For Lease // 7,753 SF







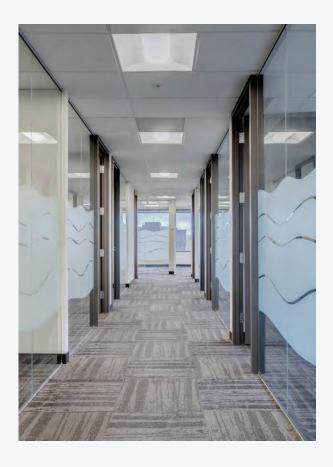
Located on the entire 5th floor, the space is equipped with perimeter and interior offices, several boardrooms, and a kitchenette. The space benefits from beautiful views in all four directions and is filled with natural light.

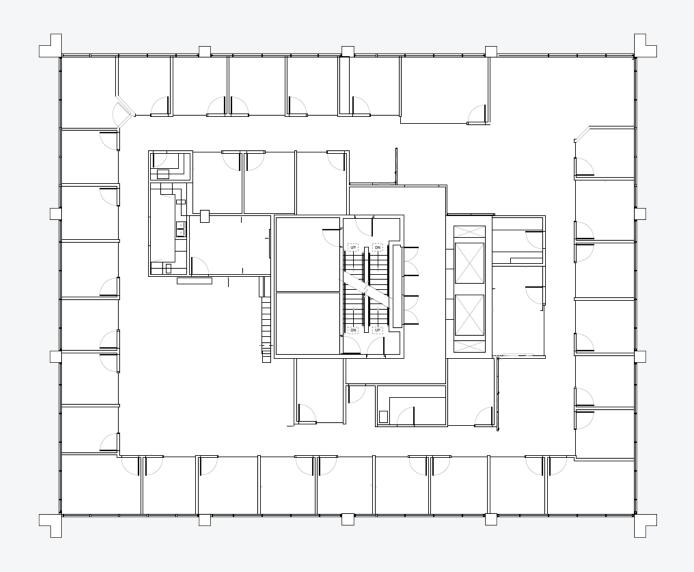
Area 5th floor: 7,753 SF

Availability Immediately

Basic Rent Contact Listing Agents

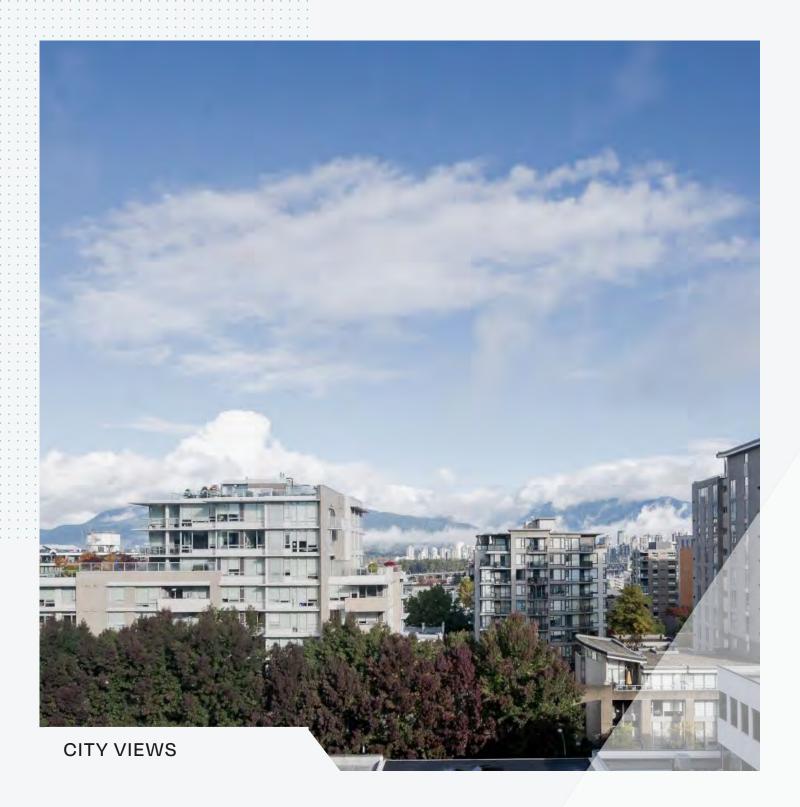
Additional Rent \$25.19 PSF (2023 est.)











- → Bright, well improved, full floor office space
- → A total of 27 perimeter offices and 5 interior offices
- → Boardrooms, kitchenette, and copy rooms throughout
- → Beautiful views in all four directions

BUILDING AMENITIES



Exercise room



//
Security card
access

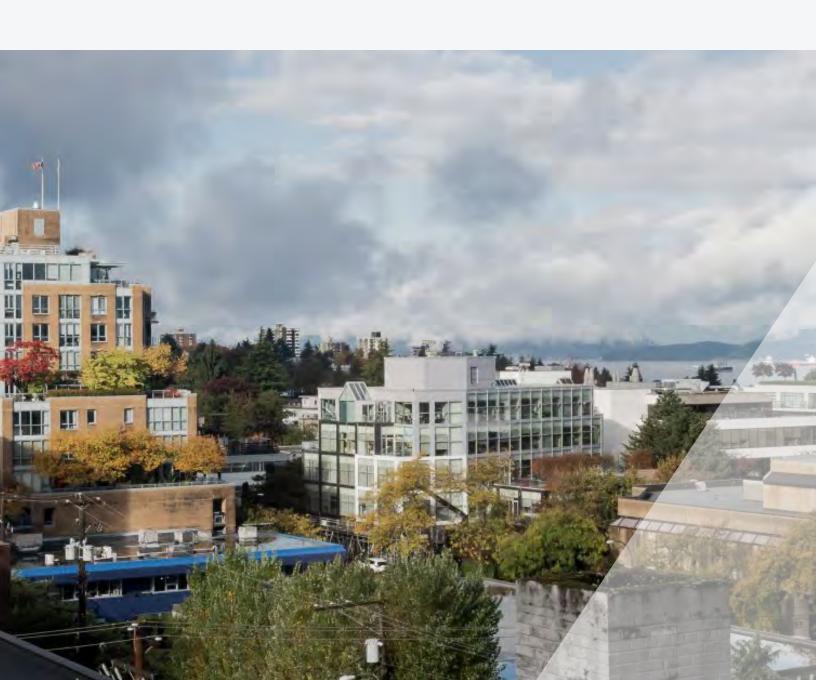


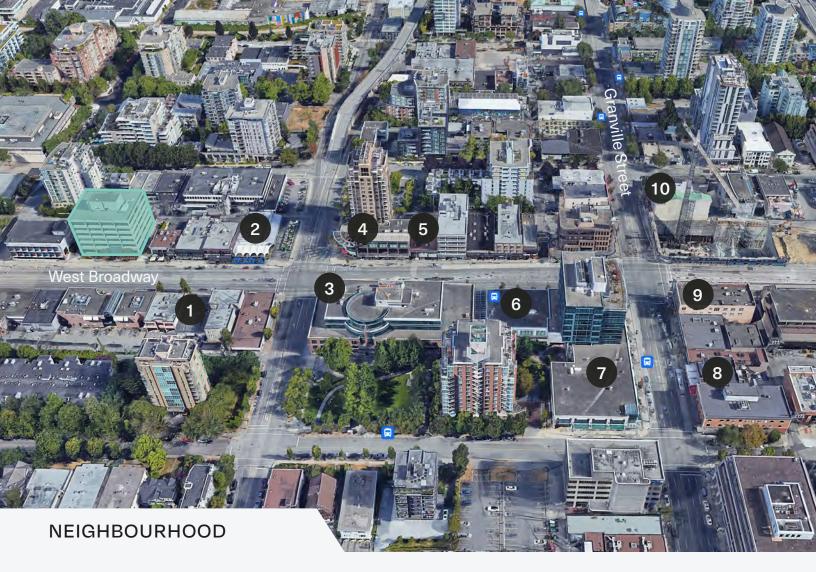
" Bike storage



//

Secure underground parking





- 1. Suika Japanese
- 2. Earls Kitchen +Bar
- 3. Trees Organic Coffee
- 4. Tim Hortons
- 5. Freshii
- 6. Cactus Club Cafe
- 7. Indigo Granville
- 8. Sushivan
- 9. Blenz Coffee
- 10. Freshslice Pizza



TRANSIT SCORE

78



WALK SCORE

98



BIKE SCORE

93



FLOORSPACE

1166 Alberni St., Suite 250 Vancouver, BC Canada V6E 3Z3 www.floorspace.ca

Jocelyne Legal

Personal Real Estate Corporation

+1 604 931-5021 jlegal@floorspace.ca

THIS DOCUMENT HAS BEEN PREPARED BY FLOORSPACE COMMERCIAL INC. FOR ADVERTISING AND GENERAL INFORMATION ONLY. ALL INFORMATION CONTAINED HEREIN IS FROM SOURCES WE DEEM RELIABLE, AND WE HAVE NO REASON TO DOUBT ITS ACCURACY; HOWEVER, NO GUARANTEE OR RESPONSIBILITY IS ASSUMED THEREOF, AND IT SHALL NOT FORM ANY PART OF FUTURE CONTRACTS. PROPERTY INFORMATION IS SUBMITTED SUBJECT TO ERRORS AND OMISSIONS AND ALL INFORMATION SHOULD BE CAREFULLY VERIFIED. ANY INTERESTED PARTY SHOULD UNDERTAKE THEIR OWN INQUIRIES AS TO THE ACCURACY OF THE INFORMATION. ALL MEASUREMENTS QUOTED HEREIN ARE APPROXIMATE. THIS PUBLICATION IS THE COPYRIGHTED PROPERTY OF FLOORSPACE COMMERCIAL INC. AND/OR ITS LICENSOR(S). COPYRIGHT © 2023 FLOORSPACE COMMERCIAL INC.