

FOR LEASE

premium retail & office space

WEST 68TH AVENUE & GRANVILLE STREET, VANCOUVER, BC



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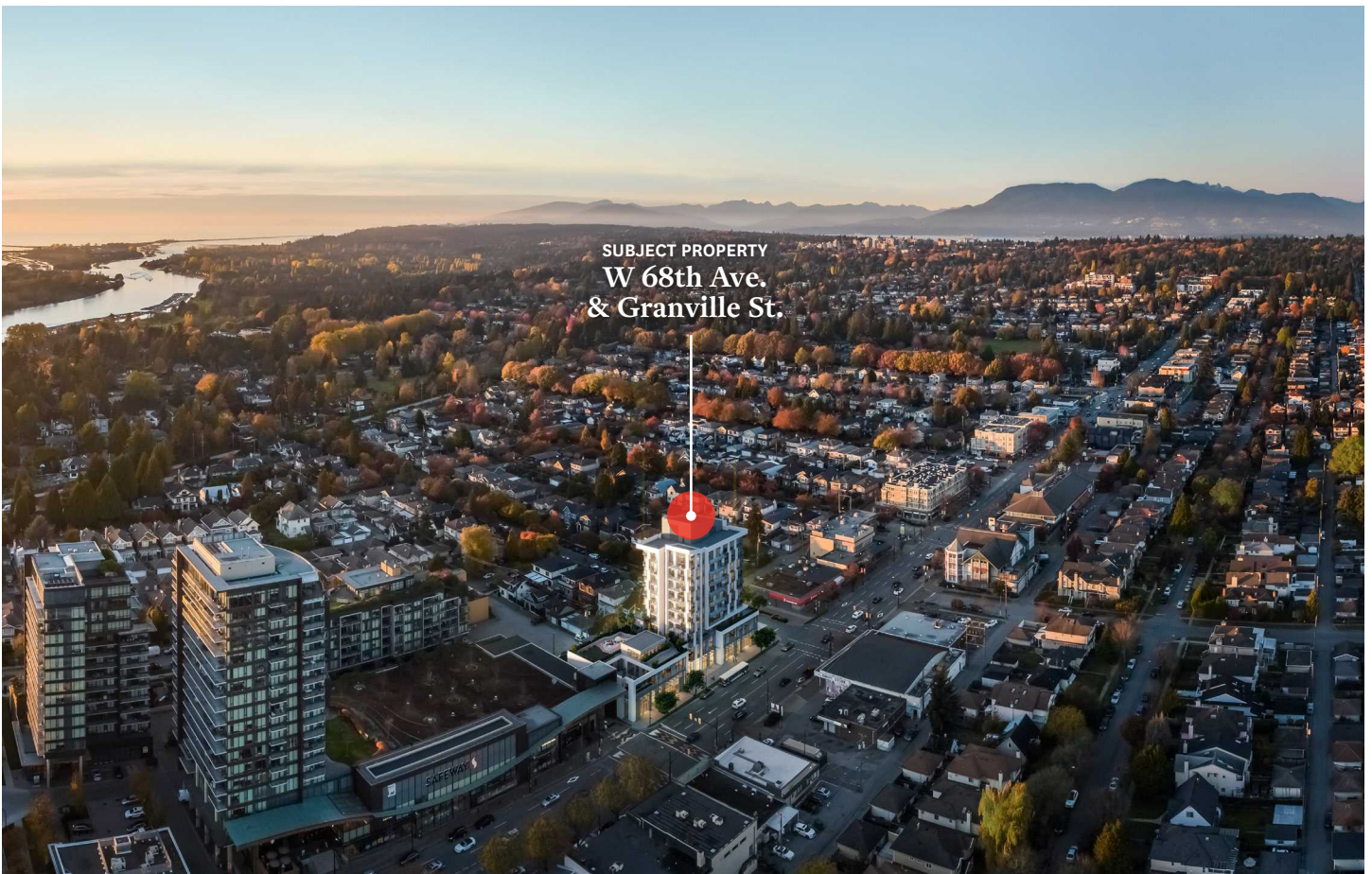
rennie

the opportunity

W68 by Westland Living provides an exceptional opportunity to lease brand new office or retail space in the heart of Marpole, Vancouver. W68 is a premier mixed-use development featuring a collection of 64 residential units, 10 office units, and 8 retail units.

LOCATION OVERVIEW

Prominently located along Granville Street, W68 is conveniently accessible from all other areas of Vancouver and is just minutes from Richmond, while providing exceptional street front exposure. Enjoy ease of accessibility to Vancouver International Airport, Marine Gateway, Rapid Transit, and plethora of amenities within Marpole. W68 is strategically located to benefit from the further growth of development in Marpole, which is anticipated to further enhance the live and work capabilities in the immediate vicinity.



SUBJECT PROPERTY
W 68th Ave.
& Granville St.

ADDRESS

8425-8475 Granville Street, Vancouver

CURRENT ZONING

CD-1

AVAILABILITY

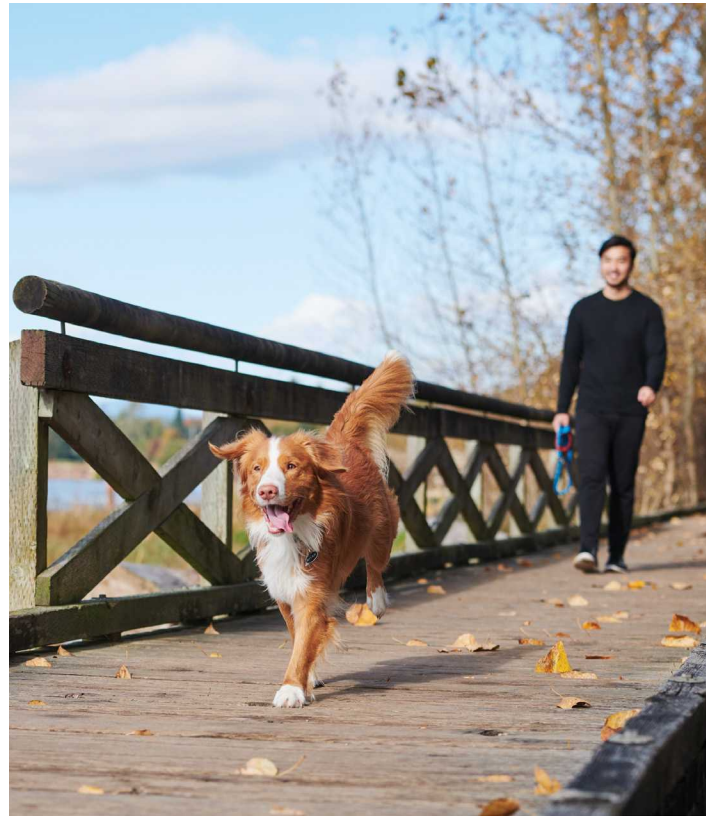
Immediately

PARKING

Underground Parking Available



area demographic



7,797

HOUSEHOLDS
within a 1km radius

210,219

POPULATION
within a 5km radius

7.6%

POPULATION GROWTH
2020-2025
within a 3km radius

\$139,749

AVERAGE HOUSEHOLD
INCOME
within a 5km radius

Source: Environics Analytics

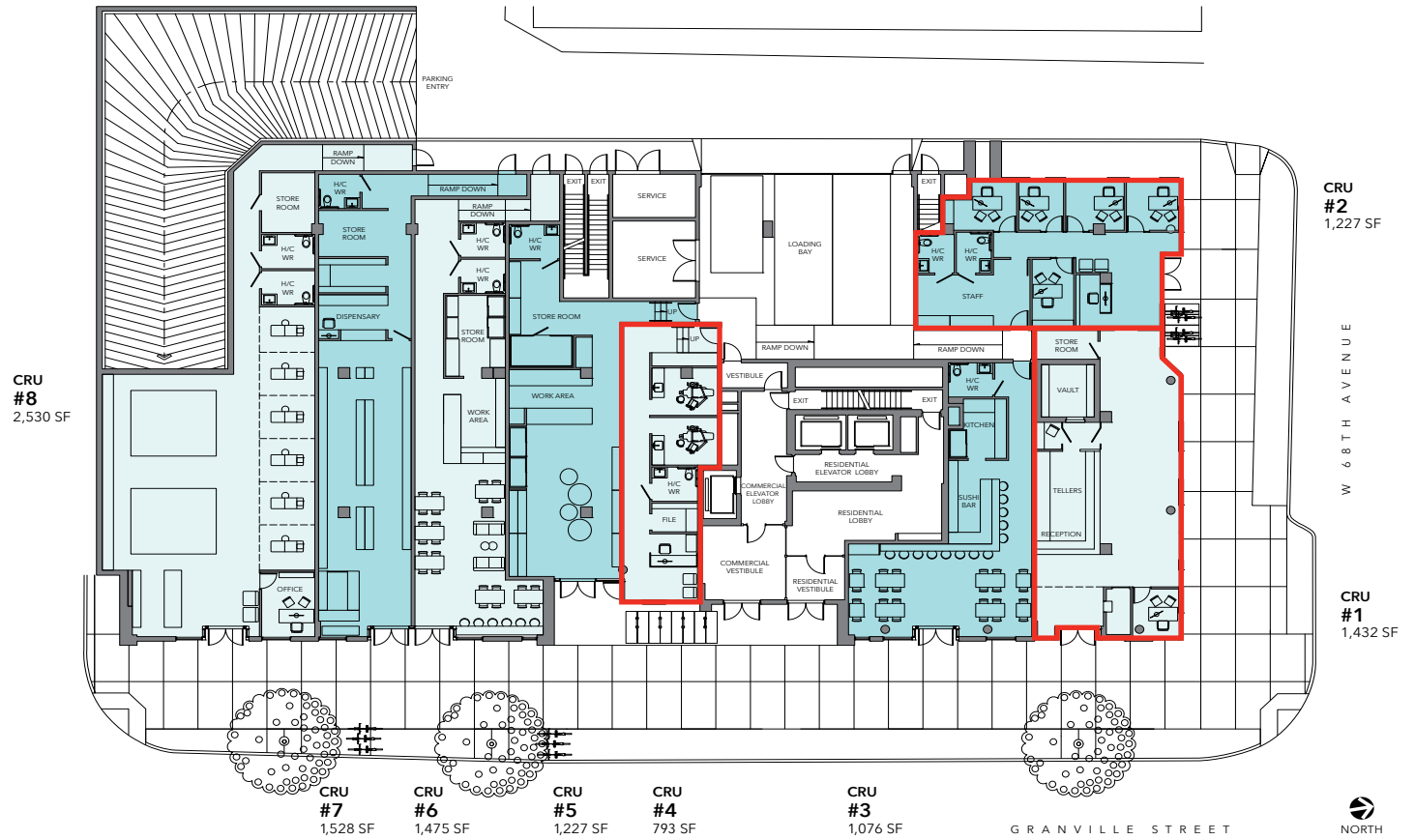


retail | level 1

UNIT	SIZE	BASIC RENT	ADDITIONAL RENT*
CRU 1 & 2	2,659 SF	Contact Listing Agent	\$21 PSF
CRU 4	793 SF	Contact Listing Agent	\$21 PSF

* 2026 estimate

LEVEL 1



office | level 2

UNIT	SIZE	BASIC RENT	ADDITIONAL RENT*
210	1,033 SF	\$50.00 PSF	\$21 PSF
230	2,120 SF	\$45.00 PFS	\$21 PSF
250	703 SF	\$50.00 PSF	\$21 PSF
270	2,617 SF	\$45.00 PSF	\$21 PSF
280	1,499 SF	\$50.00 PSF	\$21 PSF

*2026 estimate



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