

FOR SALE

#570 - 320 Granville Street

Vancouver, BC

AAA Waterfront Office Space with  
Unparalleled Amenities



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\*Personal Real Estate Corporation

LUK

REAL ESTATE GROUP

## 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.

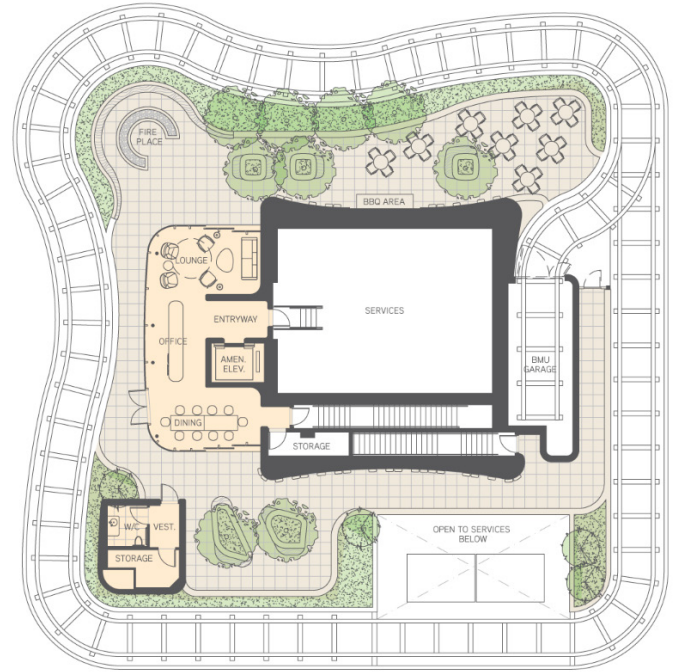
**Grand Entrance:** Experience the grandeur of the triple height lobby at Cordova and Granville, complete with concierge services and advanced elevator technology.

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

## SKY TERRANCE & 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 (2023)

To Be Determined

### POSSESSION

Immediate

### ASKING PRICE

**\$1,500,000** (\$1,777 / SF)

\*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.

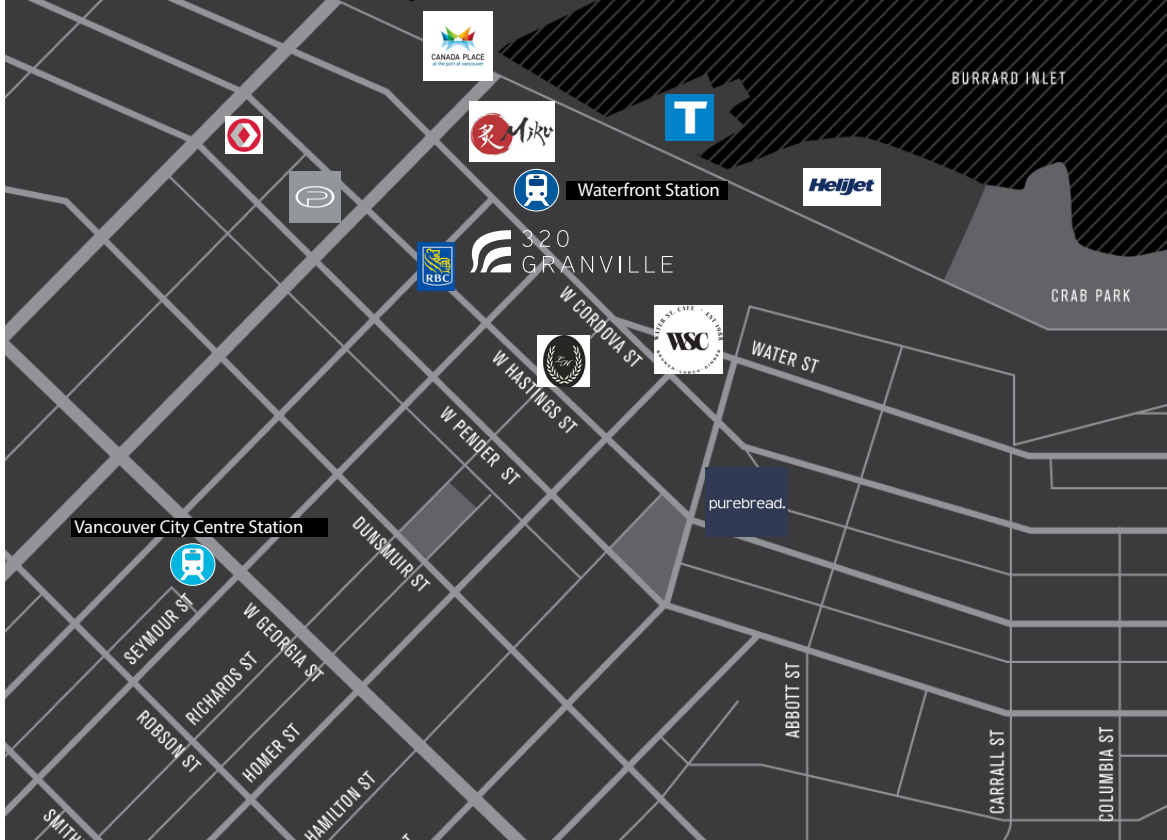
The malleable nature of the office is a canvas for creativity, offering the freedom to craft a layout that is not just functional but also a true embodiment of your brand's identity. It is ideally suited for businesses that value meaningful client interactions and aim to establish a notable presence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



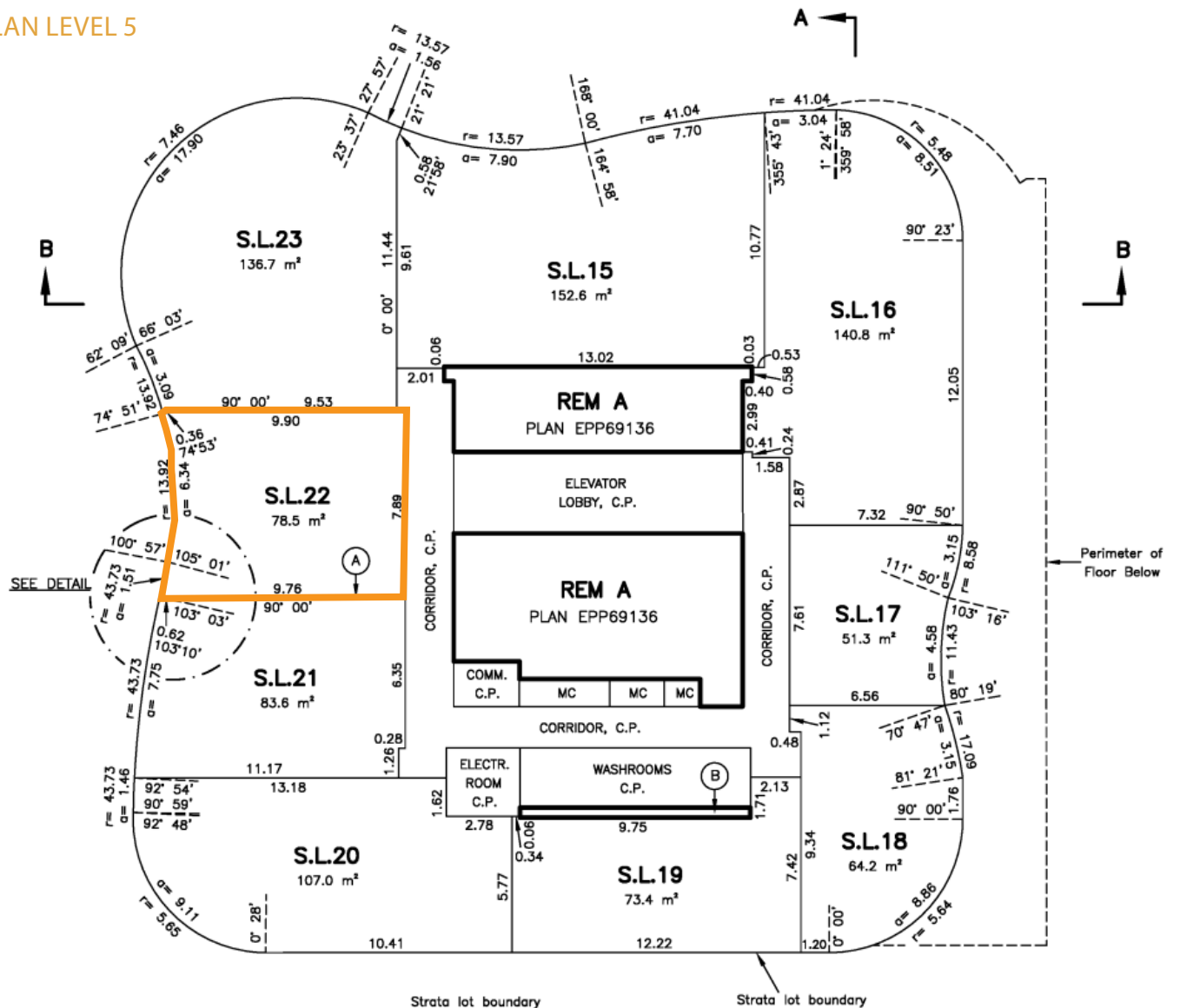
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## NEARBY AMENITIES

-  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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