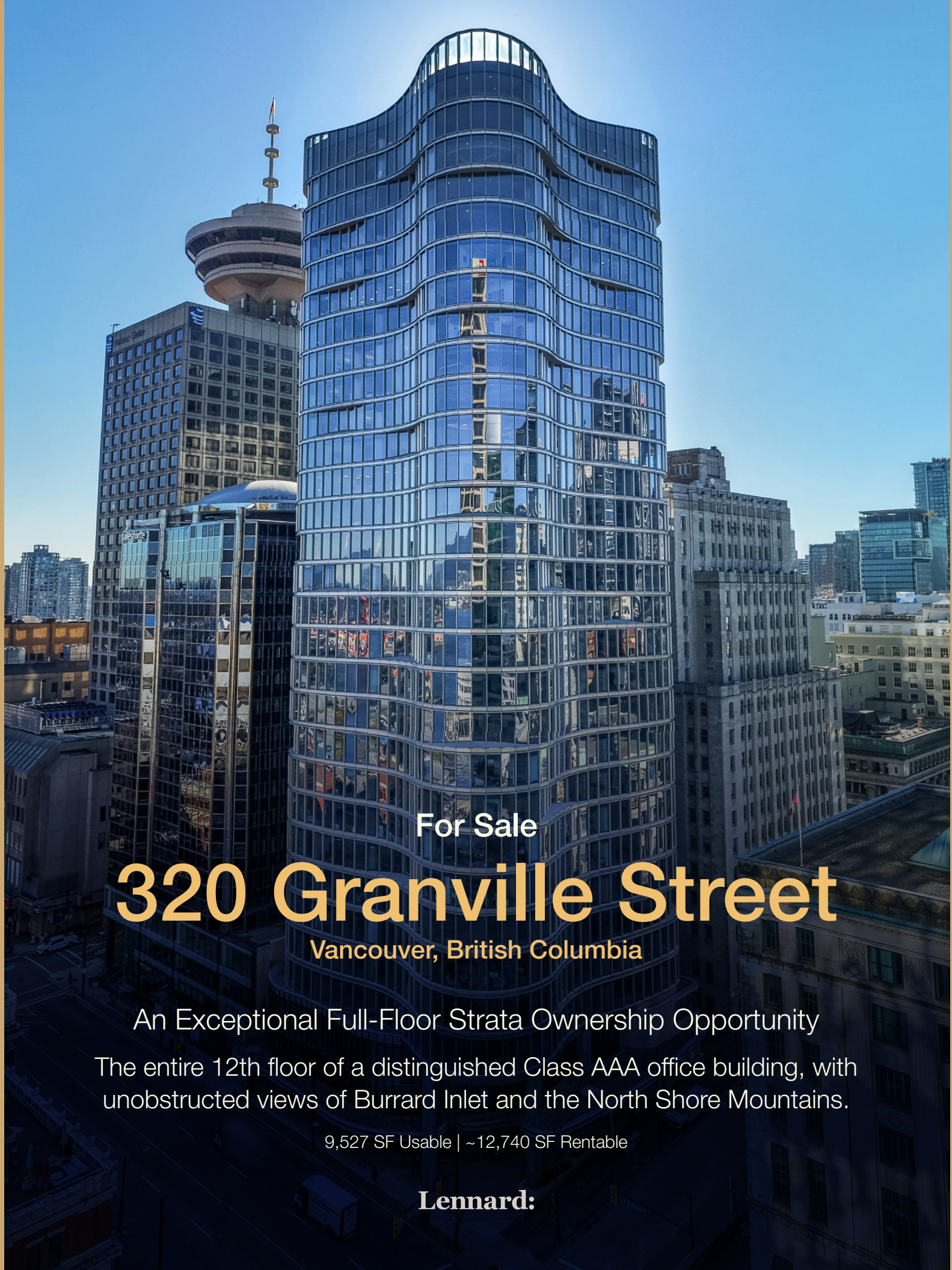


For Sale

320 Granville Street

Vancouver, British Columbia

An Exceptional Full-Floor Strata Ownership Opportunity

The entire 12th floor of a distinguished Class AAA office building, with unobstructed views of Burrard Inlet and the North Shore Mountains.

9,527 SF Usable | ~12,740 SF Rentable

Lennard:



Where the waterfront meets the workday.

Floor-to-ceiling glass and an iconic curved façade frame unobstructed North Shore views in a striking waterfront destination.

Legacy Purchase Opportunity

Available Space
9,527 SF Usable | ~12,740 SF Rentable

Floor
12

Availability
Immediate

Parking
9 stalls on Level P4
Additional stalls can be rented on a monthly basis

Asking Price
Please contact listing agents

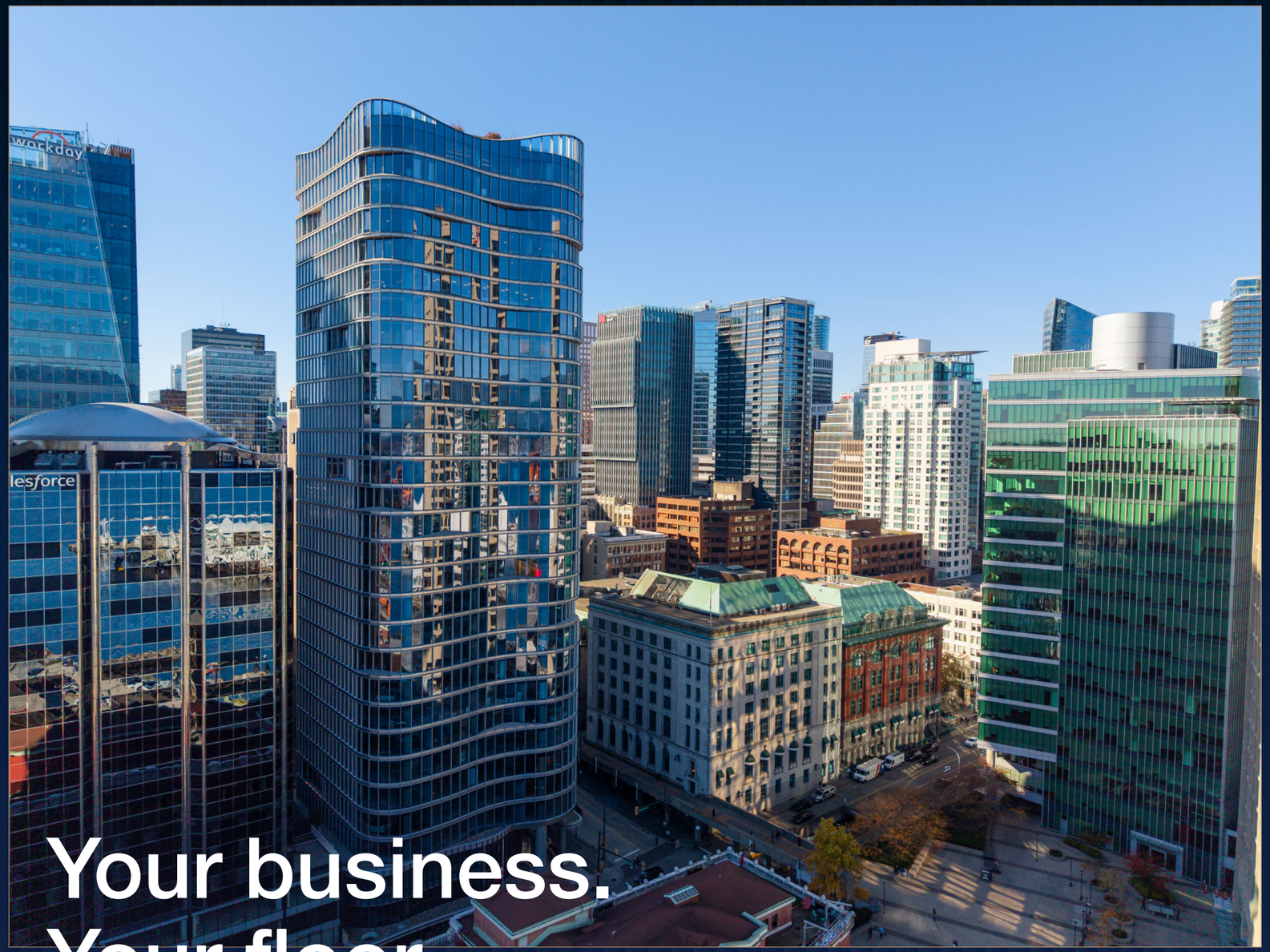
Annual Property Taxes
$166,886.16

Annual Strata Fees
$145,072.80

Estimated Annual Operating Expenses
$57,138.84

Class AAA Building Amenities

- Underground & valet parking
- Eight dedicated passenger elevators
- Fully equipped fitness & wellness club
- Concierge-staffed reception area
- Individual lockable bike storage & lockers
- Change rooms with showers & towel service



Your business.
Your floor.
Your future.

An Address Worth Owning. An Asset Worth Keeping.

Secure the entire 12th floor at 320 Granville and establish a permanent corporate presence in one of the city's most distinguished Class AAA business addresses. With striking architecture, expansive waterfront views and exceptional amenities, this is more than an elevated place to work—it is a strategic real estate acquisition with enduring value beyond the immediate needs of your business.

Build Equity

Build ownership equity through mortgage principal repayment, with the potential to benefit from future property appreciation.

Control Your Space

Create a workplace tailored to your business, with greater control over its long-term use and configuration.

Secure Your Location

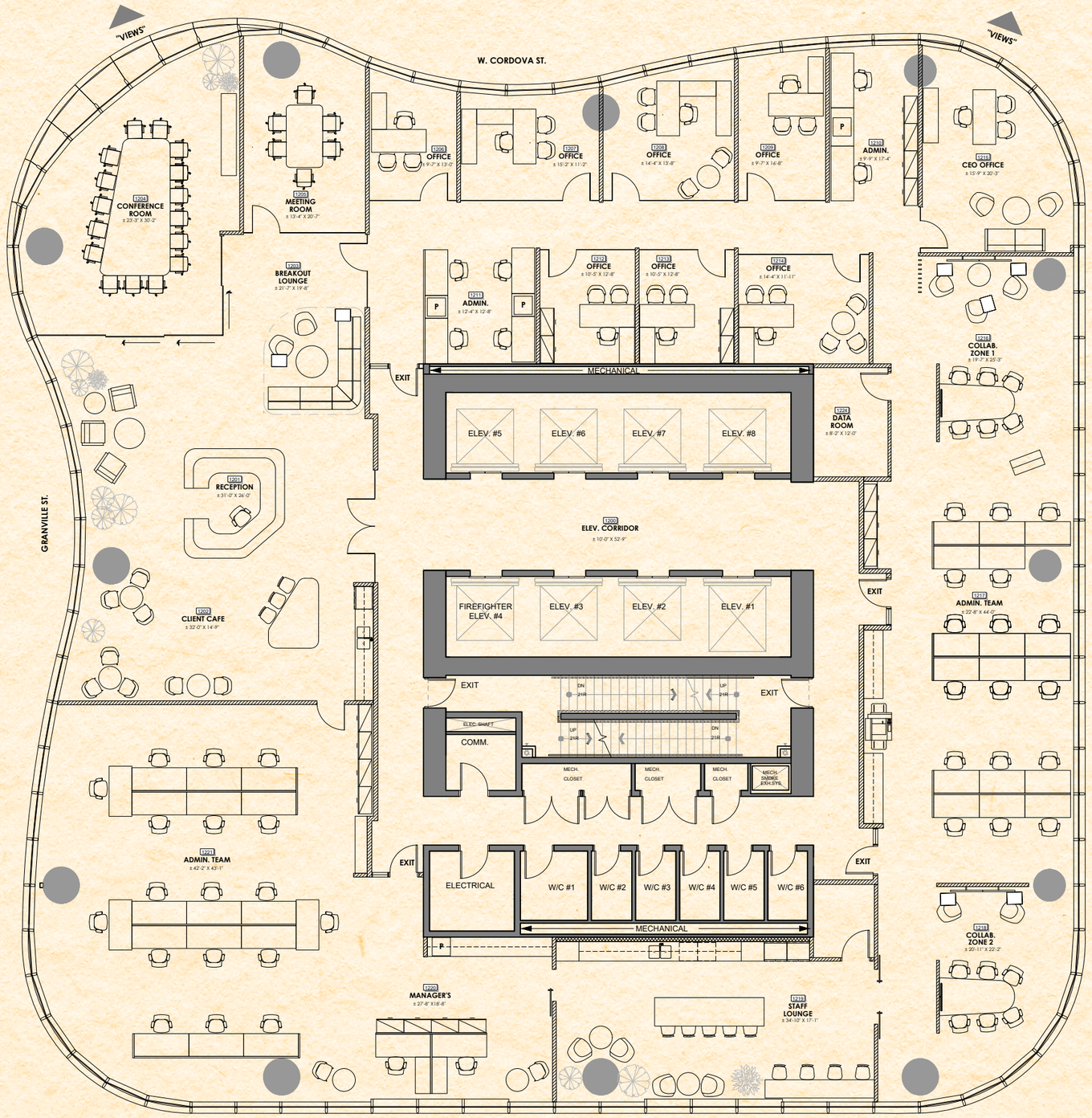
Entire 12th Floor | 9,527 SF Usable | ~12,740 SF Rentable

Plan beyond a lease term, without the uncertainty of renewal negotiations or future base-rent increases.



The possibilities within.

A conceptual layout showcasing a full-floor configuration tailored to your business needs.



Note: Rendering is conceptual and intended for illustrative purposes only.

Floor-to-ceiling windows



Stunning north-side water views



Perforated roller blinds on all exterior glazing



Overheight suite entry door with side light



The freedom to create.

Open-concept interiors with a central core and 11’ exposed ceilings, designed to accommodate a range of configurations and design possibilities.

Exposed 11’ ceilings and concrete floors





Vancouver's first vertical campus.

Over 18,000 SF of exceptional amenities, wellness-focused spaces, & panoramic rooftop views designed to inspire connection and lifestyle.



Rooftop

Social Lounge

Take in unforgettable views of Vancouver from an elegant rooftop lounge featuring intimate indoor dining for 10, an open-air garden with seating for al fresco dining, outdoor grill and bar top seating, and a fireside lounge. Indoor and outdoor spaces are available for private events.



Level 28

Next-level Office Experience

Fully equipped boardrooms, complemented by a client reception lounge, flexible co-working spaces, and a central social lounge for casual meetings and creative collaboration. Servery and prep kitchen facilities support seamless, à la carte catering.



Level 2

Wellness Amenities

A fully equipped state-of-the-art gym, featuring Torque strength and conditioning equipment, a private fitness studio, private treatment and consultation rooms, and private shower and change facilities with towel service.



Ground Level

A Grand Arrival

A striking triple-height lobby adorned with limestone, granite, and glass sets the tone for an exceptional arrival, complemented by concierge service, refined indoor-outdoor lounges, and premium cycling amenities.



Level P1

The Commuter Club

A dedicated bike elevator leads to an exceptional end-of-trip facilities featuring secure bicycle storage, private shower and change rooms, a Commuter Club lounge with locker space, towel service, and laundry services upon request.

At the Heart of Vancouver's Transit Network

Located steps from Waterfront Station, 320 Granville offers seamless connectivity to Vancouver's extensive transit network, with direct access to the SkyTrain, SeaBus, West Coast Express and key bus routes.



Retail Stores

1	Rolex
2	Burberry
3	Prada
4	Moncler
5	Tory Burch
6	Hermes
7	Gucci
8	Pacific Centre
9	Harry Rosen
10	Holt Renfrew
11	Hudson's Bay

Arts & Entertainment

12	Vancouver Convention Centre
13	Canada Place
14	Robson Square
15	Vancouver Art Gallery
16	BC Place
17	Rogers Arena

Restaurants & Eateries

18	Le Crocodile
19	Boulevard Kitchen & Oyster Bar
20	Grain Tasting Bar
21	Italian Kitchen
22	Bacchus Restaurant
23	Hy's Steakhouse & Cocktail Bar
24	Hawksworth Restaurant
25	Starbucks
26	Miku
27	Five Sails Restaurant
28	Glowbal
29	Cafe Medina
30	Lupo Restaurant & Vinoteca
31	Chambar Restaurant
32	Revolver
33	Water Street Cafe
34	L'Abattoir
35	Twisted Fork
36	Tacofino



A community of excellence.

Join an established community of leading Vancouver businesses in development, law, finance, and consulting. More than a distinguished corporate address, 320 Granville offers the opportunity to establish a lasting presence among organizations helping shape the city's business community.

BOSA DEVELOPMENT
ADERA
srk
SUMMIT EDGE CPA LLP
Chartered Professional Accountants
APPIA DEVELOPMENTS
Ryan
STRAND
ropergreyell

320 Granville Street

A legacy purchase opportunity.

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Aaron Ulinder
Personal Real Estate Corporation
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