

For Lease

CBRE

Hycroft Centre

Professionally Managed
Medical Premises

3195 Granville Street,
Vancouver, BC



Excellent for medical

professionals of any size, from large organizations to individuals running a practice.



Building Amenities



Intercom
access system



On-site
pharmacy



Floor
washrooms



81 underground parking stalls for tenants and clients

Upgraded Elevator (2023)

Extensive building hours, including Saturday operation

Property Description

Base Rent

Contact Listing Agents

Additional Rent*

\$23.30 PSF (2024 estimate)

** Management fee not included.*

** Hydro is separately metered and paid directly by the Tenant.*

Parking & Signage

Random and reserved stalls available for monthly rent

The Opportunity

To lease an office or medical space in a central and highly visible location.

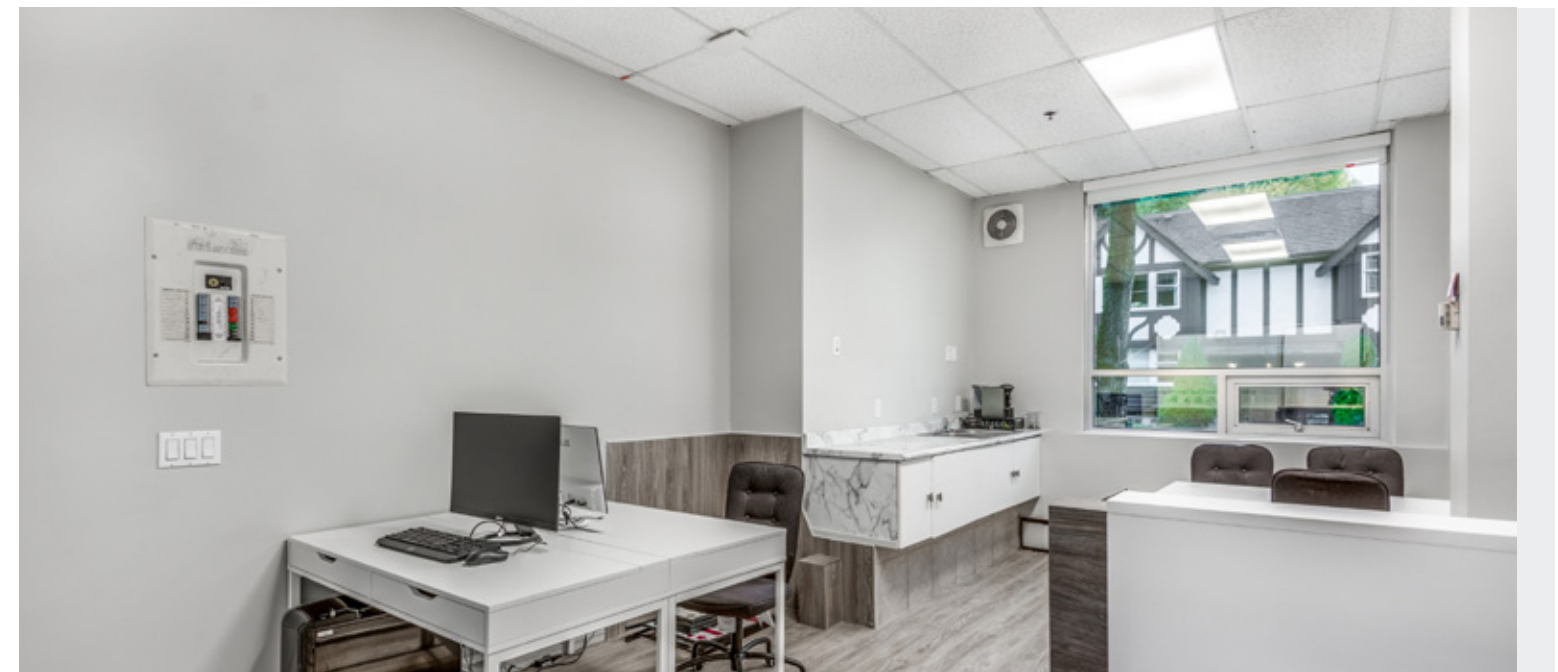
A variety of available offices provide opportunities to find the right space for your business in a remarkably accessible area for your clients. The Hycroft Centre has an abundance of existing medical users that complement one another within the building and within the medical field. Extended operational hours and visitor parking allow users and their clients to make the most of the space on their schedule.



Available Immediately

Suite	Area	Description
109	952 SF	Sink, open plan with north facing views.
111	1,195 SF	Warm shell condition for tenant improvements with demising potential.
120	1,046 SF	Warm shell condition.

Suite	Area	Description
210	502 SF	Available February 1, 2025.
215	517 SF	Newly improved with updated lighting and carpet. Open plan.
216	420 SF	Western exposure, open plan.

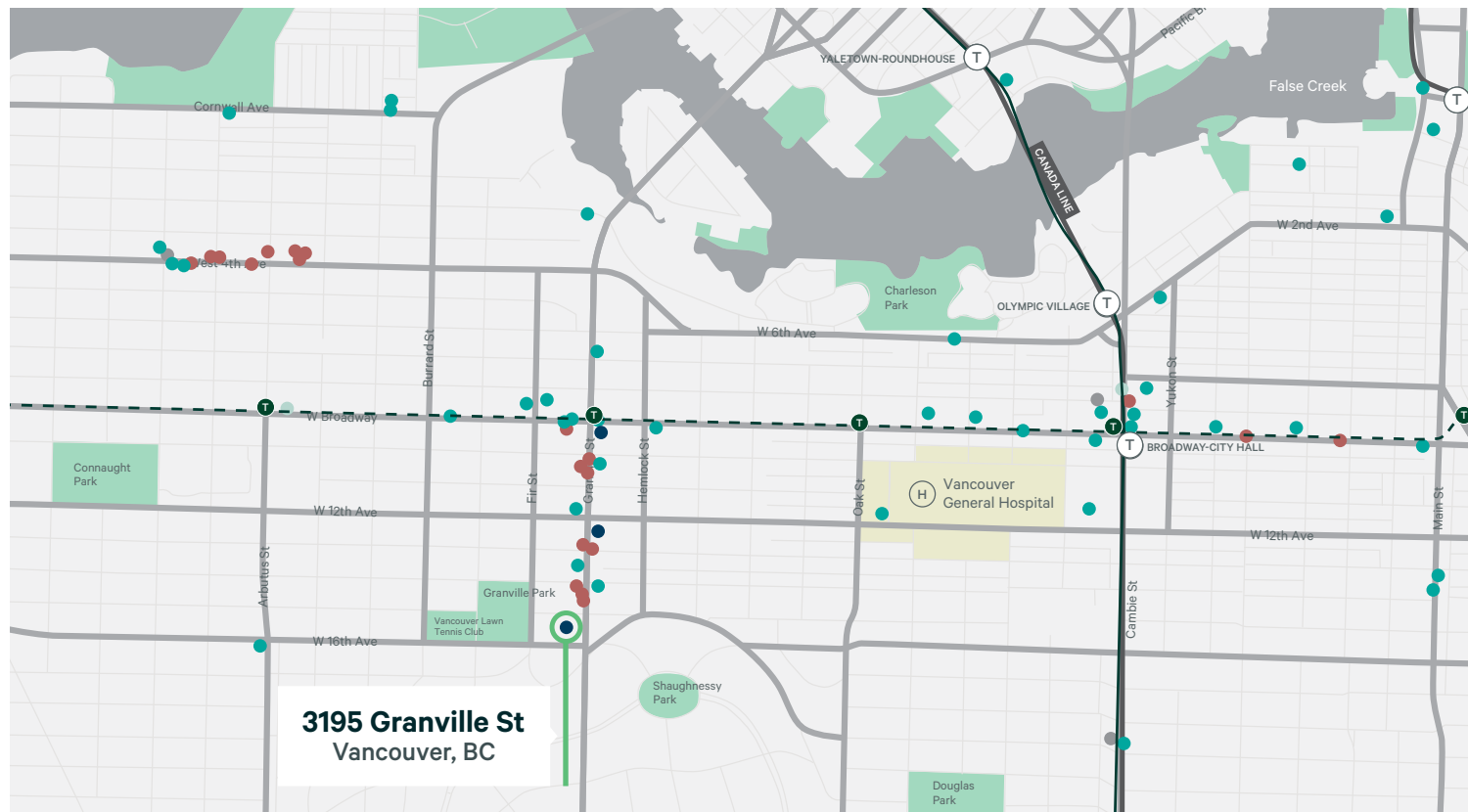


FLOOR PLANS NOT TO SCALE

5 minute drive

from Vancouver General Hospital provides visitors and clients significant ease of access.

Situated at the cross street of 16th Street and Granville offers excellent exposure as people travel between the residential and commercial portions of the city



Neighbourhood Amenities

- | | | | | |
|--|--|--|---|---|
| <p>Pharmacy ●</p> <ul style="list-style-type: none"> + The Medicine Shoppe + Shoppers Drug Mart + Pharmasave | <p>Shopping ●</p> <ul style="list-style-type: none"> + West Elm + Pottery Barn + Williams-Sonoma + Lululemon + Anthropologie | <p>Food ●</p> <ul style="list-style-type: none"> + Meinhardt + Caffe Barney + Heirloom Vegetarian + Chipotle + Starbucks | <p>Grocery ●</p> <ul style="list-style-type: none"> + Urban Fare + Whole Foods + City Market + Choices | <p>Transit</p> <ul style="list-style-type: none"> 🚇 Future Broadway Subway Project Stations + Adjacent to multiple bus routes + Only 12 minutes away from Vancouver General Hospital + 16 minutes from BC Children's Hospital and BC Women's Hospital + 17 minutes from St. Paul's Hospital |
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Contact Agents

Luke Gibson

Personal Real Estate Corporation
Senior Vice President | Commercial Sales & Leasing

luke.gibson@cbre.com
604 662 5142

Blake Newton

Sales Representative | Commercial Sales & Leasing

blake.newton@cbre.com
604 662 5575

CBRE Limited
1021 West Hastings Street #2500, Vancouver, BC
www.cbre.ca

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