

**AVISON  
YOUNG**



**BOSA**  
DEVELOPMENT

**NEW FURNISHED SHOW SUITE  
COMING SOON!**



320  
GRANVILLE

**Final phased release** of  
developer-direct units in a  
AAA class office tower with  
unmatched amenities

**Glenn Gardner\***, Principal  
604 647 5092  
glenn.gardner@avisonyoung.com  
*\*Glenn Gardner Personal Real Estate Corporation*

**Stephanie Yeargin**, Vice President  
604 757 4985  
stephanie.yeargin@avisonyoung.com













# OPPORTUNITY

320 Granville is a brand new AAA class office tower that bridges the gap between Vancouver's waterfront and the historic Gastown and highly sought-after Coal Harbour neighbourhoods, offering a new office standard of excellence to the people of Vancouver.









## AMENITIES

-  Fitness centre
-  End-of-trip facilities
-  Bookable private treatment & consultation rooms
-  Bookable private fitness studio
-  Tenant-exclusive rooftop patio with unprecedented views
-  Bookable meeting rooms and boardrooms
-  Laundry service (upon request)
-  Common kitchen
-  Co-working spaces for semi-private or communal work on amenity floor
-  Secure underground parking









**FOR SALE**



### UNIT 310

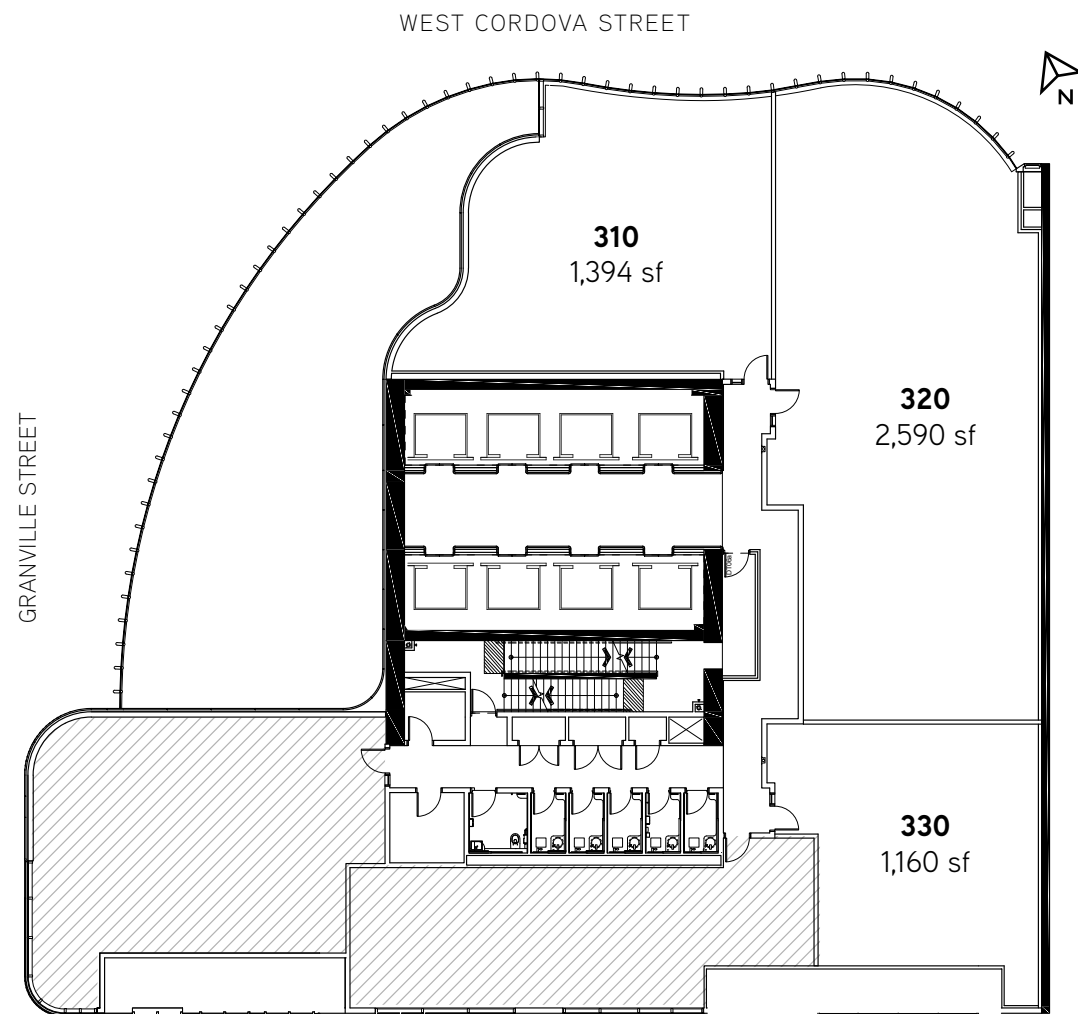
-  Size: 1,394 sf
-  Orientation: N
-  Asking Price: \$1,603,100
-  Monthly Strata Fees: \$1,787.09 incl. GST
-  Property Taxes (2025): \$23,057.00
-  Parking: 1 stall

### UNIT 320

-  Size: 2,590 sf
-  Orientation: NE
-  Asking Price: \$2,719,500
-  Monthly Strata Fees: \$3,313.01 incl. GST
-  Property Taxes (2025): \$39,888.00
-  Parking: 1 stall

### UNIT 330

-  Size: 1,160 sf
-  Orientation: S
-  Asking Price: \$1,102,000
-  Monthly Strata Fees: \$1,484.68 incl. GST
-  Property Taxes (2025): \$19,647.50



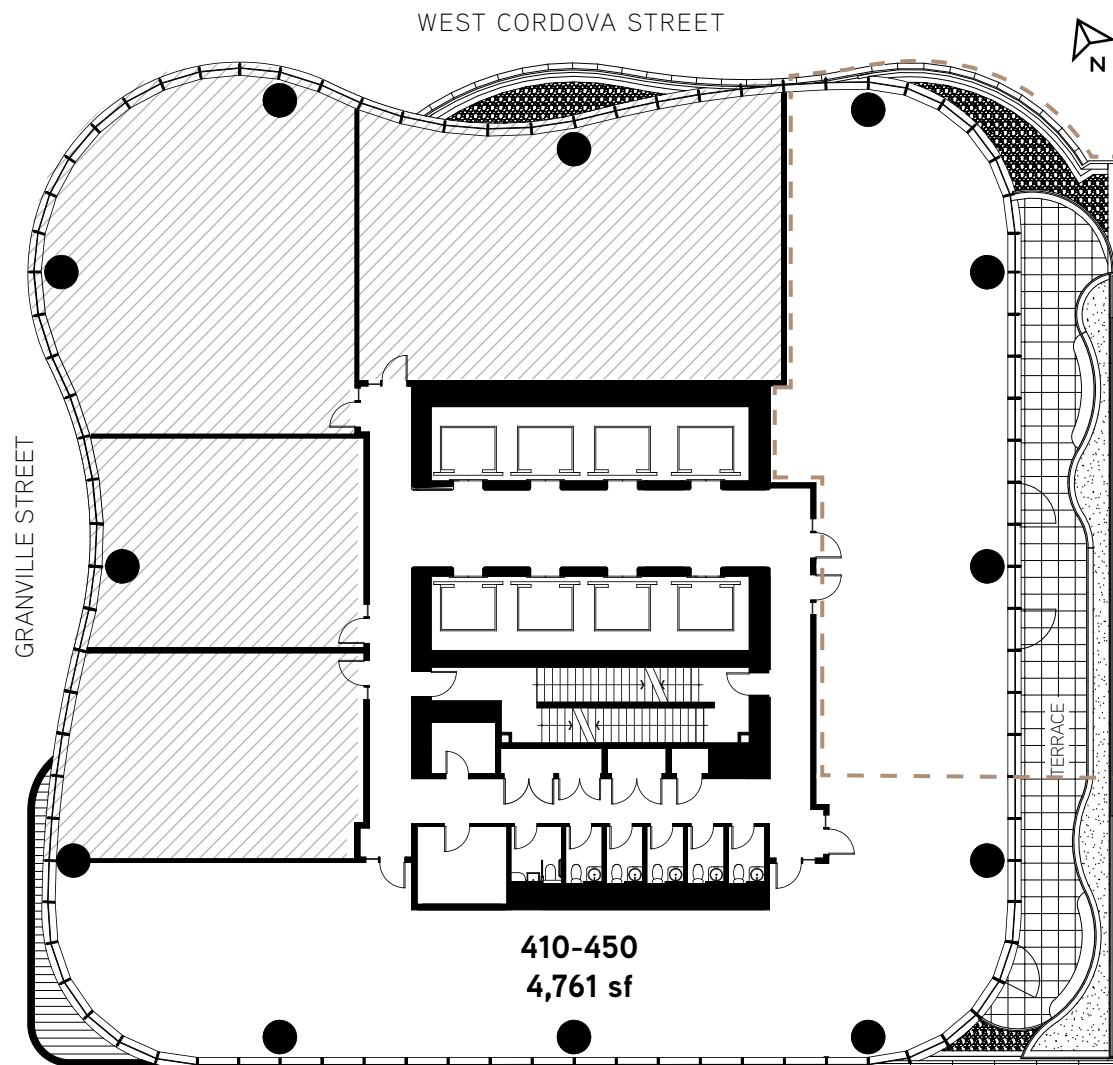
*Units can be combined for up to 5,144 sf*



**FOR SALE OR LEASE**

**UNIT 410-450**

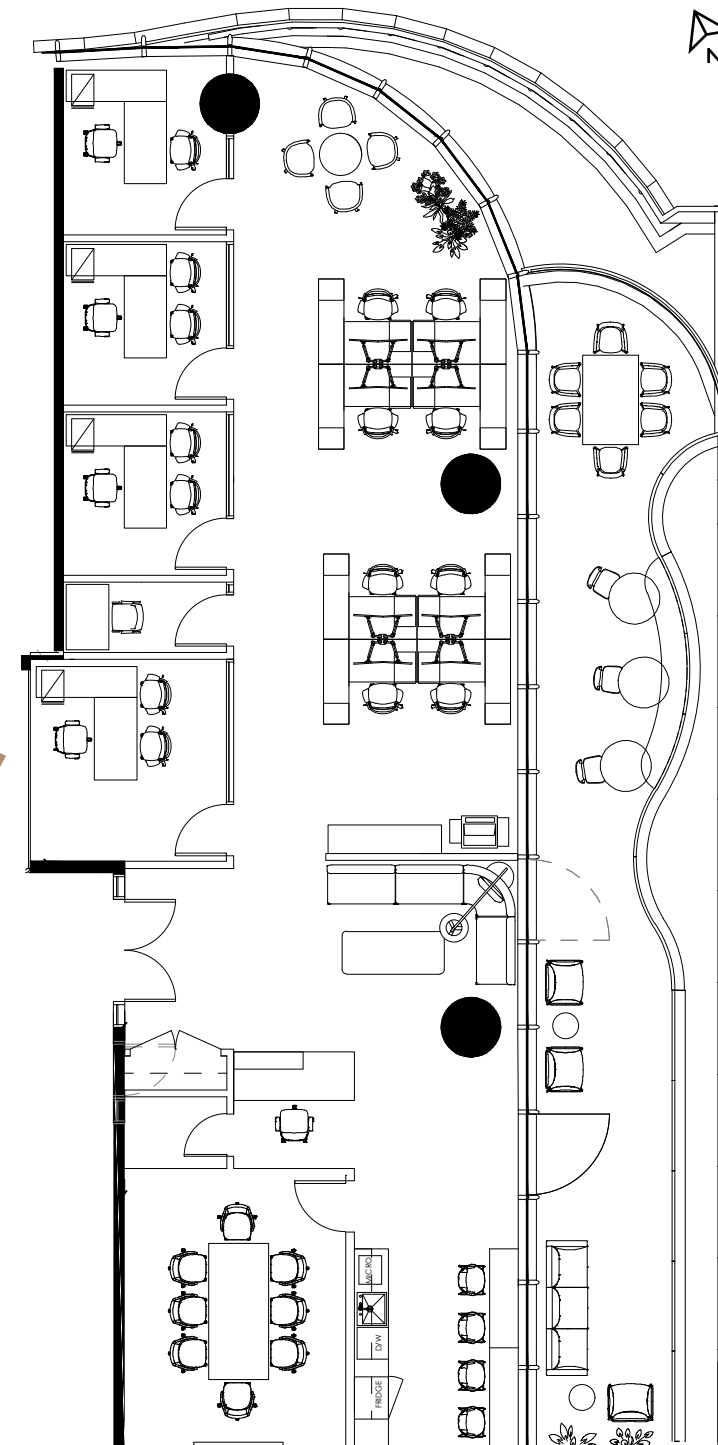
-  Size: 4,761 sf
-  Parking: 3 stalls
-  Available: Immediately
-  Asking Price: \$6,308,325 (shell condition)
-  Exclusive 1,456 sf outdoor patio
-  Monthly Strata Fees: \$6,076.16 incl. GST
-  Orientation: NE
-  Property Taxes (2025): \$82,558.20



**UPCOMING SHOW SUITE**




**UNIT 410-420**

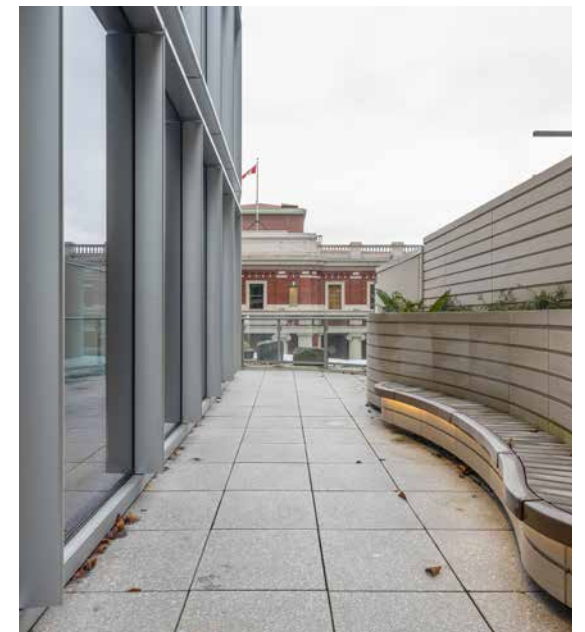
2,468 RENTABLE SF



**SUITE FEATURES**

- Fully furnished
- 4 offices
- Boardroom
- Phone booth
- Kitchen
- Reception
- Server/IT room
- 8 workstations
- Private patio

-  Asking Rate: Contact listing agents
-  Additional Rent (2026): \$30.50 psf
-  Available: September 1, 2026



FOR SALE

## UNIT 1150



Size: 1,155 sf



Asking Price: \$1,790,250



Available: Immediately



Monthly Strata Fees: \$1,470.92 incl. GST



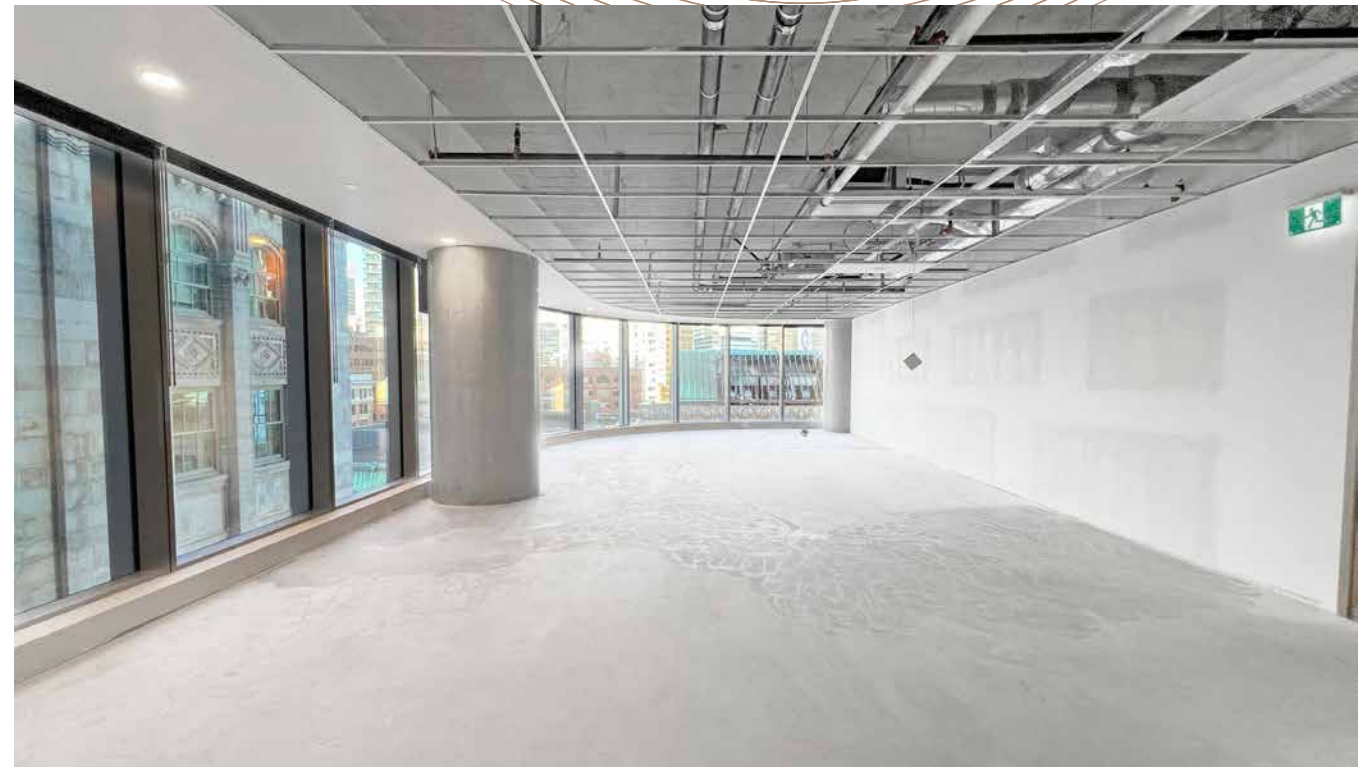
Orientation: SW



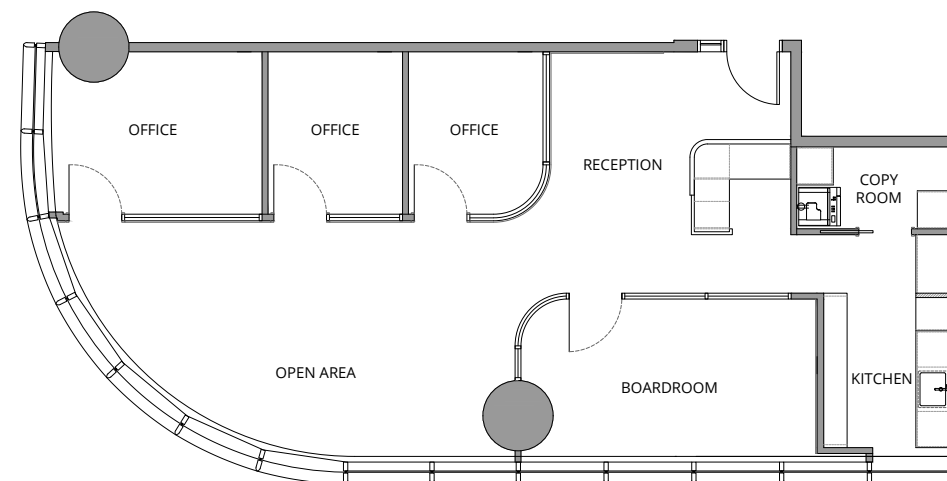
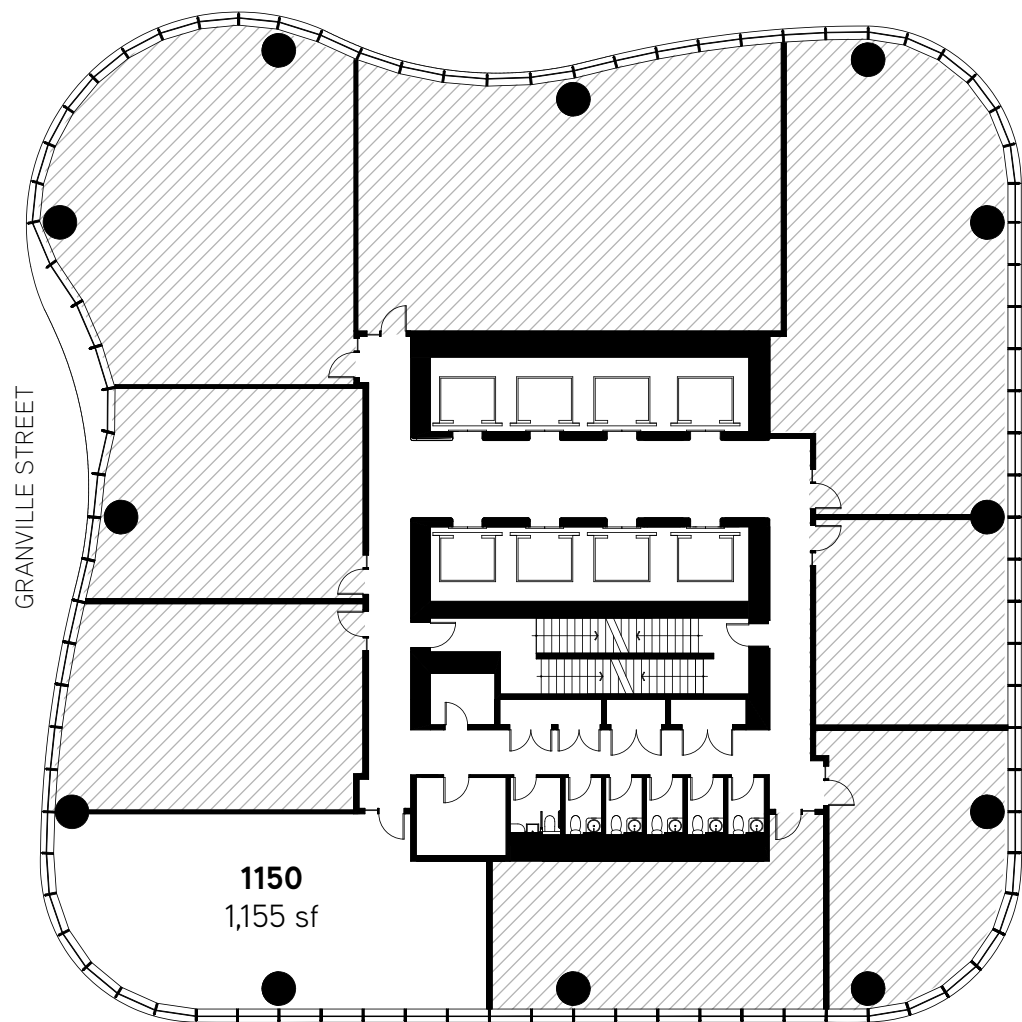
Property Taxes (2025): \$20,787.80



Parking: 1 stall



WEST CORDOVA STREET



### UNIT 1150 CONCEPTUAL LAYOUT\*

- Three (3) offices
- One (1) boardroom
- Kitchen & staff room
- Reception
- Copy/server room
- Open area

\*For ideas/planning purposes only. Unit in shell condition.

FOR SALE

## UNIT 1640



Size: 788 sf



Asking Price: \$1,260,800



Available: Immediately



Monthly Strata Fees: \$1,003.53 incl. GST



Orientation: S

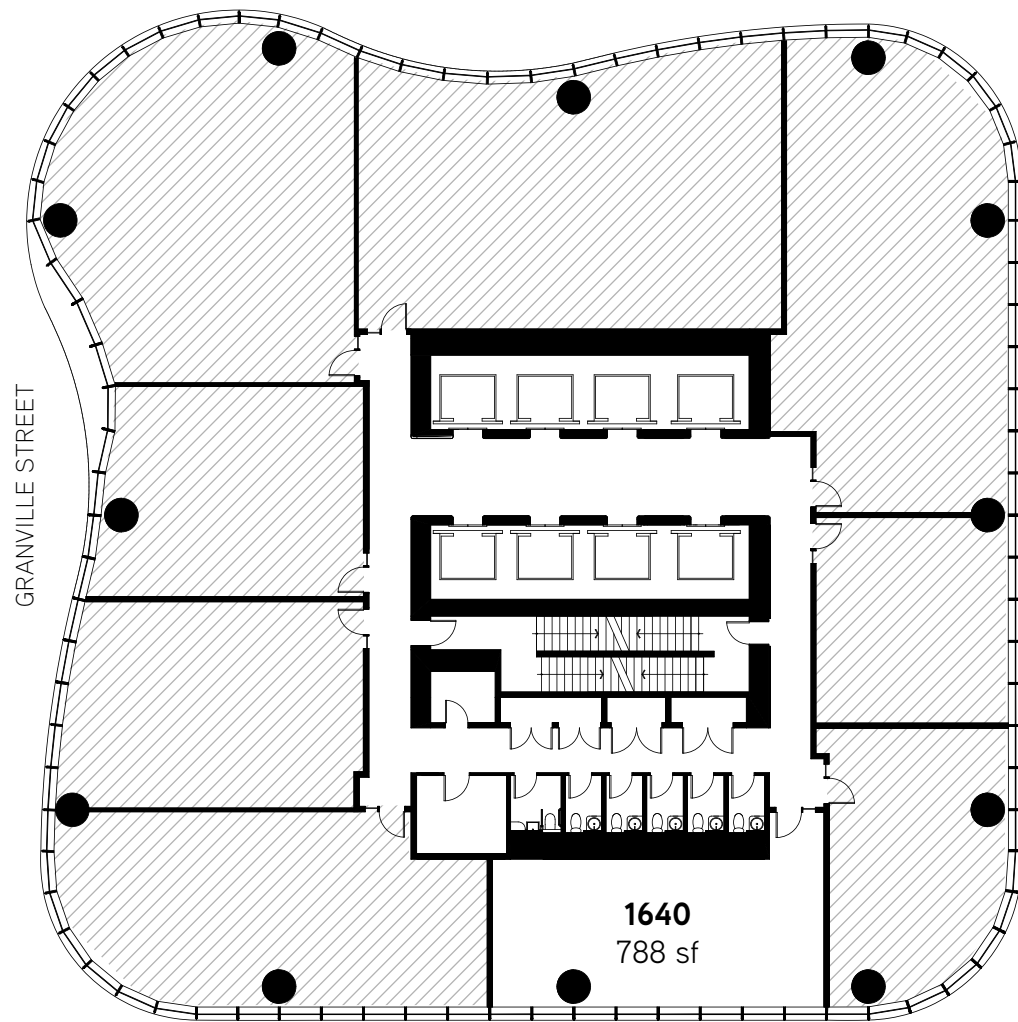


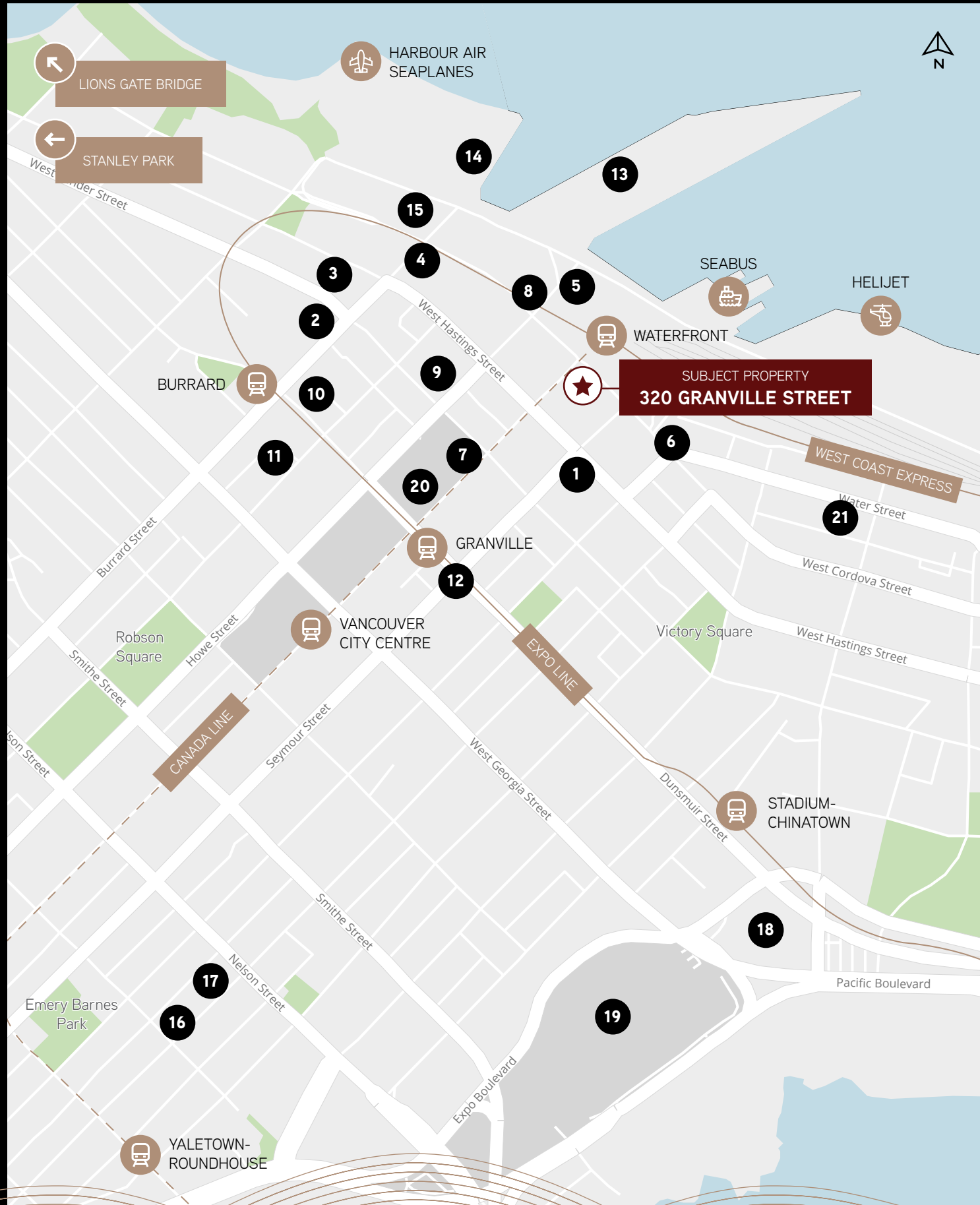
Property Taxes (2025): \$15,348.50



Parking: 1 stall

WEST CORDOVA STREET





## LOCATION

320 Granville, Vancouver's premier AAA class office building, bolsters excellent amenities to owners consisting of a variety of high-end restaurants, shops and services within walking distance to the property. Conveniently situated at 320 Granville Street, the architectural anomaly lies directly across from Waterfront Station, which house connections to all three SkyTrain lines, the West Coast Express, Seabus and serves as a direct source for many bus connections.

## AMENITIES

- Breka Bakery & Café (Hastings)
- JOEY Bentall One
- Nightingale
- Riley's Fish & Steak
- Miku Vancouver
- Steamworks Brewpub
- Starbucks
- Fairmont Waterfront
- EXchange Hotel Vancouver - An Executive Hotel
- Cactus Club Cafe Bentall 5
- Hy's Steakhouse & Cocktail Bar
- Gotham Steakhouse & Cocktail Bar
- Coal Harbour Bar
- Chop Steakhouse & Bar
- Fairmont Pacific Rim
- Blue Water Cafe
- The Parlour
- Rogers Arena
- BC Place
- CF Pacific Centre
- The Old Spaghetti Factory

**97**  
Walker's Paradise

**100**  
Rider's Paradise

**79**  
Very Bikable



Granville St



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