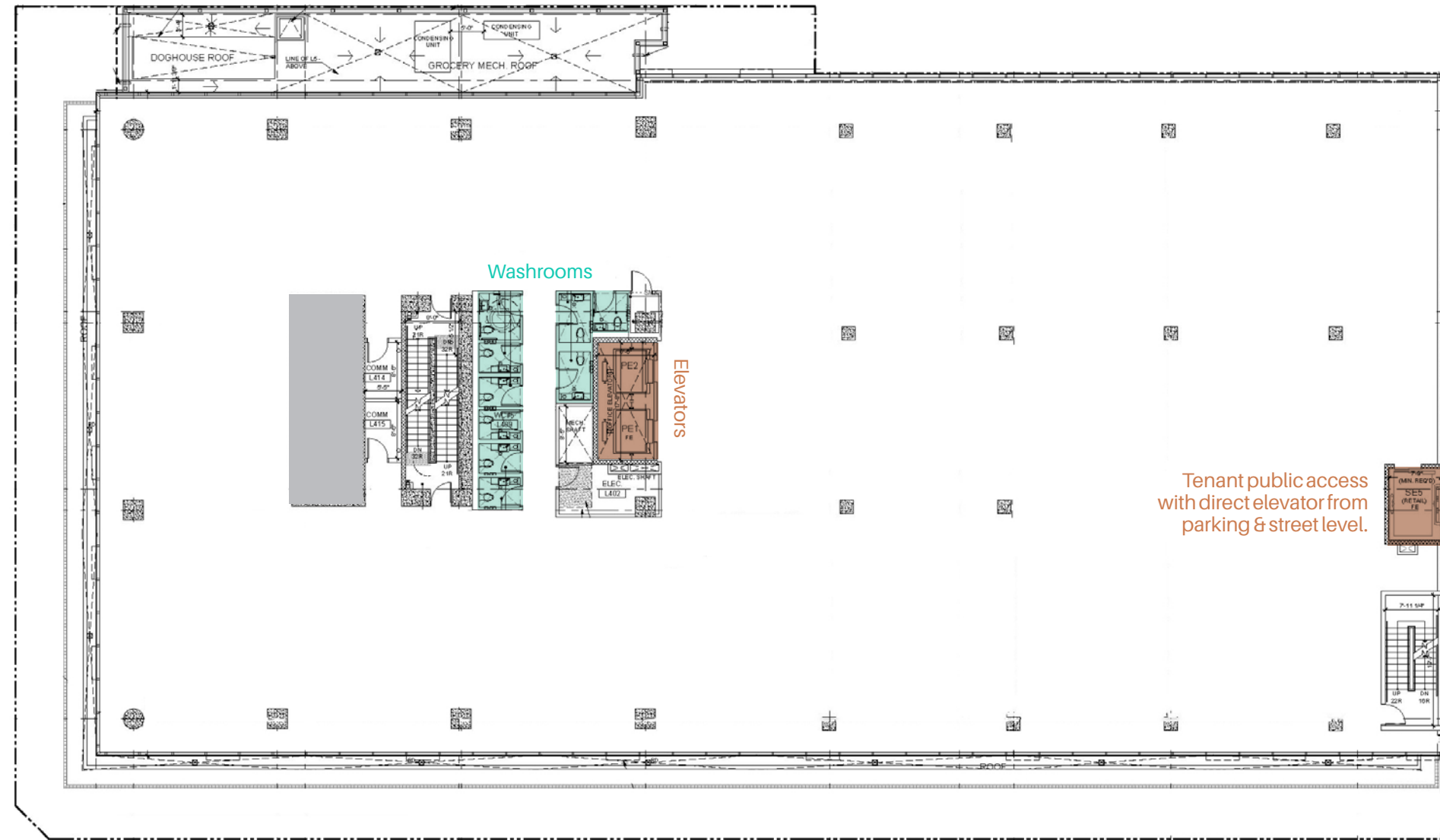
End of Trip Facilities



End of Trip Facilities

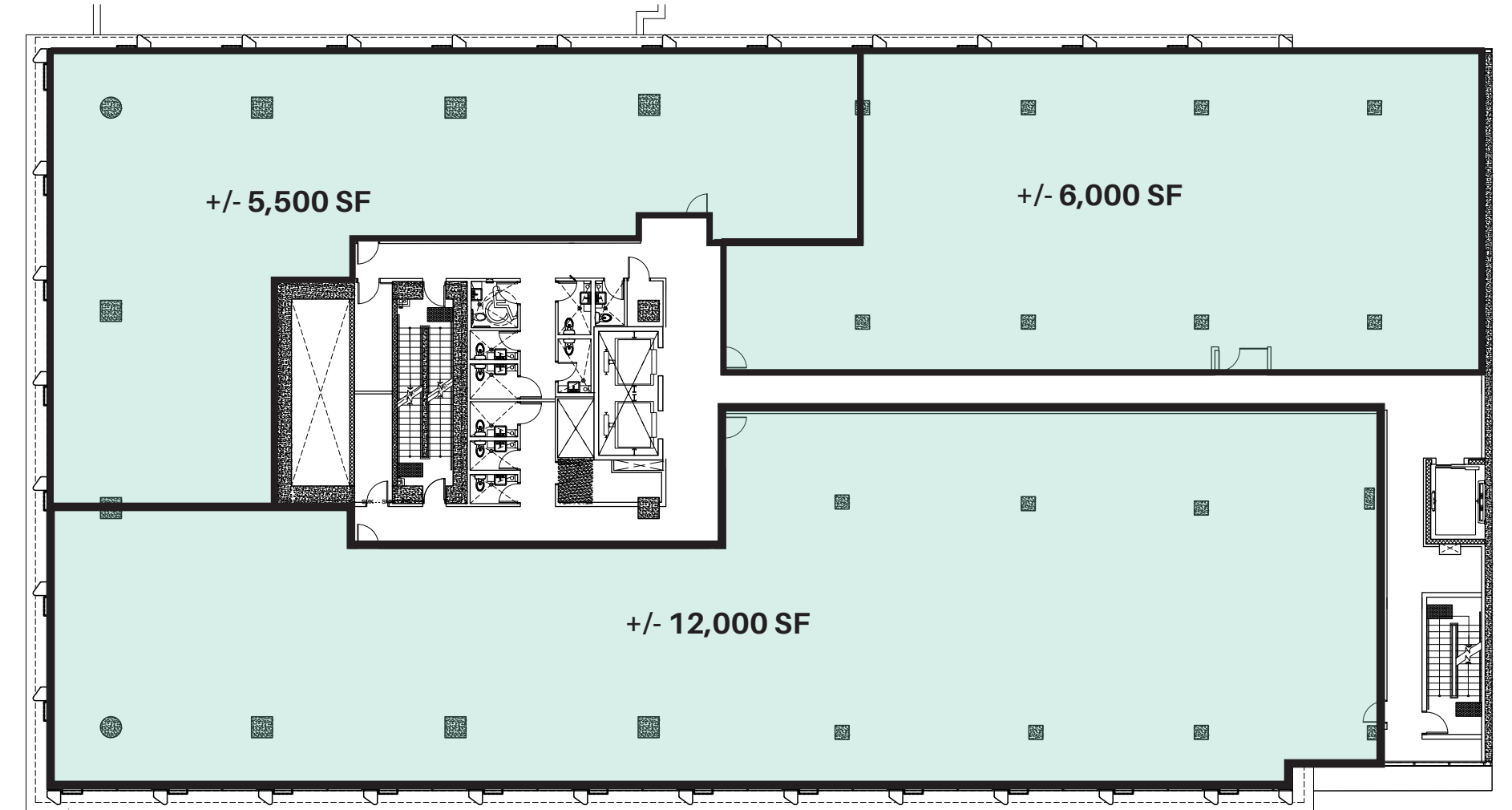
LEVEL 4 | FLOOR PLAN

22,063 SF



LEVEL 5 | FLOOR PLAN

23,464 SF

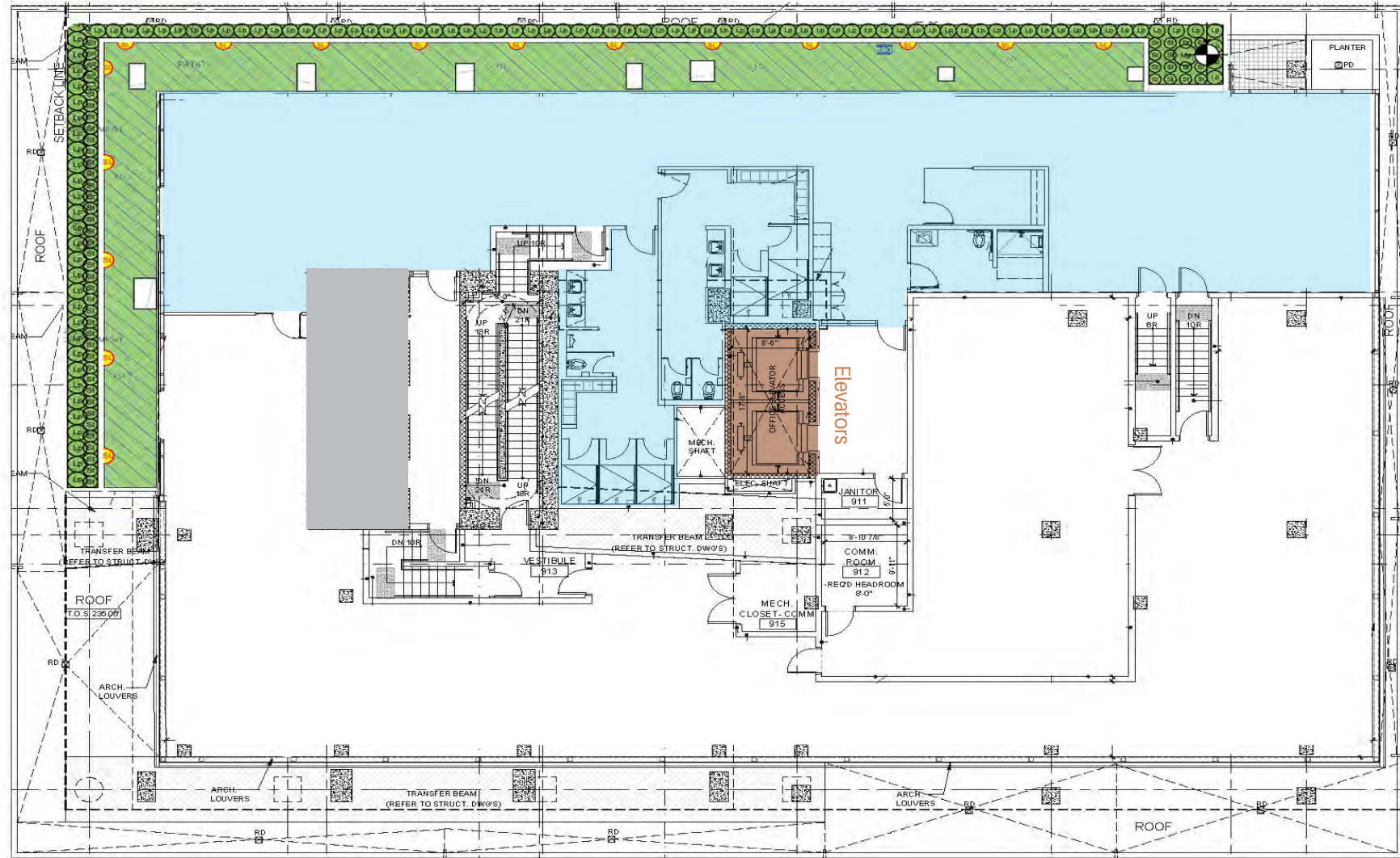


The fifth floor multi-tenant corridor offers flexible suite sizes to accommodate a variety of tenant needs.

Please contact our agents to discuss potential demising options.

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

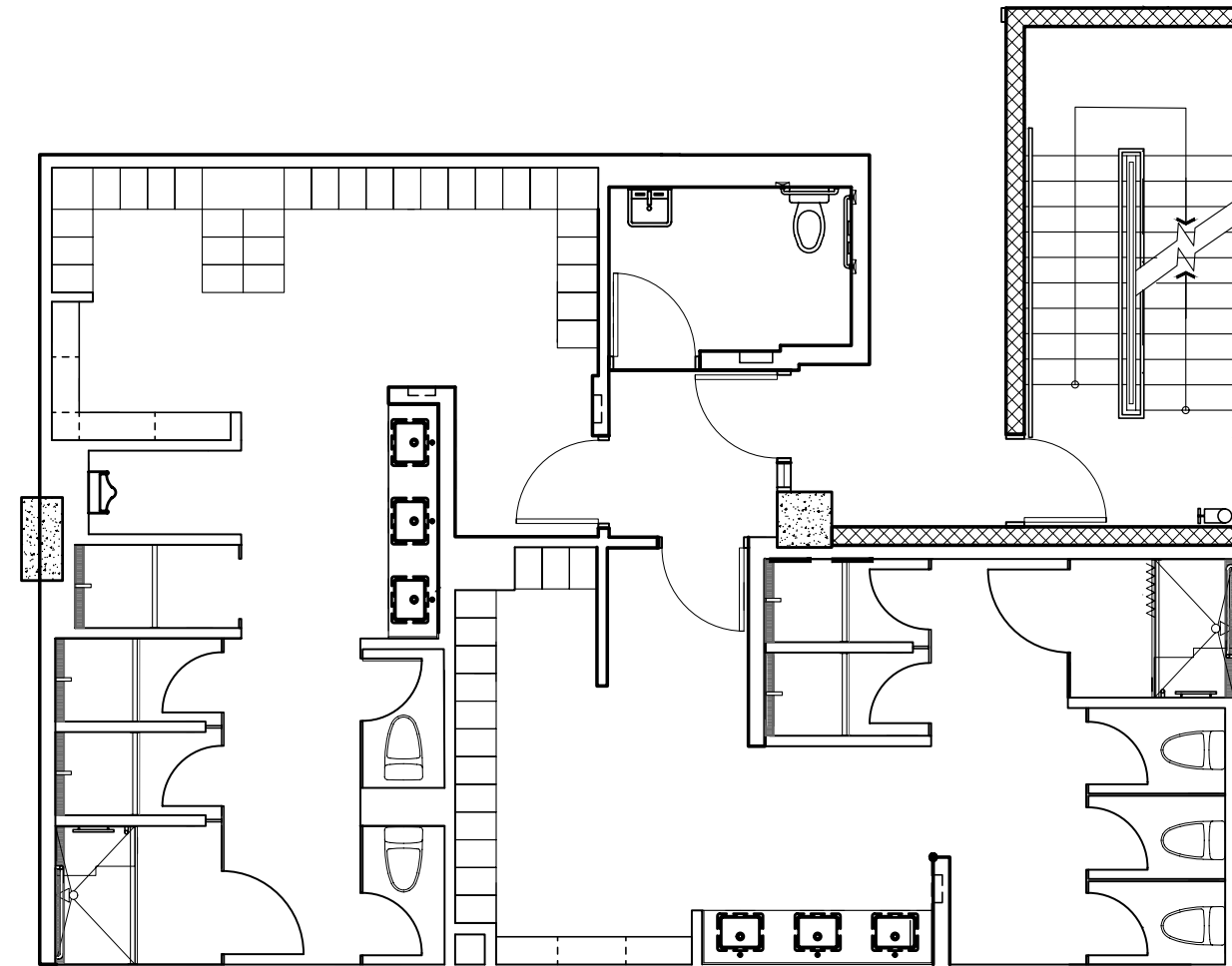
LEVEL 9 | FITNESS FACILITY & OUTDOOR DECK



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

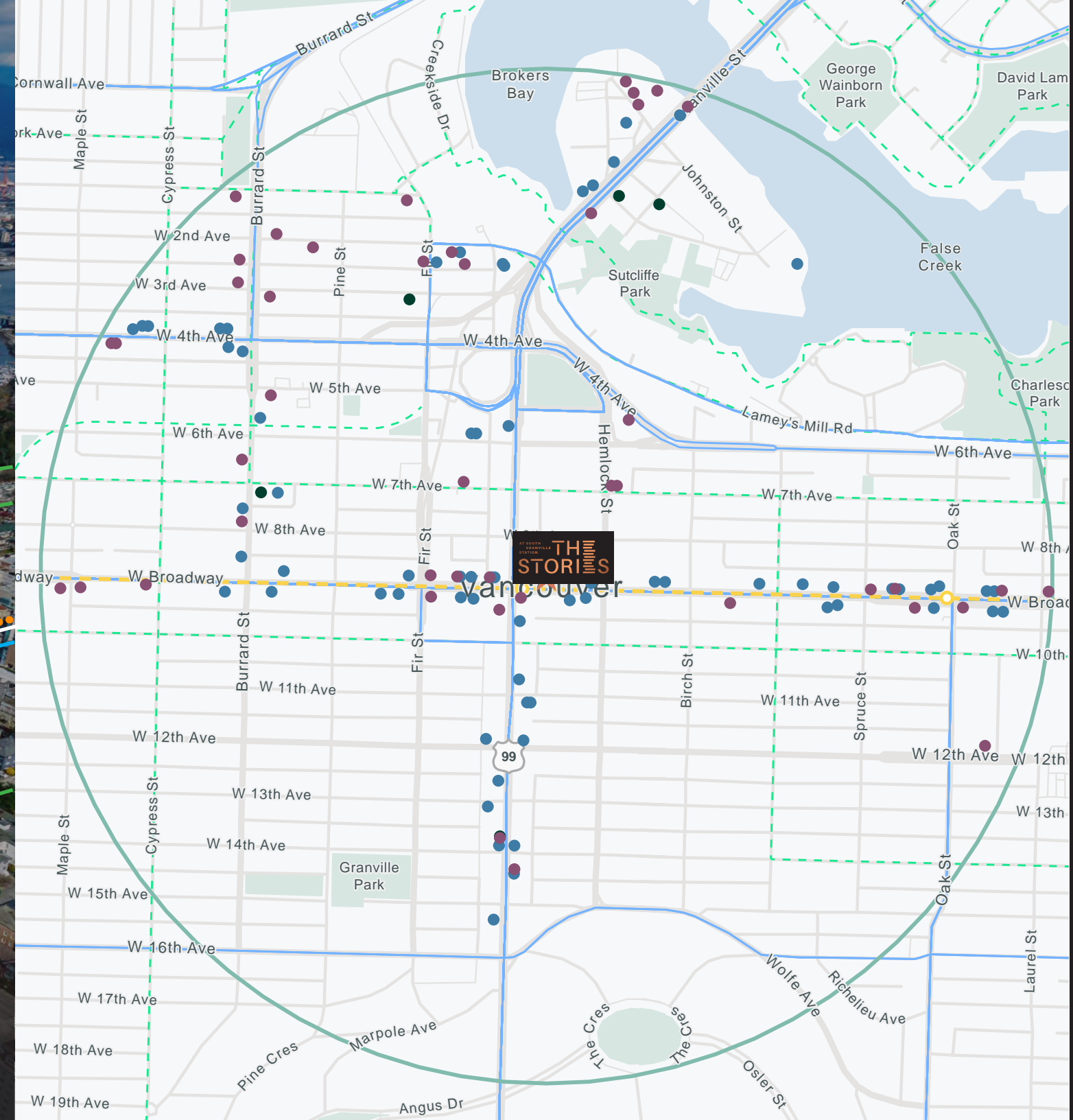


The location offers connectivity by foot and bike with Vancouver's famous seawall and the Arbutus Greenway a few blocks away.

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



ELEVATE YOUR STRENGTH.

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

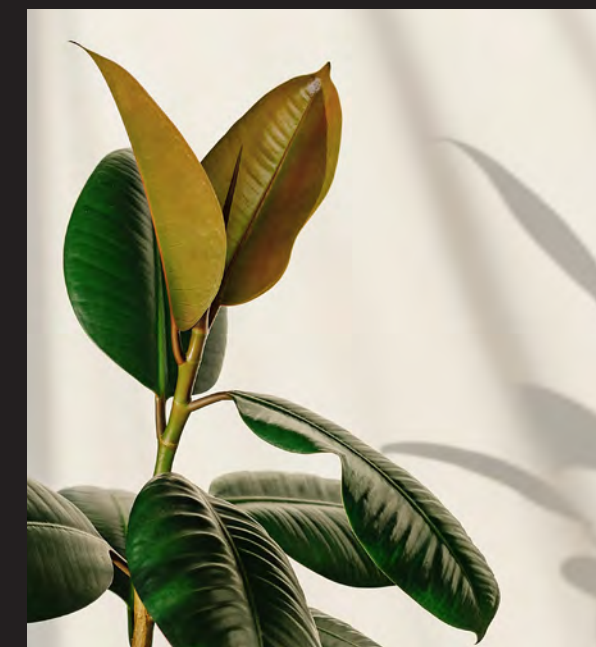
RELAX, REFRESH, RECHARGE.

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.

AT SOUTH
GRANVILLE
STATION

THE STORIES

thestoriessouthgranville.com

CONTACT US FOR MORE INFORMATION

LUKE GIBSON

Personal Real Estate Corporation
Senior Vice President
CBRE Limited, Office Properties
luke.gibson@cbre.com
604 662 5142

BLAIR QUINN

Personal Real Estate Corporation
Vice Chairman
CBRE Limited, The HTFG
blair.quinn@cbre.com
604 662 5161

PCI
DEVELOPMENTS

CBRE

CBRE Limited | 1021 West Hastings Street, Suite 2500 | Vancouver, BC V6E 0C3

www.pci-group.com | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). All references to CBRE Limited herein shall be deemed to include CBRE, Inc. The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.