



To lease office premises in one of the most central locations in Vancouver. The available spaces offer a variety of opportunities for medical and professional service providers who need access to their premises outside of traditional business hours, who wish to benefit from a high daytime population, and who want to benefit from being a part of a community of like-minded professionals.

LOCATION

Located on the northwest corner of the intersection of Granville Street and 16th Avenue, the building is perfectly positioned within the established Broadway medical hub. A vibrant mixed-use neighbourhood of office workers, residents, day time shoppers, and evening diners, the Granville Shopping Precinct is home to a variety of shops and services and is a short distance from Vancouver General, BC Children's, and BC Women's Hospitals. It is also only a short walk or bike ride from one of Vancouver's most popular attractions, Granville Island.

Being located on Vancouver's busiest north-south thoroughfares, vehicular access to all parts of Metro Vancouver is made easy. This coupled with the area's excellent public transit amenity and pedestrian friendly side walks makes it one of the most sought after areas for businesses.

HYCROFT CENTRE

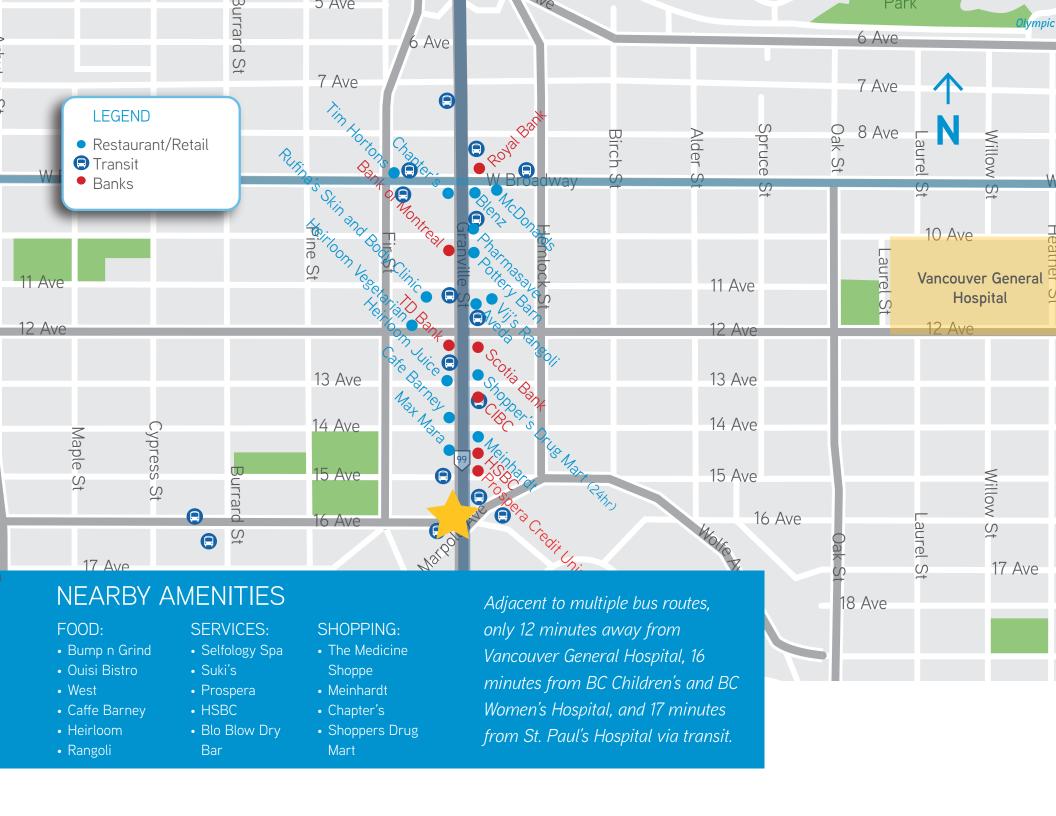
Professionally managed, with extensive building hours, Hycroft Centre offers a first-rate opportunity for medical and office users. Comprised of three floors of office premises and two floors of underground parking, the building is home to a variety of medical and professional service providers and offers easy access for practitioners and patients alike. The units offer excellent vistas to the surrounding neighbourhood and provide a private and serene environment for visitors. All common areas have been recently renovated and are well maintained, providing a suitably professional environment. Further, the building benefits from having an on-site MRI facility and pharmacy for patient needs.

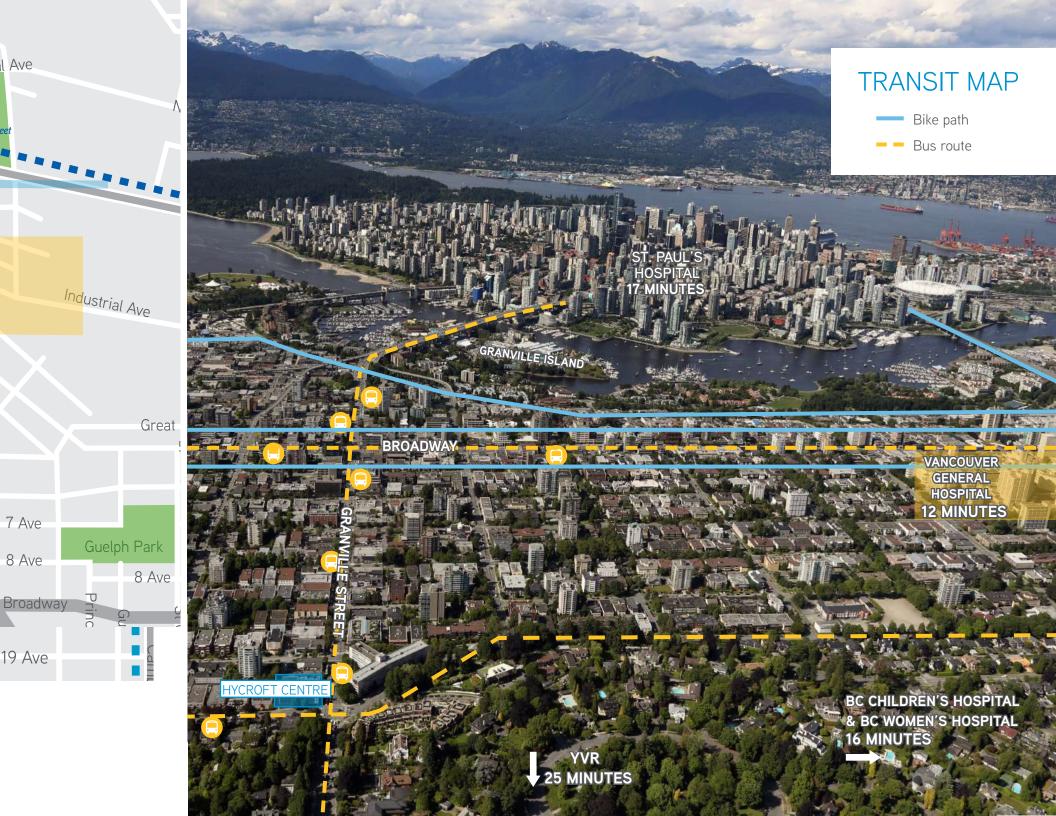
With its extensive hours, prominent corner exposure, and proximity to hospitals and other healthcare practitioners, Hycroft Centre is the perfect option for those who wish to grow their practice in the Vancouver area.

THE BUILDING FEATURES

- > Intercom access system
- > Secure shared washrooms
- > Updated lobby
- > 81 parking stalls in underground parkade
- > On-site pharmacy and spa
- > MRI facility
- > Opportunity for yoga or Pilates studio
- > Extensive building hours, including Saturday operation

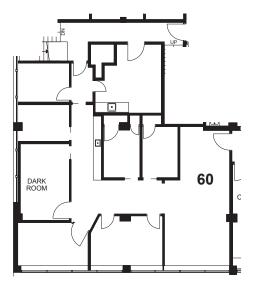




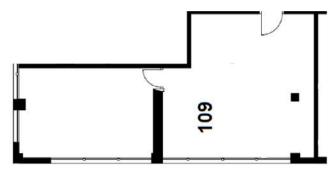


FLOOR PLANS

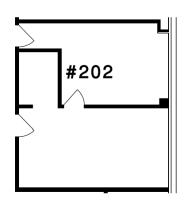
Suite 60 | 1,664 SF



Suite 109 | 960 SF



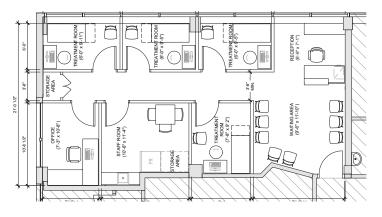
Suite 202 | 565 SF



Suite 206/208 | 1,085 SF - Current layout



Suite 206/208 | 1,085 SF - Potential layout



IMPROVEMENTS

Available units have various improvements, contact listing agents for details.

RENTABLE AREAS

SUITE	AREA (SF)	DESCRIPTION
60	1,664	Fully improved premises with up to eight treatment rooms and reception area.
109	960	Well laid out unit with reception area, one large office and a large open work area.
202	565	Located on the top floor with three treatment rooms (two with plumbing) and large windows overlooking 16th Avenue.
206/208	1,085	Current layout – four treatment rooms with plumbing, waiting area. Potential layout - four treatment rooms, office, staff room, waiting area and reception.

PARKING

- > 81 underground parking stalls for tenants and clients
- > \$110.00 and \$250.00 for monthly random and reserved parking stalls

BASIC LEASE RATE

Contact listing agents

OPERATING COSTS & TAXES

\$21.14 PSF (2020 estimate)







