

# FOR LEASE

**Unit 300**  
**2608 Granville**  
**Street,**  
Vancouver, BC

**South Granville**  
**Office Space**  
**Available**

• 1,863 sq.ft.



**Patricia Wong Chong**\*CCIM

Associate Vice President

604.780.3889

[Patricia@macdonaldcommercial.com](mailto:Patricia@macdonaldcommercial.com)

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

**Macdonald**  
COMMERCIAL

member of  
**CORFAC**  
INTERNATIONAL

# PROPERTY SUMMARY

## Address

2608 Granville Street, Vancouver, BC

## Unit 300

1,863 SF

## Available

Immediately

## Parking

Underground parking is available for monthly rental. Tenant may reserve parking on a 1 per 500 sq. ft. ratio.

## Additional Rent

\$25.47 per sq. ft. (Est. for 2024)

## Basic Rent

## Contact Listing Agent

## OPPORTUNITY

Exceptional opportunity to lease fully improved office space on Granville Street, steps from West Broadway.

## PROPERTY LOCATION

The subject property, South Granville Centre, is located on the east side of Granville Street between West 10th and West 11th Avenues. It occupies the entire city block providing excellent presence in the prestigious South Granville District. Granville Street is a major north south route that connects downtown Vancouver to the Airport and Richmond.

The South Granville District is a prominent West Side Vancouver neighbourhood that is characterized by high-end retail, fine dining and financial service users. It has excellent pedestrian traffic, which is a key ingredient for strong commercial activities. The property is walking distance from the future South Granville Station of the Millennium Line's Broadway extension and benefits from easy access to public transportation.

## PREMISES

The building is a 5-storey commercial building with underground parking. It is serviced by two elevators that serve all floors. Spaces available on the third floor can be leased separately or together for a total of 4,853 sq. ft.

## BUILDING AMENITIES

- Underground parking featuring 185 parking stalls
- Shower room
- Bicycle storage
- Fibre Internet
- Professionally managed
- Air conditioning
- Elevators
- Variety of on-site retail amenities



### WALK SCORE

#### Walker's Paradise

Daily errands do not require a car



### TRANSIT SCORE

#### Excellent Transit

Transit is convenient for most trips

Source: [walkscore.com](https://www.walkscore.com)



# Unit 300

2608 Granville Street  
Vancouver, BC

## Unit 300

- » 1,863 sqft
- » Primarily open office area

Click here for  
Virtual Tour



# Unit 300

2608 Granville Street



## Unit 300

2608 Granville Street  
Vancouver, BC

# LEASING ENQUIRIES

**Patricia Wong Chong\***

Associate Vice President

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](http://www.macdonaldcommercial.com)

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.

**Macdonald**  
COMMERCIAL