



**FOR LEASE**

**670 Smithe Street**

**(900 Granville Street)  
Vancouver, BC**

Located in Vancouver's Granville  
Entertainment District

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670 Smithe Street (900 Granville Street), Vancouver, BC

Location

670 Smithe Street (900 Granville Street) is ideally located at the southeast corner of Smithe and Granville Streets. The Property is located in a pedestrian friendly-area commonly known as Granville Mall in the portion considered the Granville Entertainment District.

Granville Mall is lively with restaurants, retail, theatres and clubs and home to timeless heritage buildings, such as the Hudson Bay Company building. Nordstrom took over the former Sears premise opening in a stunning retrofitted glass building in the Fall of last year. Other major retailers are taking notice of Granville Street as evidenced by the recent opening of Old Navy at the corner of Granville and Robson Streets.

The Granville Mall and the surrounding area is seeing an increase of large 'tech' office tenants moving in. Microsoft has leased two floors above Nordstrom totalling more than 140,000 square feet of space and Sony Pictures recently announced they are moving their head office to Vancouver and will occupy 74,000 square feet in the same building. Manulife is just finishing construction on a 16 storey, 360,000 square foot building located at 980 Howe Street, one block west of Granville.

Location Attributes

- › One block south of the new Nordstrom, Microsoft and Sony Picture premises
- › One block south of Pacific Centre
- › One block south of the new Old Navy store
- › One block east of the new Manulife Office tower
- › Two blocks west of the new Telus Garden

Property Attributes

- › Landmark location
- › 120 feet of frontage on Smithe Street and 50 feet of frontage on Granville Street
- › Over 12,500 square feet of rentable area over 3 stories
- › Over 2,000 square feet of rooftop patio
- › Liquor Primary License attached to the building

Property Overview

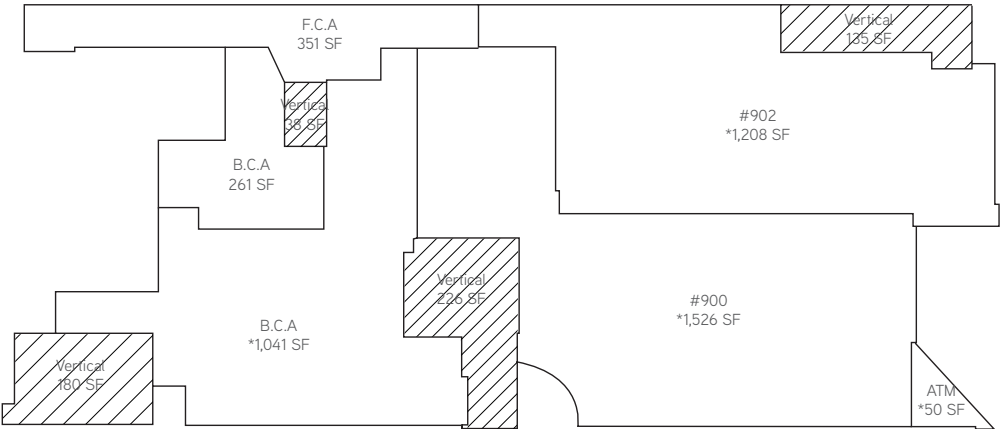
Civic Address:	670 Smithe Street (900 Granville Street), Vancouver, BC
Legal Address:	PID: 004-324-340, Lot 1 Block 73 Plan VAP210 District Lot 541 NWD Lot 2, Block 73, P Lan VAP210, District Lot 541.
Building Description:	Three storey corner retail building
Zoning:	Downtown District (DD) - The Downtown District is the regional centre of commercial development.

Available Areas:	Floor	Gross Area (Approx.)	Basic Rent PSF Per Annum	Common Area Costs (Estimate)*	Property Taxes (Estimate)
	1	5,016 SF	\$60.00	\$3.50	\$10.00
	2	5,728 SF	\$25.00	\$3.50	\$10.00
	3	3,296 SF	\$25.00	\$3.50	\$10.00
	Patio	2,222 SF	\$0		

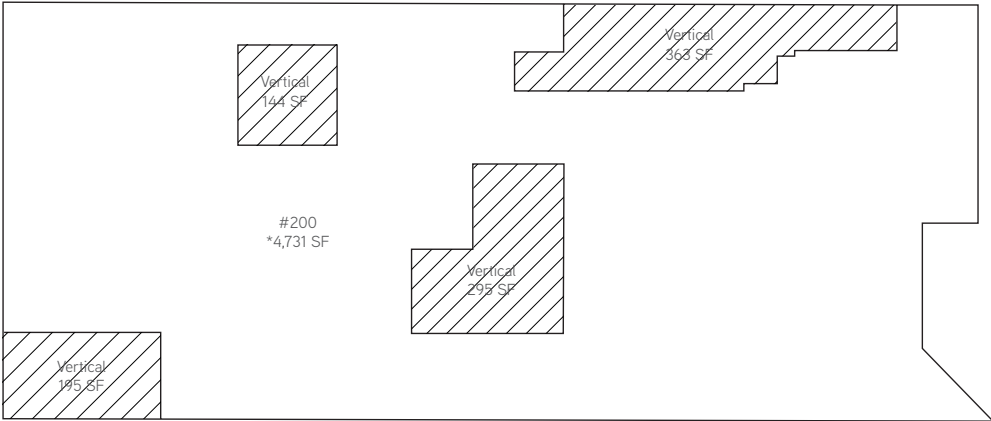
\*includes insurance, water and sewer

Floor Plans

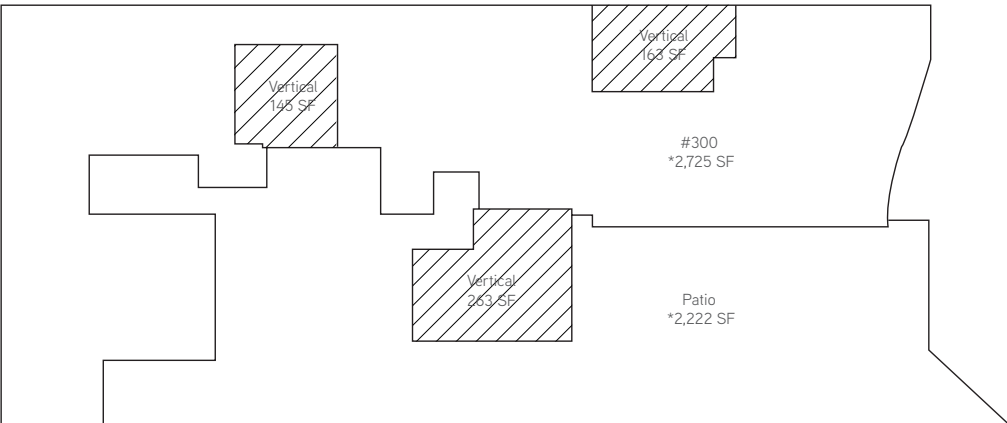
Main Floor  
Gross 5,016 SF



2nd Floor  
Gross 5,728 SF



3rd Floor  
Gross 5,518 SF



\* Area calculations to the exterior of perimeter walls and the centre of demising walls.

## A wide-angle photograph of a busy city street, likely in Vancouver's Granville Entertainment District. The street is lined with tall, modern buildings and older structures with colorful signs. A blue bus is visible in the foreground, and a red car is driving in the middle ground. The sky is clear and blue. A large, semi-transparent blue box with white text is overlaid on the left side of the image. The text reads 'OPPORTUNITY' in large, bold, white capital letters, followed by 'to be in the centre of the lively' in smaller, brown, lowercase letters, and 'Granville Entertainment District' in large, white, lowercase letters. The overall scene is bright and lively, with many trees and pedestrians visible.

[illegible]

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