

UNIT 520 - 320 GRANVILLE STREET, VANCOUVER
LUXURY OFFICE BUILDING WITH WATERFRONT VIEWS

**FOR
SALE/
LEASE**

INCENTIVES OFFERED TO QUALIFYING TENANTS



WILLIAM | WRIGHT

Commercial Real Estate Services

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320 Granville Street



Brand new waterfront development



Over 18,000 SF of indoor/outdoor amenity space



Luxury office building with waterfront views



Located in the Central Business District

OVERVIEW

Welcome to the heart of Vancouver's bustling downtown core! Located at 320 Granville Street, this brand new office tower developed by Bosa offers unparalleled access to the best that the city has to offer. Designed by internationally recognized Kohn Pedersen Fox Architects, we are proud to present this brand new office unit for sale and for lease. Priced under \$900,000, this office unit offers tremendous value, making it the most affordable option in the building. Bosa Waterfront offers spectacular views, top amenities, being steps away from the city's best restaurants, entertainment and transit routes. This property is attractive to top tier businesses with its KPF-designed triple-height lobby, state of the art services, high end amenities and the sky terrace rooftop social lounge. This address is taking its place as the premier commercial destination in the city.





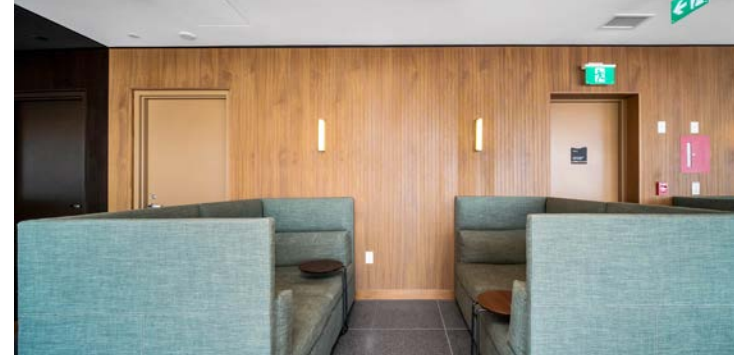
Wellness & Workplace Amenities

Level 2 Wellness Amenities

- Fully equipped gym
- Aerobic exercise equipment
- Strength and conditioning equipment
- Consultation room
- Private showers
- Private change rooms
- Bookable fitness studio
- Towel service

28th Floor Workplace Amenities

- Two bookable boardrooms, with AV equipment and large screen TVs
- Reception lounge to meet clients
- Social lounge
- Co-working spaces
- Café with servery

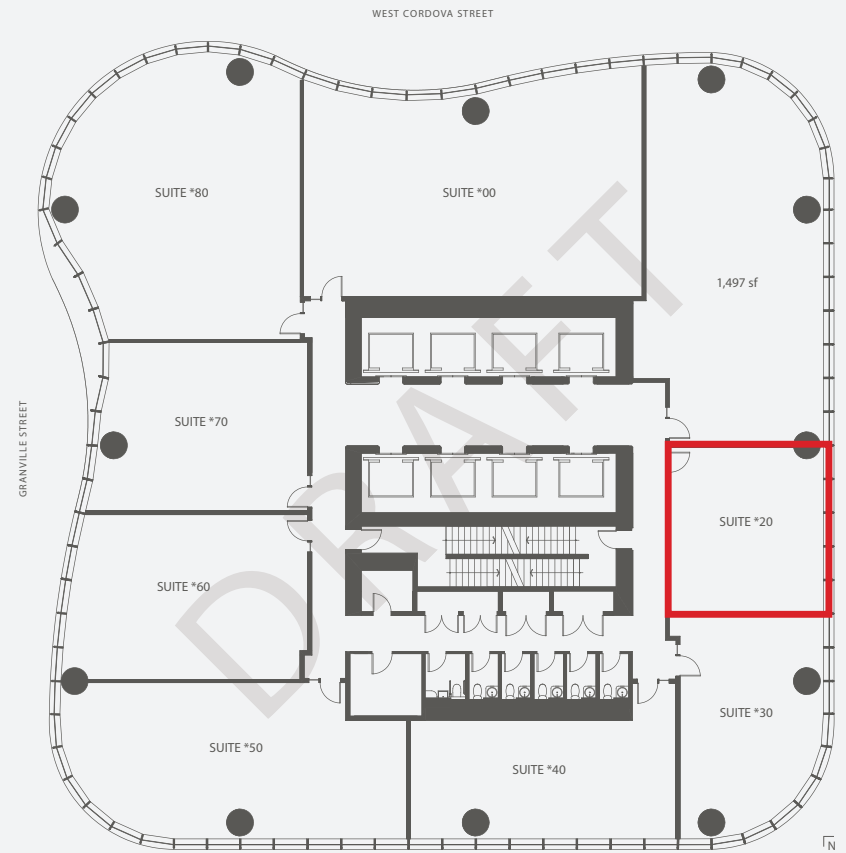
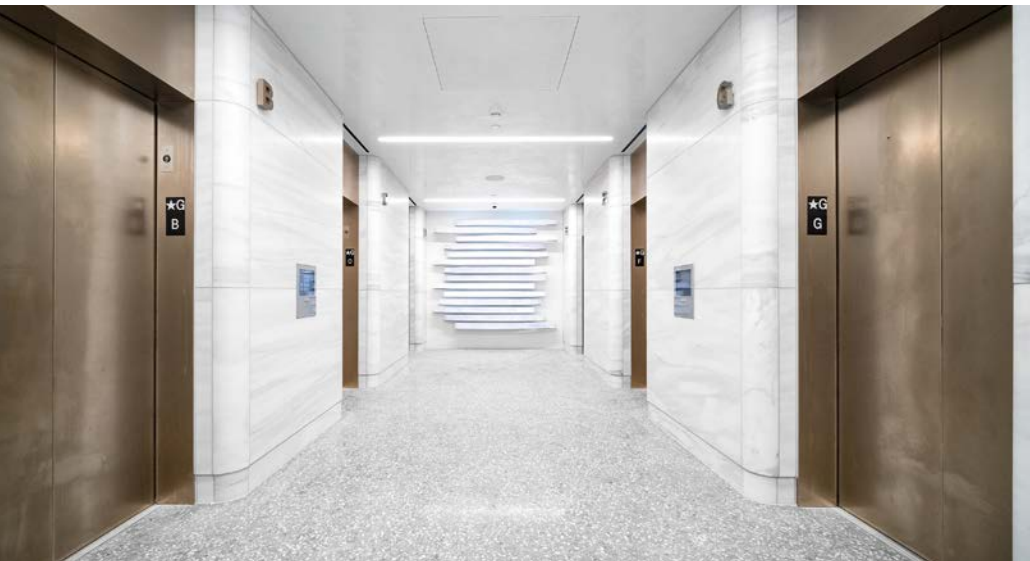


Sky Terrace Luxury Amenities

Rooftop Lounge Amenities

- Rooftop indoor lounge and dining area
- Outdoor fireside lounge
- Outdoor dining cafe





UNIT	520
SIZE	Leasable: ± 697 SQFT Usable: ± 552 SQFT
ZONING	CD-1
BASIC RENT	\$40/FT
ADDITIONAL RENT	\$28/FT
PID	031-889-557
STRATA FEES	\$684.83
PROPERTY TAXES	\$7,598.94
PRICE	\$898,000

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications, layouts and materials are approximate only and subject to change without notice. E.&O.E.



FOR MORE INFORMATION CONTACT

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WALK SCORE
94

TRANSIT SCORE
100

BIKE SCORE
79

LOCATION

Situated at the intersection of Granville Street and West Cordova Street, this prime location provides easy access to major transit routes, including the Canada Line and SkyTrain, making it a convenient location for employees and clients alike. In addition, the building is within walking distance to a plethora of amenities, including world-class restaurants, boutique shops, and entertainment venues, ensuring that your team will have plenty of options for after-work activities.

TRANSIT

Across the street from Waterfront Station and surrounded by protected bike lanes, this is the heart of Vancouver's rapid transit infrastructure. Planes, trains, helicopters, buses, the SeaBus and SkyTrain come together here. Wherever you are going and however you want to travel, you have easy and direct access here.