

The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font with a red diagonal line through the 'A', followed by the word 'Commercial' in a smaller, black, sans-serif font.

NAICommercial



BOSA
WATERFRONT

#450-320 Granville Street | Vancouver, BC

FOR LEASE | 1,325 SF
South West Corner Unit Office Space

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Number of floors
30 Stories

Year Built
2023

Building Class
AAA

Leasable Square Footage
1,325 SF

Net Lease Rate
\$4,417/month
(\$40 PSF)

Strata Fees
\$1,401/month

Property Taxes
\$1,641/month

Gross Rent
\$7549/month + GST

Legal Description

Strata Lot 11, Plan Eps8733, District Lot 541, Group 1, New Westminster Land District, together with an interest in the common property in proportion to the unit entitlement of the Strata Lot as shown on form V

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OPPORTUNITY

To lease this southwest facing corner unit in Bosa's Waterfront premium office tower. This office has a usable area of 1,152 SF.

Date Available

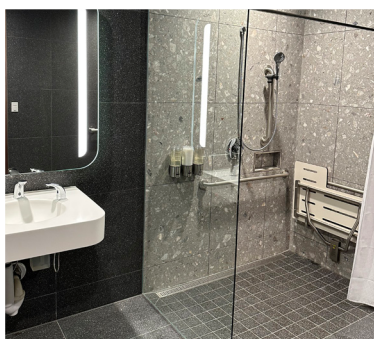
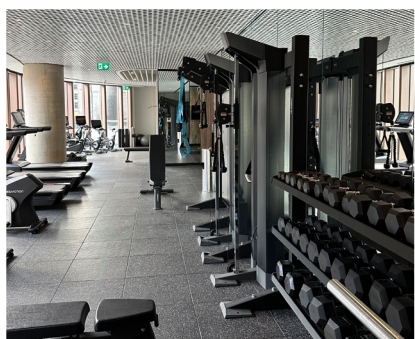
January 2027

#450-320
Granville Street
Vancouver, BC

FEATURES

WATERFRONT BUILDING

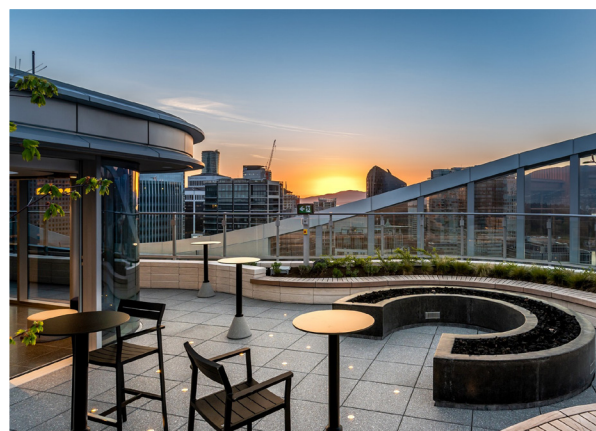
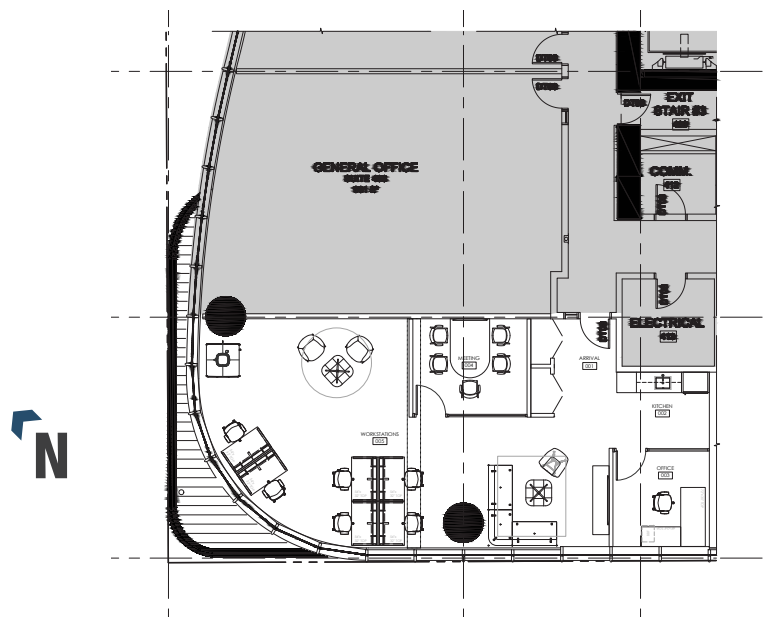
with sky terrace, fitness facility, secured bike storage, and common boardrooms



FLOOR PLAN

FULLY IMPROVED UNIT

Improved southwest facing office space



Improved with:

- ▶ One office
- ▶ Meeting room
- ▶ Coffee room
- ▶ Open area

BUILDING FEATURES

Across from Waterfront Station

with access to the Canada Line, the West Coast Express and the Sea Bus to North Vancouver

Restaurants, cafés, shopping, banks & more

Various amenities within steps

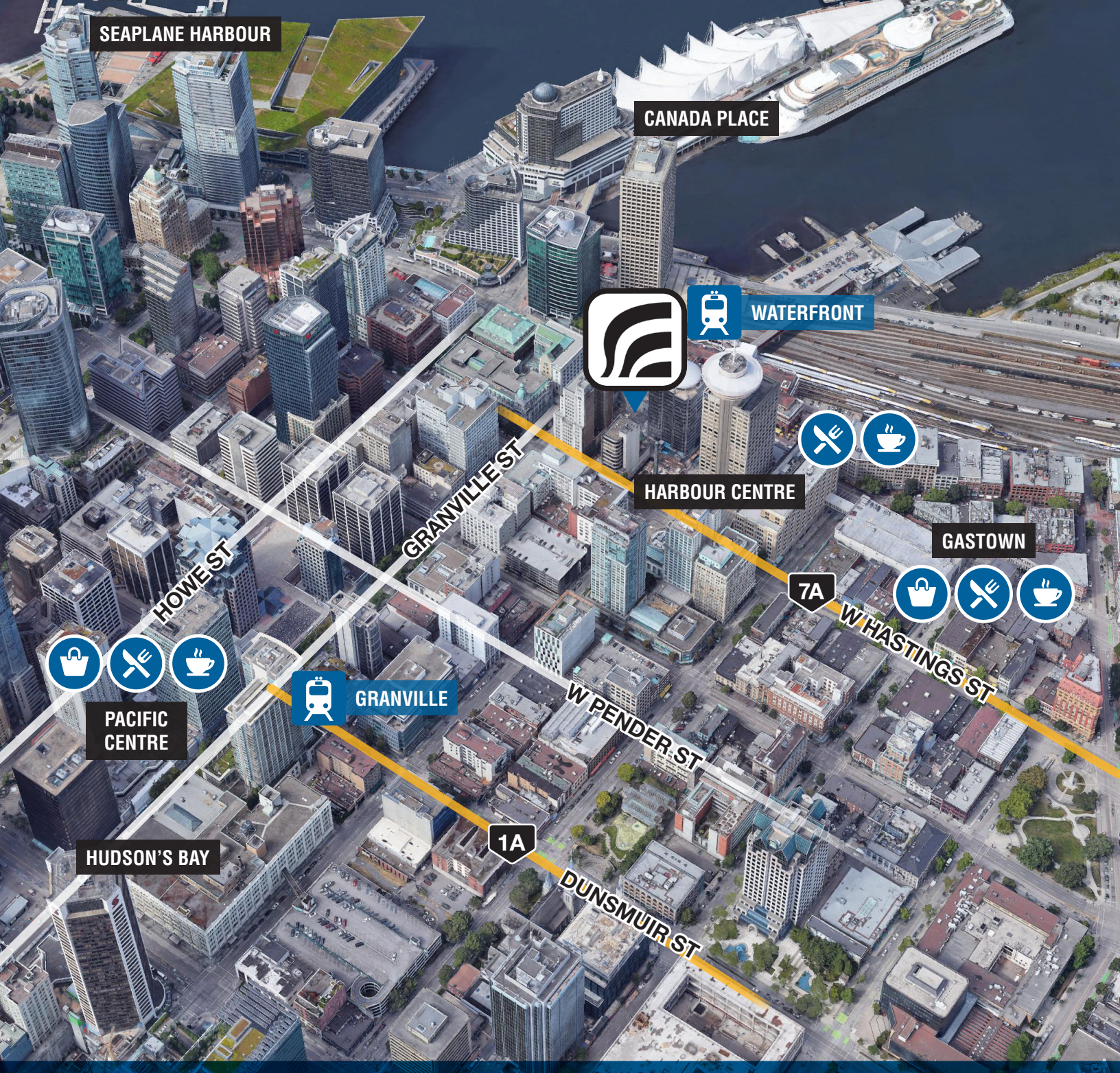
Wellness centre with gym, showers & change rooms

As well as bike storage

Panoramic rooftop lounge with exceptional views and seating

Outdoor grill, fireside lounge, and indoor dining lounge

LEED Gold certified building with triple height lobby and concierge
as well as bookable boardrooms & lounges, and more



 **97** WALKER'S PARADISE

 **100** RIDER'S PARADISE

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