

FOR LEASE 409 Granville Street // Vancouver // BC



UNITED KINGDOM BUILDING

Steps away from the financial district, Waterfront SkyTrain Station, offering service on the Canada, Expo and Millennium Lines, the SeaBus Terminal, West Coast Express, and transit hub for public buses.

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THE LOCATION


On the corner of Granville & West Hastings Street, this 17 storey office building is located in the centre of the financial district, just steps away from the Waterfront SkyTrain Station, offering service on the Canada, Expo and Millennium Lines, the SeaBus Terminal, West Coast Express, and transit hub for public buses. Area amenities include the Convention Centre, Seawall and Pacific Centre Mall. Building amenities include on-site parking, common boardroom, bike storage, a fitness centre and showers.

BUILDING FEATURES


- › SW corner of Granville & West Hastings Street
- › 6 upgraded high-speed elevators with high-rise and low-rise elevator banks
- › Excellent access to all transit lines
- › 24 hour security card access
- › Fibre connectivity available
- › Professionally managed by Warrington PCI
- › Common boardroom on the 4th floor
- › On-site parking
- › On-site fitness centre & showers
- › Bike storage & end-of-trip facilities




Bike Storage




On-site Parking




On-site Gym



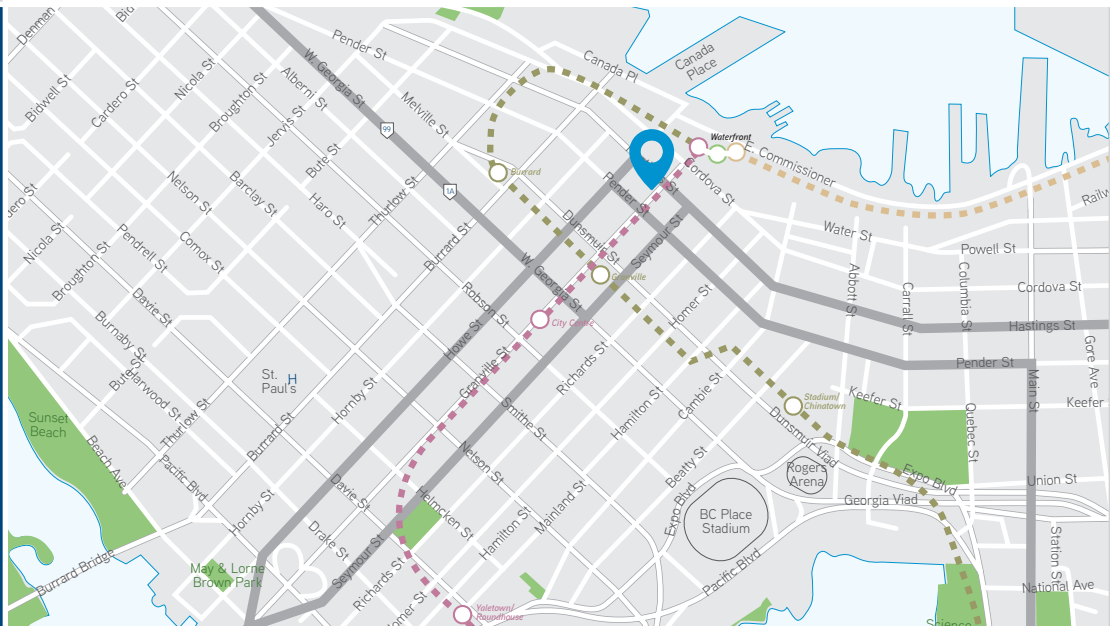
Transit Score™
100



Walk Score™
98



Bike Score™
67



AVAILABLE SPACE

SUITE	AREA	AVAILABILITY	DESCRIPTION
121	1,234 SF	Immediately	South facing premises, currently open plan. New t-bar grid, tiles and LED lights. Newly renovated elevator lobby, Available Immediately.
350	2,622 SF	Immediately	6 offices (5 windowed), server room, boardroom, kitchen and open area.
459	1,601 SF	Vacant	Corner unit with lots of glass and features 5 offices (3 window), boardroom and storage.
835	710 SF	Vacant	Improved with 2 window offices, reception and open area.
880	854 SF	March 1 st , 2020	North facing suite featuring 2 window offices, 1 interior office, and meeting room.

LEASE RATES

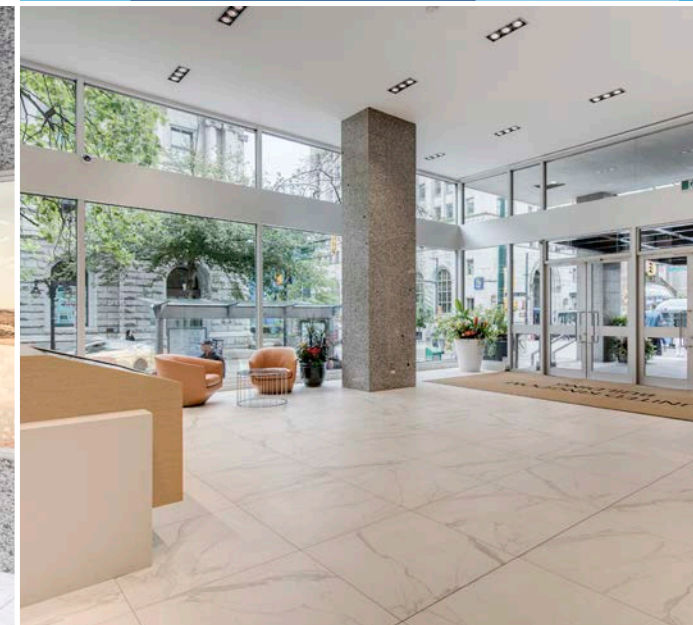
BASIC RENT:

\$30.00* per SF

OPERATING COSTS & PROPERTY TAXES:

\$18.60 per SF (2020 estimate, includes in-suite
janitorial and utilities.)

**Granville & Hastings Street side suites with premium views*



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