

UNIT 570 - 320 GRANVILLE STREET, VANCOUVER

BRAND NEW AAA OFFICE STRATA UNIT AT BOSA WATERFRONT

**FOR
LEASE**



BELOW MARKET RATES
AT \$25/FT BASE RENT



WILLIAM | WRIGHT

MATTHEW HO
PERSONAL REAL ESTATE CORPORATION
matthew.ho@williamwright.ca
604.428.5255

STEVEN LAM
PERSONAL REAL ESTATE CORPORATION
steven@williamwright.ca
604.428.5255








Unit 570 at Bosa Waterfront

Opportunity to lease a brand new, AAA office strata unit on the 5th floor of the Bosa Waterfront at below market rates. The unit is a spacious 844 SF and features exposed concrete floors, open ceilings, paint-ready drywall, and washroom facilities on each floor. One designated parking stall is included, and additional parking is available for rent in the building's secure underground parkade.

The Bosa Waterfront building is LEED Gold certified, providing a state-of-the-art working environment that includes best-in-class amenities such as a fully equipped gym, private showers/change rooms, bike storage, and a bookable rooftop social lounge. The building also features prominent reception area and concierge services.



Highlights

-  Brand new waterfront development
-  Prime location facing west
-  Access to best-in-class amenities, including concierge, bike storage, equipped gym, valet parking, rooftop lounge
-  Located directly adjacent to Waterfront Station, providing easy access to the SkyTrain, SeaBus, and buses
-  One designated parking stall





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

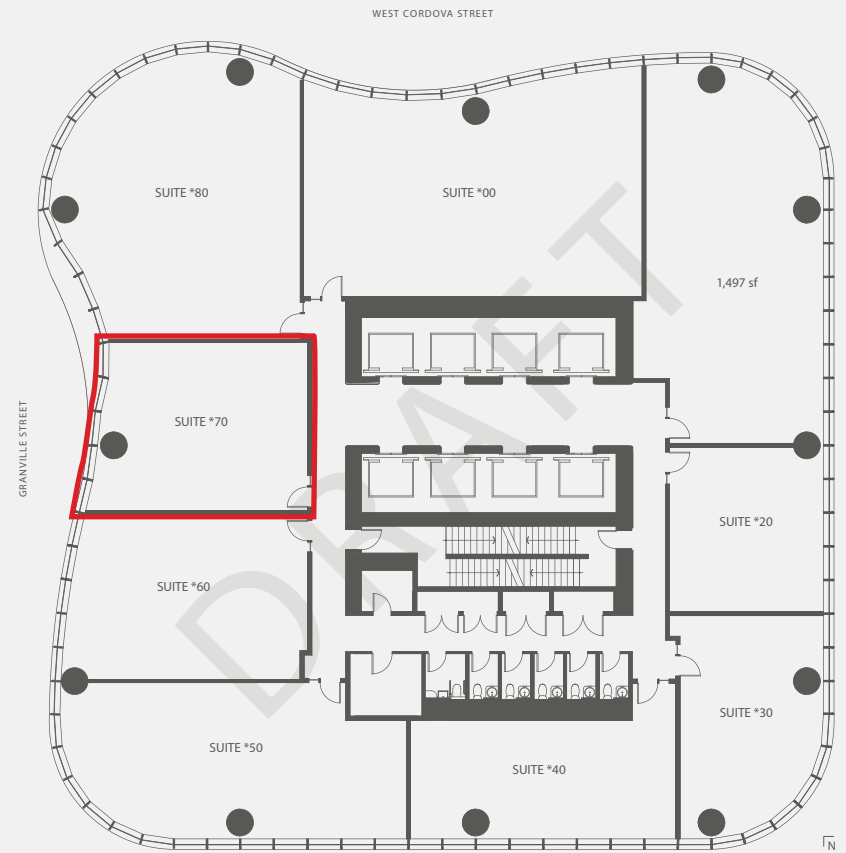
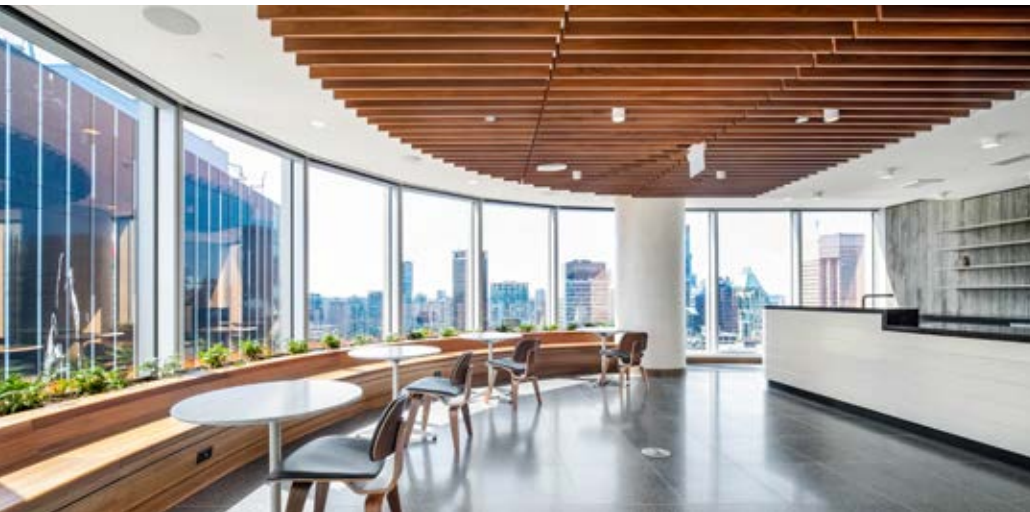


Sky Terrace Luxury Amenities

Rooftop Lounge Amenities

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





UNIT	570
SIZE	± 844 SQFT
PARKING	1 Stall
ZONING	CD-1
BASIC RENT	\$25.00/FT
ADDITIONAL RENT	\$30.50/FT

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.

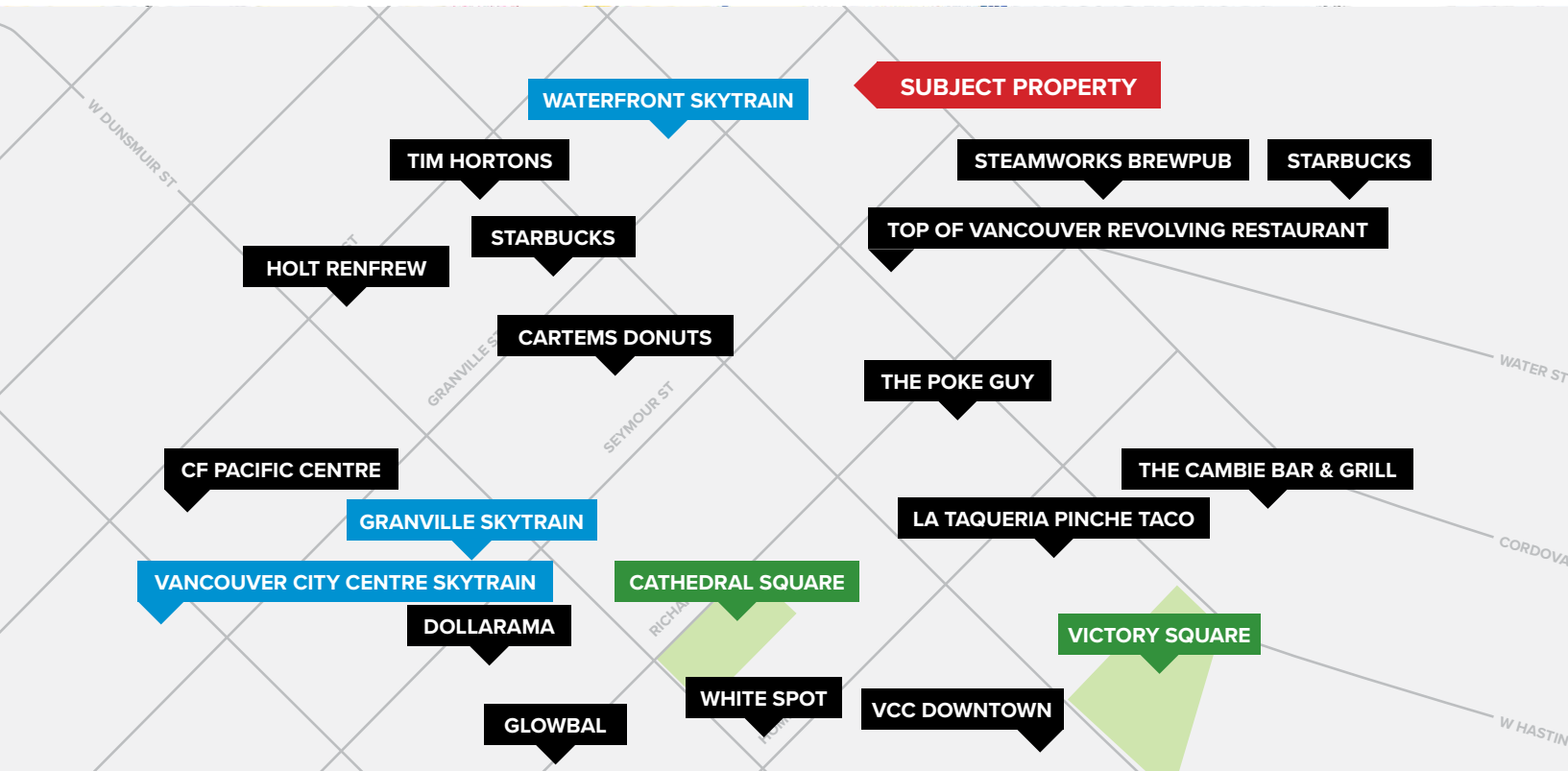
Steps Away From All Transportation

Located in the heart of Vancouver's Central Business District, this unit is surrounded by ample shopping, dining, and recreation options. Neighbouring tenancies include Miku, Five Sails, Pan Pacific Vancouver, Fairmont Waterfront, CF Pacific Centre, Fairmont Pacific Rim, Nightingale, and more, providing a wide variety of options for business lunches, dinners, and entertainment. This is an incredible opportunity to lease a top-tier office space in a highly coveted location with unparalleled amenities and easy access to all of Vancouver's attractions.

This prime location is steps away from the city's transportation hub, Waterfront Station, offering unparalleled convenience and ease of access to the Expo Line, Canada Line, SeaBus, West Coast Express, and buses.



DIRECTY ACROSS FROM WATERFRONT STATION



WALK SCORE
94



TRANSIT SCORE
100



BIKE SCORE
79

For More Information Contact

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