



FLOOR 5  
7,842 SQ.FT.

FLOOR 4  
7,847 SQ.FT.

FLOOR 3  
7,012 SQ.FT.

# FOR LEASE

## 2609 GRANVILLE STREET

MULTI-FLOOR OFFICE AVAILABILITY ON THE CORNER OF GRANVILLE ST & WEST 10TH AVE

### LEASING INQUIRIES

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**RELIANCE  
PROPERTIES**



# 2609 GRANVILLE STREET

## BUILDING FEATURES



Upgraded HVAC



24/7 secured access and monitored CCTV



Private kitchen facilities and washrooms on each floor



Direct elevator access to each floor, allowing for dedicated reception areas



Parking available at market rates (subject to availability)

## LOCATION



**Excellent Transit:** Nearby bike paths, pedestrian routes, and the upcoming South Granville Skytrain Station



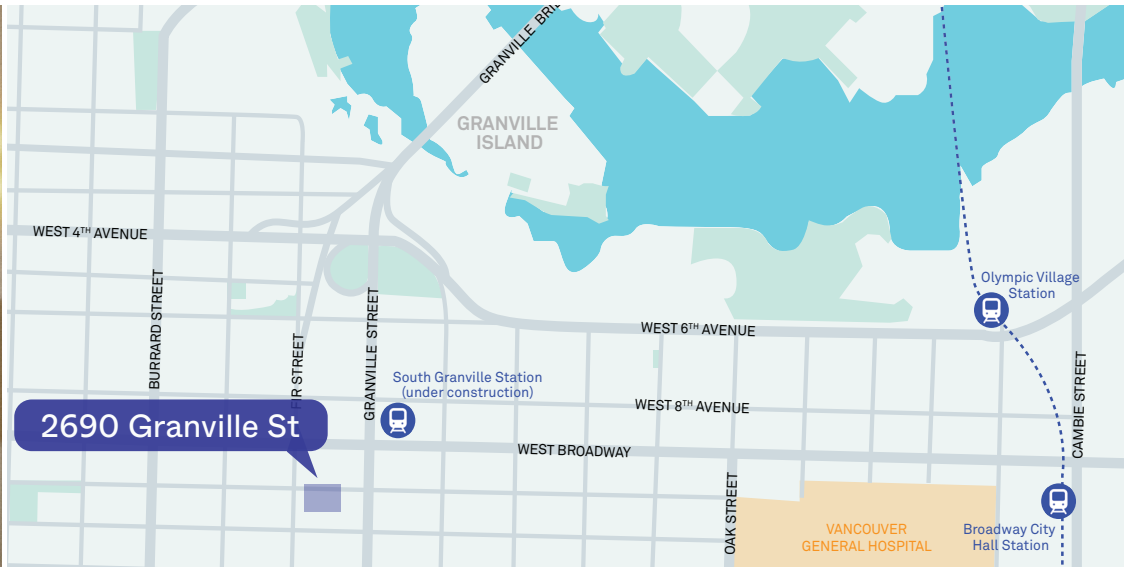
**Recreational Spaces:** Kitsilano Beach, Charleston Park, Vancouver Lawn Tennis & Badminton Club, False Creek Seawall



**Restaurants & Cafes:** Cactus Club, Dynasty Seafood, La Taqueria, Beaucoup Bakery, Starbucks, Dose Espresso Bar



**Business Services:** BMO, Scotiabank, RBC, Service Canada, Indigo



2690 Granville St



100 • WALK SCORE









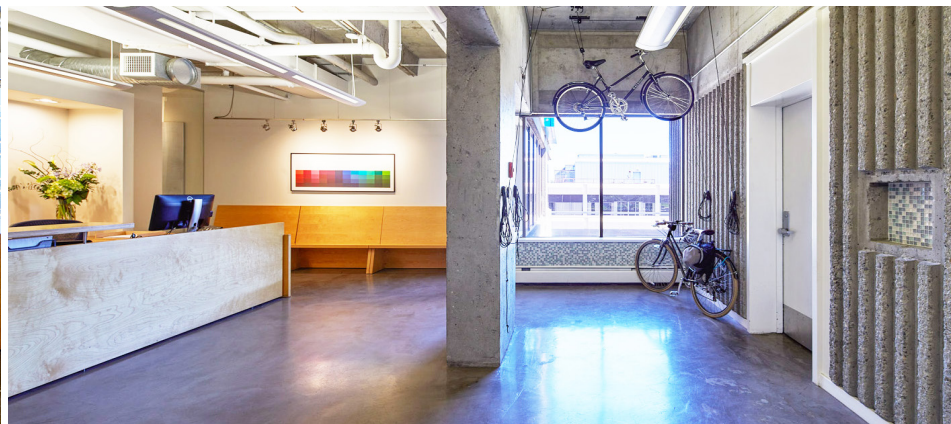
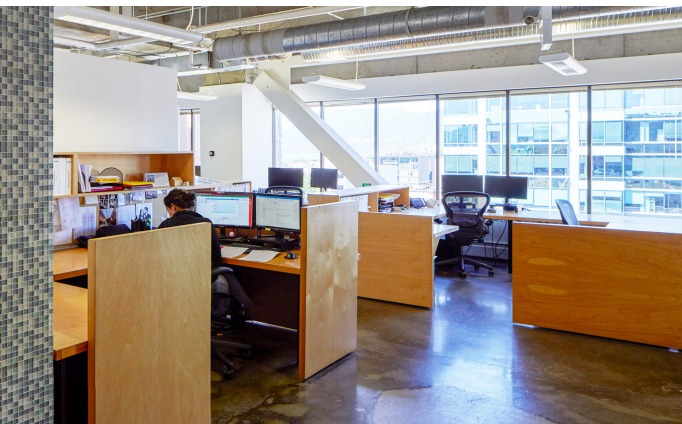
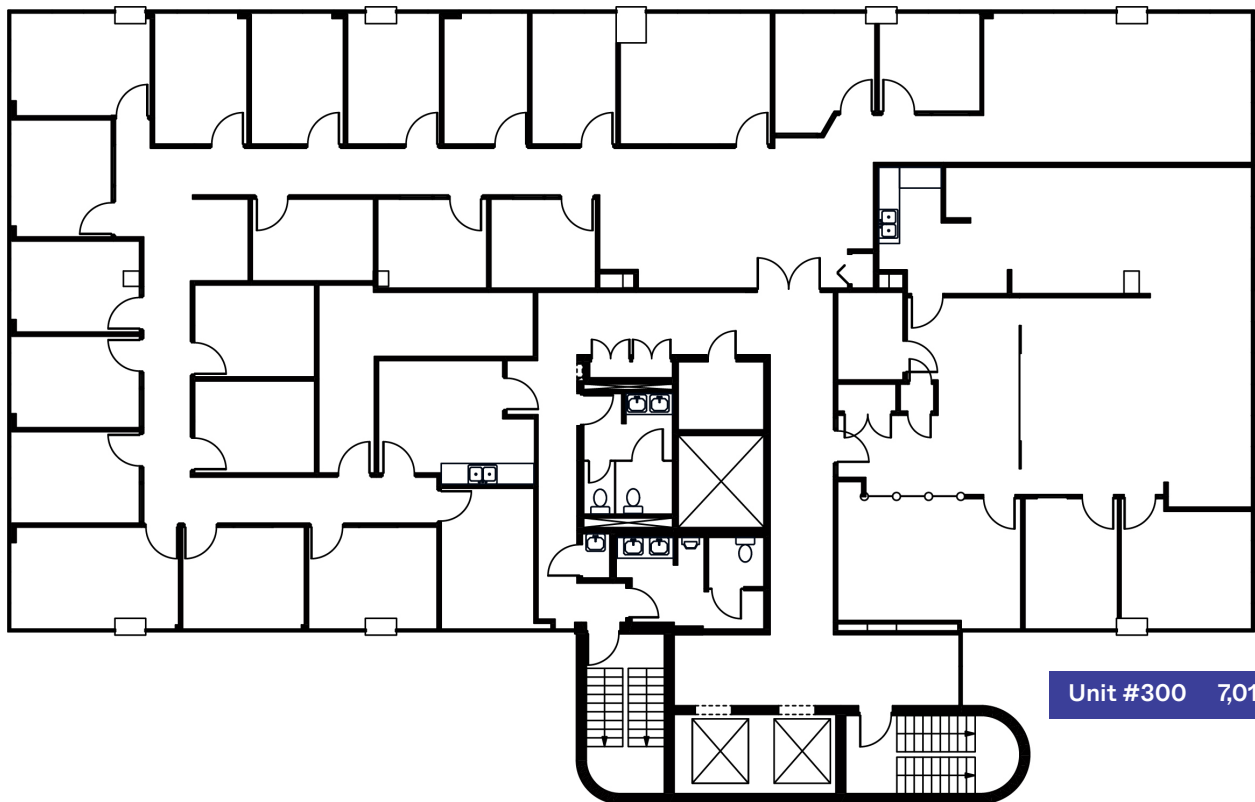
76 • TRANSIT SCORE









92 • BIKE SCORE

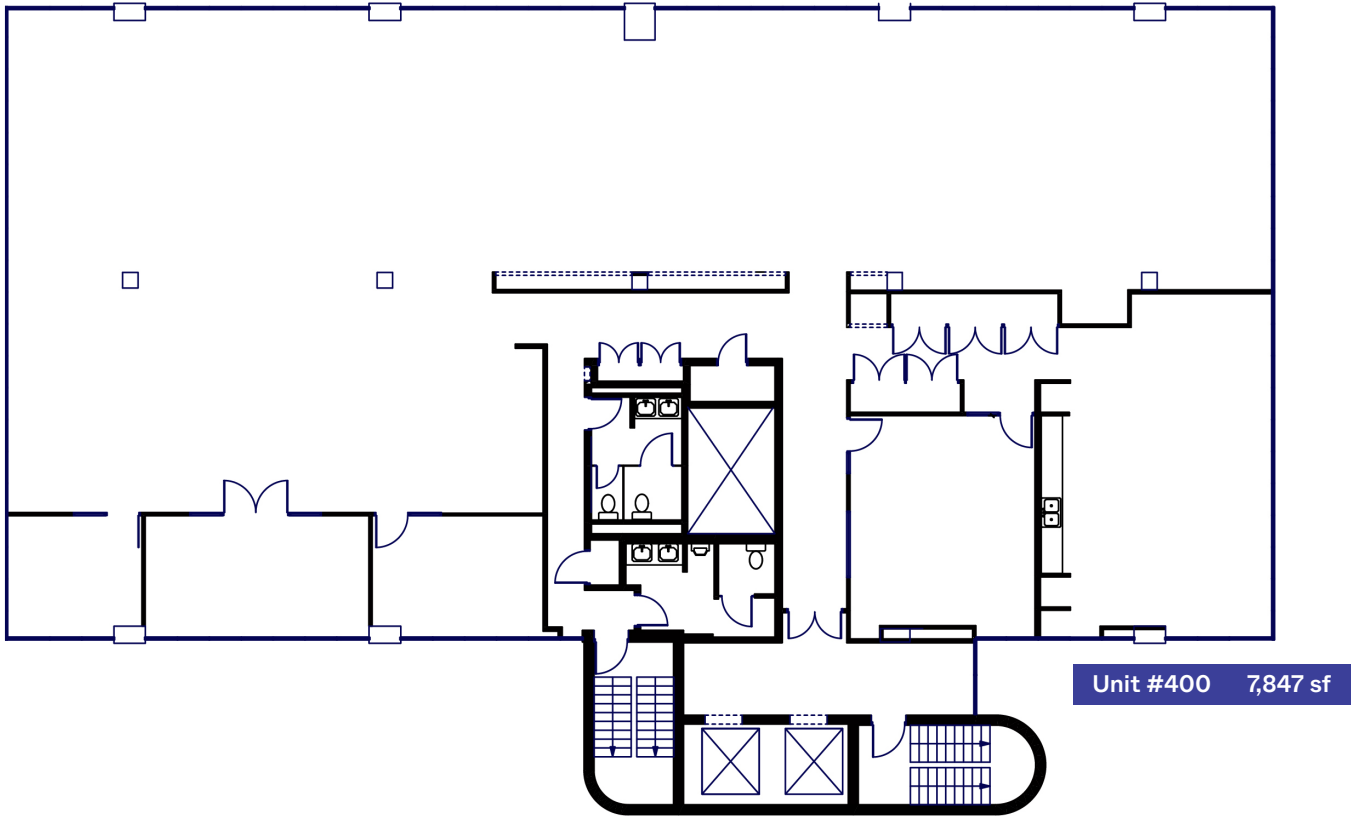
# #300 - 2609 GRANVILLE STREET

RENTABLE AREA	7,012 sf	 Full Floor	 Staff Kitchen
<i>* Lease with floor 4 for a total of 14,859 SF</i> <i>* Lease with floor 4 &amp; 5 for a total of 22,701 SF</i>		 23 Private Offices	 Coffee Bar
AVAILABLE	August 1, 2025	 2 Boardrooms	 Private Washrooms
BASIC RENT	\$29.00 PSF per annum		
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee		
MONTHLY	\$29,883 + GST		









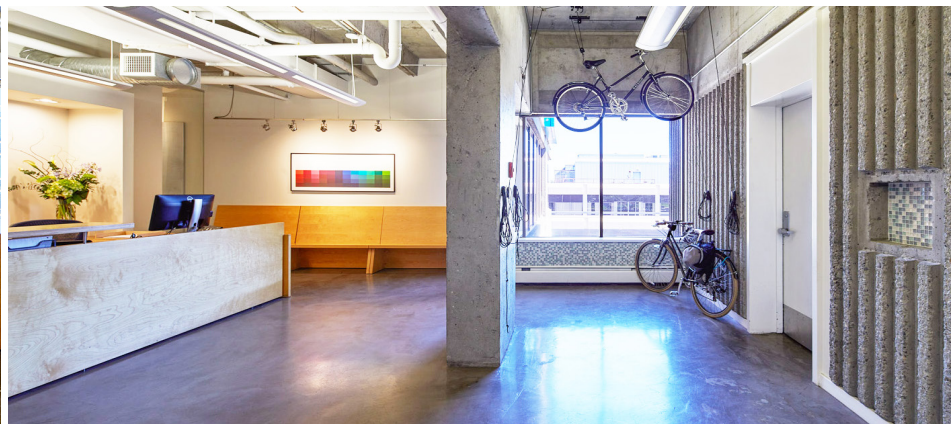
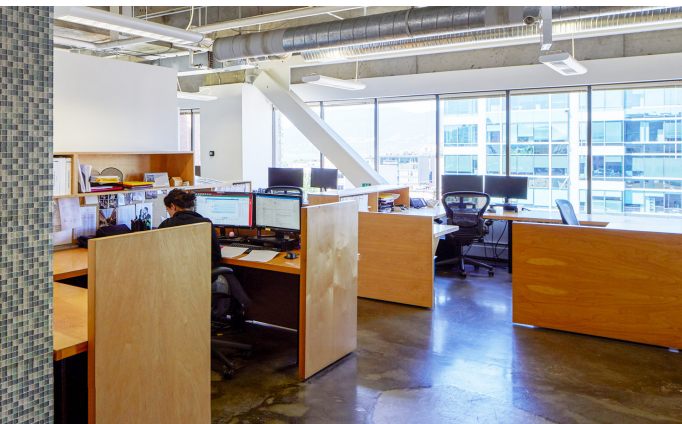
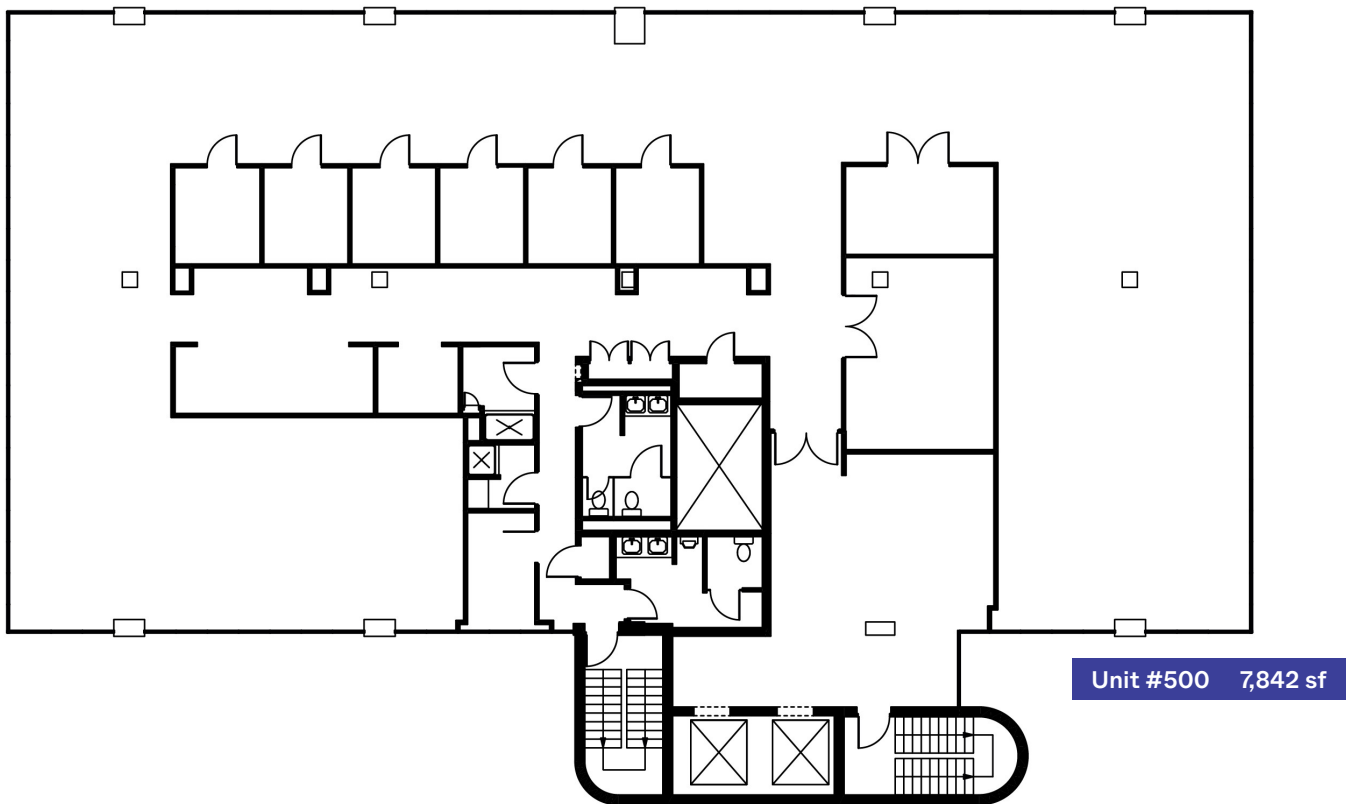
# #400 - 2609 GRANVILLE STREET

RENTABLE AREA	7,847 sf	 Full Floor with customizable layout	 Staff Kitchen
<i>* Lease with floor 3 for a total of 14,859 SF</i>		 3 Private Offices	 Dedicated Reception with Direct Elevator Exposure
<i>* Lease with floor 5 for a total of 15,689 SF</i>		 1 Boardroom	 Private Washrooms
<i>* Lease with floor 3 &amp; 5 for a total of 22,701 SF</i>			
AVAILABLE	March 1, 2026		
BASIC RENT	\$29.00 PSF per annum		
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee		
MONTHLY	\$33,441 + GST		



# #500 - 2609 GRANVILLE STREET

RENTABLE AREA	7,842 sf	 Full Floor with customizable layout	 Direct Elevator Exposure
<i>* Lease with floor 4 for a total of 15,689 SF</i> <i>* Lease with floor 3 &amp; 4 for a total of 22,701 SF</i>			
AVAILABLE	March 1, 2026	 6 Private Offices	 Polished Concrete Floors
BASIC RENT	\$29.00 PSF per annum	 2 Boardrooms	 Private Washrooms
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee		
MONTHLY	\$33,420 + GST		





FLOOR 4 & 5  
15,689 SF

FLOOR 3 & 4  
14,859 SF

FLOOR 3, 4 & 5  
22,701 SF

### FLOOR 3 & 4

RENTABLE AREA	14,859 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$63,324 + GST

### FLOOR 4 & 5

RENTABLE AREA	15,689 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$66,861 + GST

### FLOOR 3, 4 & 5

RENTABLE AREA	22,701 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$96,744 + GST



**RELIANCE  
PROPERTIES**

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