

FOR SALE

#570 - 320 Granville Street

Vancouver, BC

AAA Waterfront Office Space
With Unparalleled Amenities



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REAL ESTATE GROUP

*Personal Real Estate Corporation

STATE-OF-THE ART FACILITIES

Elegant Boardrooms: Spacious, fully-equipped boardrooms for up to 14 people, featuring state-of-the-art AV equipment and large-screen TVs.

Innovative Co-working Spaces: Designed for flexibility, the co-working areas support both semi-private and communal work styles.

Health & Wellness Centre: Elevate your fitness routine in the fully-equipped gym with breathtaking city and harbor views, private wellness rooms, and a dedicated fitness studio.

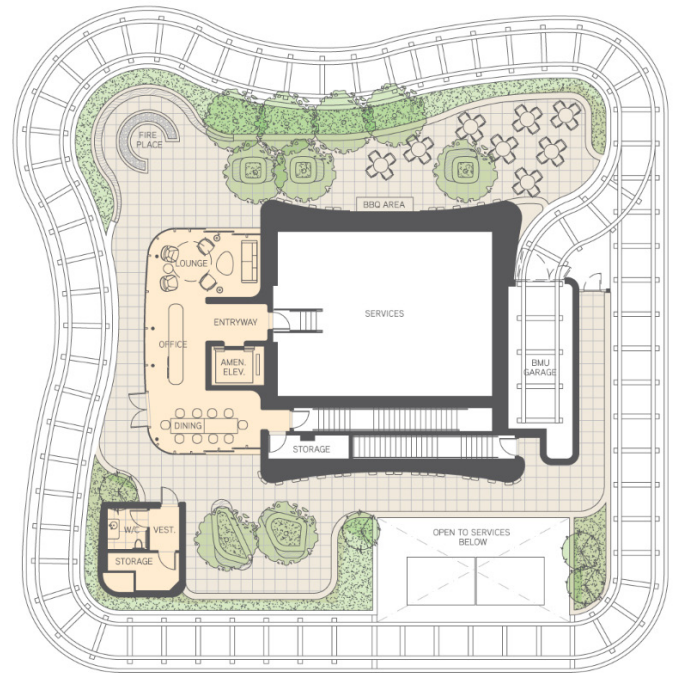
Grand Entrance: Experience the grandeur of the triple height lobby at Cordova and Granville, complete with concierge services and advanced elevator technology.

The Commuter Club: Offering superior end-of-trip facilities, with additional bike storage, private showers, and a comfortable lounge.

SKY TERRACE & LOUNGE

WEST CORDOVA STREET

GRANVILLE STREET





#570 - 320 Granville Street, Vancouver

SALIENT FACTS

LEGAL DESCRIPTION

STRATA LOT 22 DISTRICT LOT 541
GROUP 1 NEW WESTMINSTER
DISTRICT STRATA PLAN EPS8733
TOGETHER WITH AN INTEREST
IN THE COMMON PROPERTY
IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA
LOT AS SHOWN ON FORM V

PID

031-889-603

UNIT SIZE

844 SF

ZONING

CD - 1

PROPERTY TAXES (2024)

To Be Determined

POSSESSION

Immediate

ASKING PRICE

Contact Listing Agents

*Virtual Staging and renderings. The premises is currently in shell condition.

OPPORTUNITY













Step into an opportunity like no other with our 844 SF office space at 320 Granville Street, a AAA-rated icon in downtown Vancouver. Presenting a shell condition layout, this space invites you to design an environment that perfectly aligns with your business's unique needs. Whether you envision a high-end medical clinic, an innovative tech company, or a bustling professional services firm, this space is your canvas for creation.

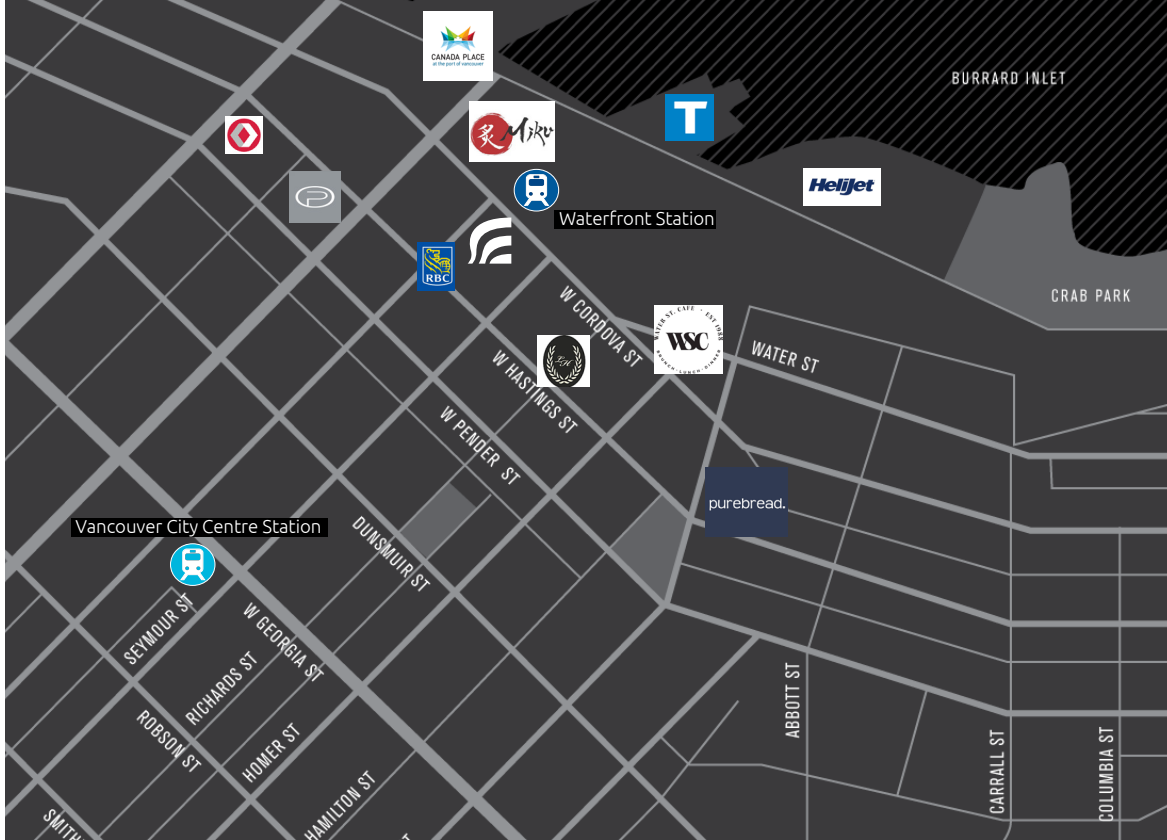
The malleable nature of the office is a canvas for creativity, offering the freedom to craft a layout that is not just functional but also a true embodiment of your brand's identity. It is ideally suited for businesses that value meaningful client interactions and aim to establish a notable presence in the city's vibrant landscape.



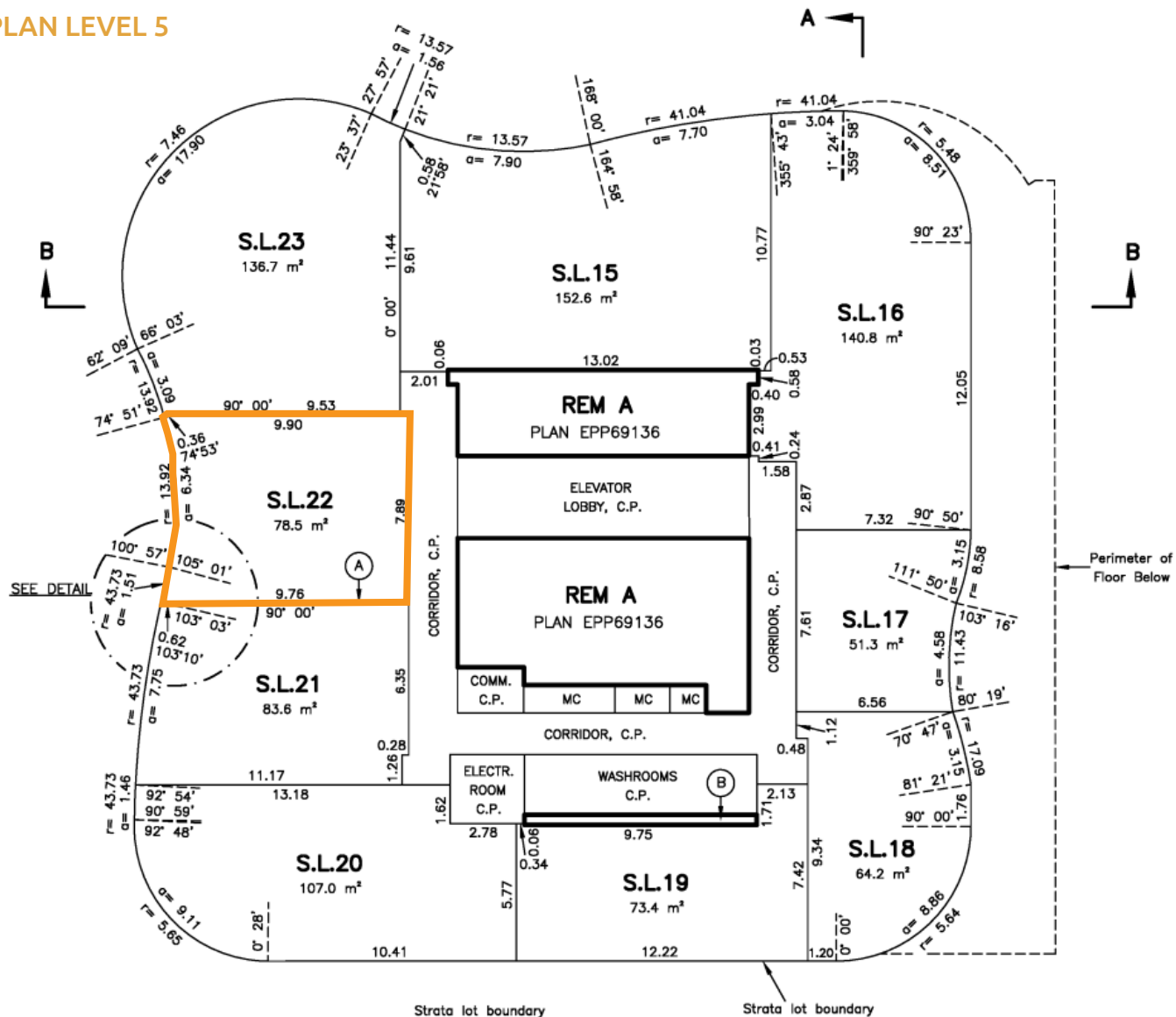
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NEARBY AMENITIES

-  Waterfront SkyTrain Station
-  Helijet Transportation
-  Seabus
-  Canada Place
-  Palladio Jewellers
-  L'Atelier HOME
-  Miku Dining
-  Water Street Cafe
-  Purebread
-  Royal Bank of Canada
-  Canadian Imperial Bank
-  Vancouver City Centre Station



STRATA PLAN LEVEL 5





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