

**FOR LEASE**

# **BOSA WATERFRONT**

**1370-320 Granville Street,**  
Vancouver, BC

**Improved Office Space**



**Patricia Wong Chong\*** CCIM  
604.780.3889  
Patricia@macdonaldcommercial.com

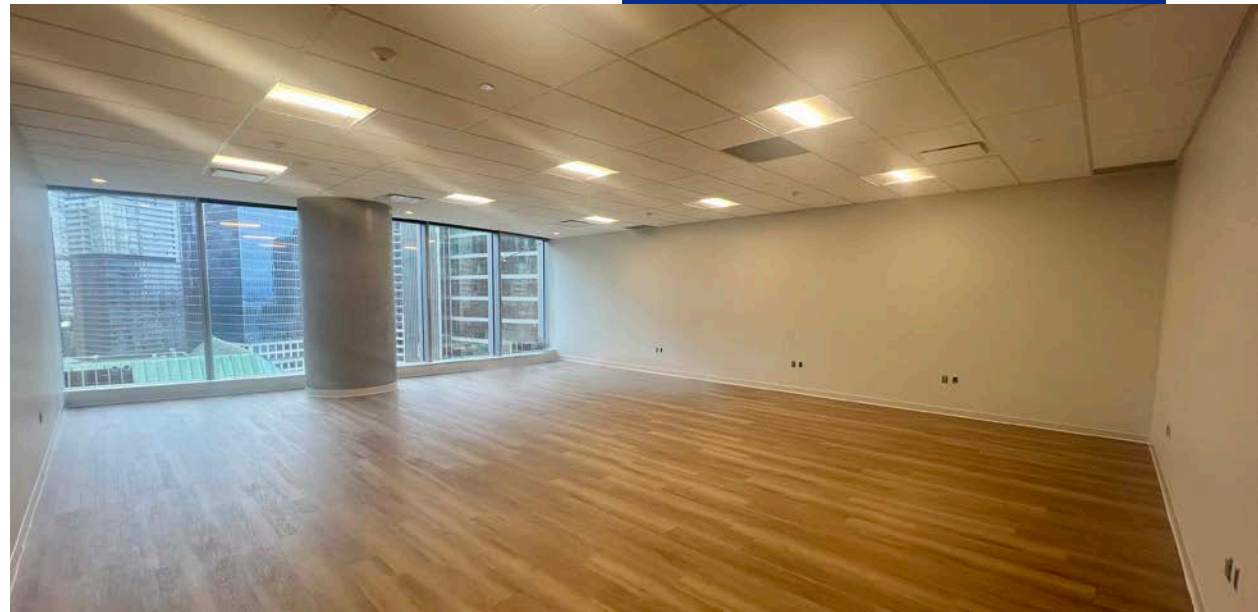
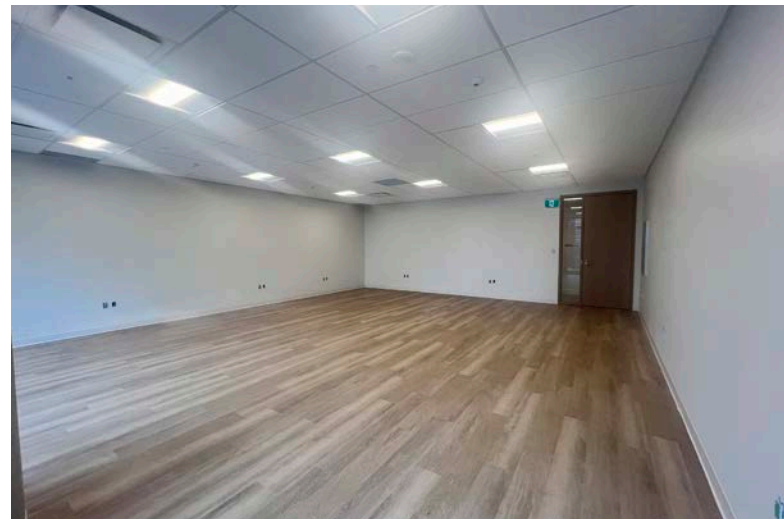
\*Personal Real Estate Corporation | Macdonald Commercial Real Estate Services Ltd.

**Macdonald**  

---

**COMMERCIAL**

- member of -  
**CORFAC**  
INTERNATIONAL



# PROPERTY INFORMATION

## PROPERTY SUMMARY

### LEGAL ADDRESS

320 Granville St #1370  
Vancouver, BC V6B 0G5

### ZONING

CD-1

### SIZE

+/- 830 SF

### PARKING

1 dedicated parking stall available at prevailing market rates

### BASIC RENT

\$36.00 per SF per annum

### ADDITIONAL RENT

Approx. \$38.04 per SF per annum

# BOSA WATERFRONT

1370 - 320 Granville Street, Vancouver BC

## OFFICE SPACE AVAILABLE

### LOCATION

Bosa Waterfront office building located on the corner of West Cordova and Granville Streets. Directly adjacent from Waterfront station main transit hub for Expo Skytrain line, Canada Skytrain line, SeaBus, West Coast Express.

### INTERIOR FINISHES

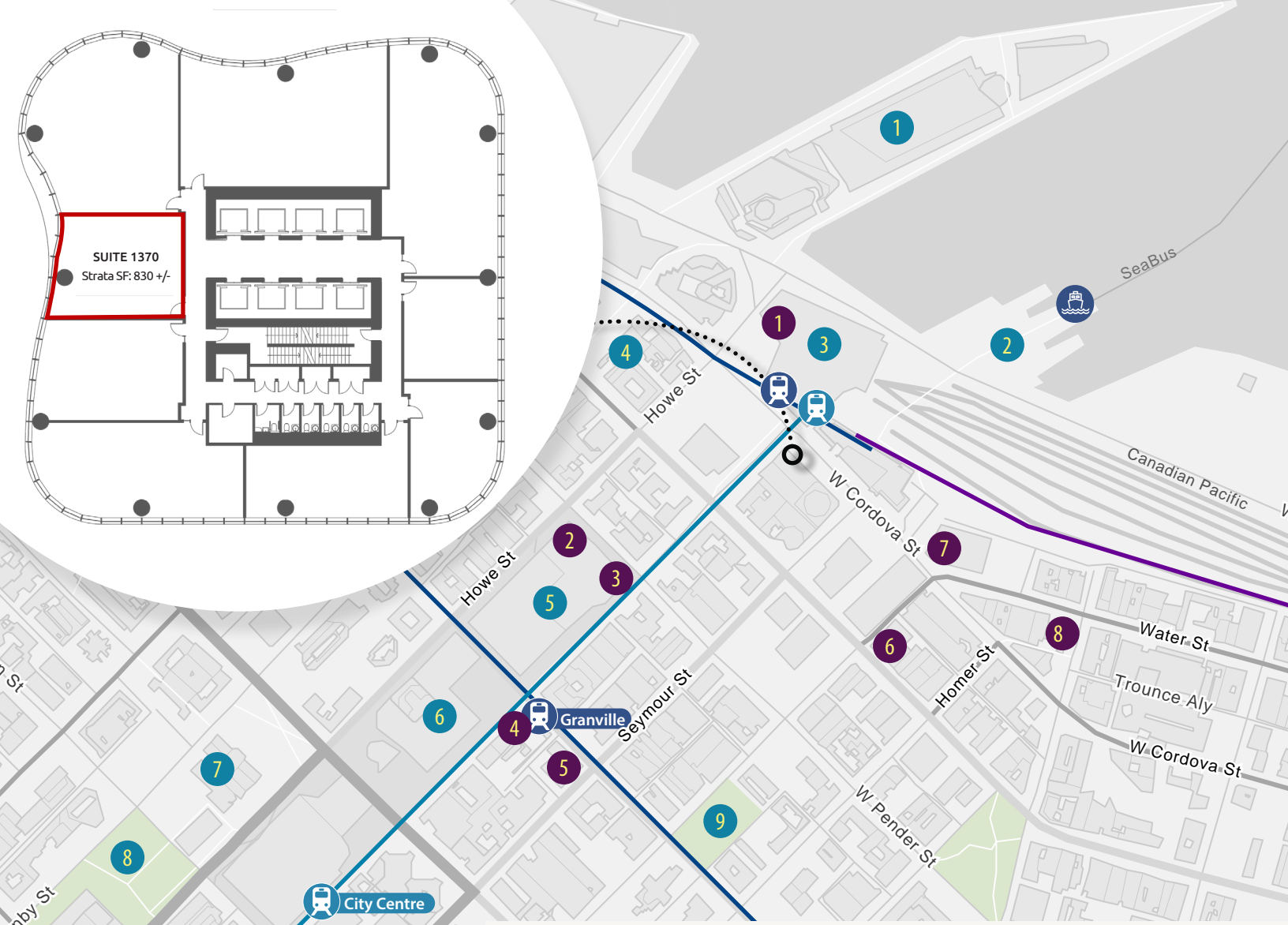
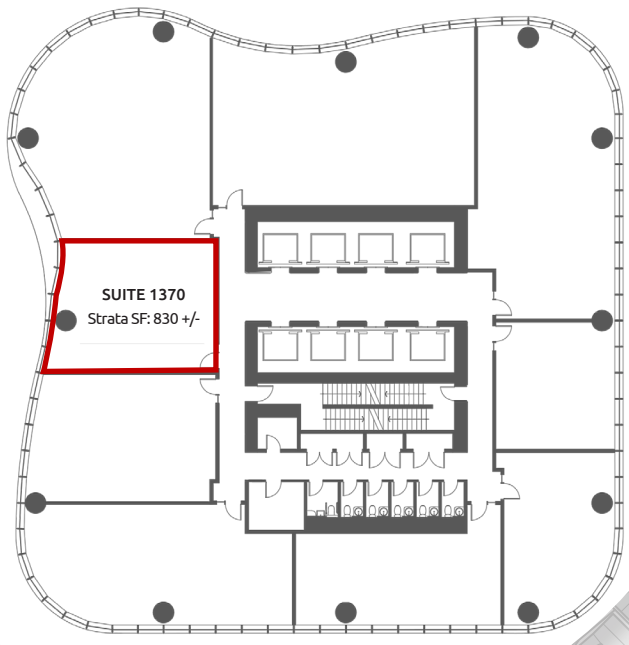
The space includes perforated roller blinds on all exterior glazing, laminate flooring, and an open floor plan with freshly painted walls. It features a substantial suite entry door, LEED-compliant high-efficiency LED lighting, and an individual 100 Amp 3-phase electrical panel with outlets throughout. Additional features are a fire protection sprinkler system and conduit for cable and telephone.

### AMENITIES

**2nd Floor** Gym, Treatment Rooms, Change Rooms, Lockers, Towel Service

**28th Floor** 2 View Boardrooms, Café, Social Lounge, Campus open work space

**Sky Terrace** 5,000 SF with In-Outdoor Lounges, Servery



## NEARBY AMENITIES

- RESTAURANTS/CAFES
    1. Miku
    2. Tim Hortons
    3. Starbucks
    4. The Keg Steakhouse + Bar
    5. Beaucoup Bakery and Cafe
    6. Rice 'N Spice
    7. Steamworks Brewpub
    8. Water St. Café
  - NOTABLE POINTS OF INTEREST
    1. Canada Place
    2. Waterfront Station
    3. Granville Square
    4. Terminal City Club
    5. Holt Renfrew
    6. Pacific Centre
    7. Vancouver Art Gallery
    8. Robson Square
    9. Cathedral Square Park
- Expo Line  
— Canada Line  
— West Coast Express

**Patricia Wong Chong\*** CCIM  
 604.780.3889  
 Patricia@macdonaldcommercial.com

\*Personal Real Estate Corporation

**Macdonald Commercial Real Estate Services Ltd.**  
 1827 W 5th Ave, Vancouver, BC V6J 1P5  
 www.macdonaldcommercial.com

**Macdonald**  
 COMMERCIAL

Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.