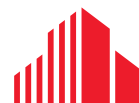


# FOR LEASE

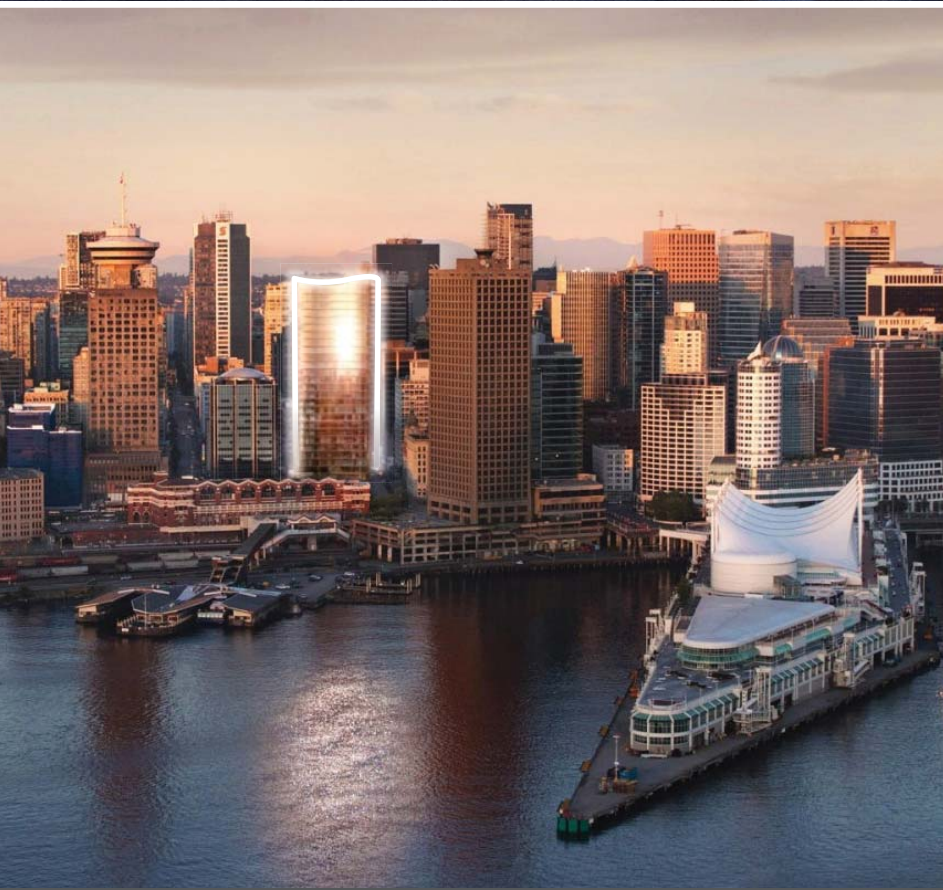
## 320 GRANVILLE STREET

Vancouver, BC



**CUSHMAN &  
WAKEFIELD**

**SUITE 780 - 1,489 SF AVAILABLE**



**Brandon Buziol**

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# FOR LEASE

## 320 GRANVILLE STREET

Vancouver, BC



### LOCATION

This is the most central and connected location in Vancouver. At Granville and Cordova, right in front of Waterfront Station, the entry plaza and grand lobby create a sense of arrival appropriate to the spot where Gastown, Coal Harbour and the waterfront converge. This address is taking its place as the premier commercial destination in the city.

### AVAILABLE AREA

Suite 780 1,489 sf

### UNIT FEATURES

- Brand-new AAA class space never occupied
- Shell space ready for tenant improvements
- Unobstructed water and North Shore Mountain views
- Direct elevator exposure
- Abundant natural light on 3 sides

### PARKING

1 secured underground stall available at market rates

### TENANT IMPROVEMENT ALLOWANCE

Available for Qualified Tenants

### LEASE RATE

Please contact listing agent

### ADDITIONAL RENT

\$29.94 psf, per annum (2023 estimate)

### BUILDING FEATURES & AMENITIES

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- Next-generation office tower
- Iconic building design by award winning global architects Kohn Pedersen Fox Associates and Chris Dikeakos Architects
- Interior design by Kasian Architecture, featuring Herman Miller® Living Office Concepts
- Central waterfront location
- Expansive triple-height lobby
- Curtain wall glazing
- 8 dedicated passenger elevators

#### CONFERENCE CENTERS

- Fully equipped bookable boardrooms
- Large boardroom - capacity for up to 20 people
- Small boardroom - capacity for up to 12 people
- AV equipment and large screen TV's in each
- Server and prep kitchen
- Reception lounge to meet clients
- Central social lounge provides flexible space for casual meetings or creative moments
- Co-working spaces for semi-private or communal work

#### WELLNESS AMENITIES

- Aerobic exercise equipment with city and harbour views
- Torque Fitness strength and conditioning equipment
- Bookable private treatment room
- Bookable private wellness consultation room
- Bookable private fitness studio
- Private showers
- Private change rooms
- Towel service

#### THE COMMUTER CLUB

- Superior end-of-trip facilities, accessed by a dedicated bike elevator
- The Commuter Club lounge with locker space, tea and water
- Additional secure bike storage
- Private shower/washroom/change rooms
- Towel service



### Brandon Buziol

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E.&O.E.: This communication is not intended to cause or induce breach of an existing agency agreement.

The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Cushman & Wakefield ULC (03/23/bg)