



BOSA



Final phased release of developer-direct units in a AAA class office tower with unmatched amenities

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OPPORTUNITY

320 Granville is a brand new AAA class office tower that bridges the gap between Vancouver's waterfront and the historic Gastown and highly sought-after Coal Harbour neighbourhoods, offering a new office standard of excellence to the people of Vancouver.











AMENITIES

1 Fitness centre



End-of-trip facilities



Bookable private treatment & consultation rooms



Bookable private fitness studio



Tenant-exclusive rooftop patio with unprecedented views



Bookable meeting rooms and boardrooms



Laundry service (upon request)



Common kitchen



Co-working spaces for semi-private or communal work on amenity floor



Secure underground parking



NEW RELEASES!

UNIT 310

Size: 1,394 sf

↑ Orientation: N

Asking Price: \$1,603,100

Monthly Strata Fees: \$1,787.09 incl. GST

Property Taxes (2025): \$23,057.00

UNIT 320

Size: 2,590 sf

↑ Orientation: NE

\$ Asking Price: \$2,719,500

Monthly Strata Fees: \$3,313.01 incl. GST

•**5** • Property Taxes (2025): \$39,888.00

UNIT 330

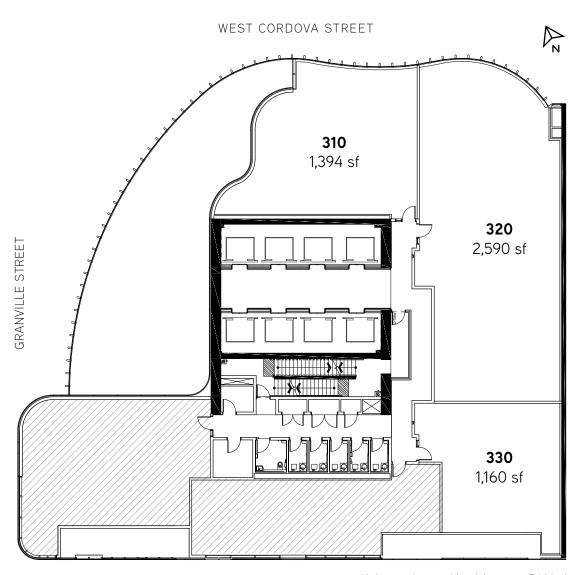
Size: 1,160 sf

↑ Orientation: S

Asking Price: \$1,102,000

Monthly Strata Fees: \$1,484.68 incl. GST

Property Taxes (2025): \$19,647.50



Units can be combined for up to 5,144 sf









NEW CONCEPTUAL LAYOUT!

UNIT 410-450

Size: 4,761 sf

Available: Immediately

Exclusive 1,456 sf outdoor patio

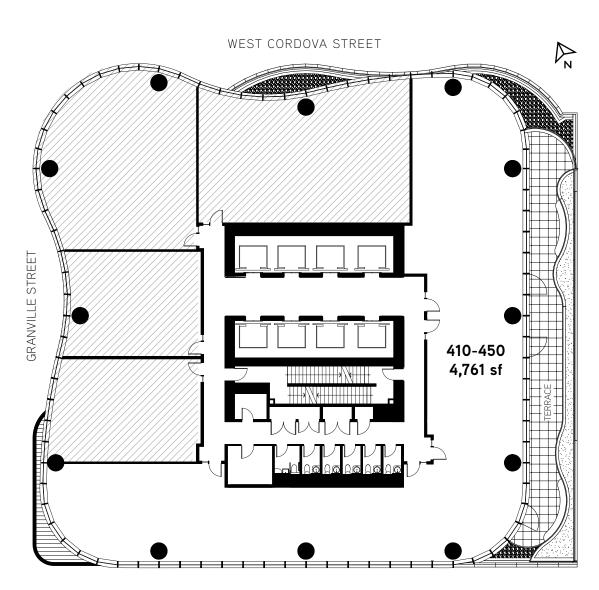
Orientation: NE

Parking: 3 stalls

Asking Price: \$6,308,325

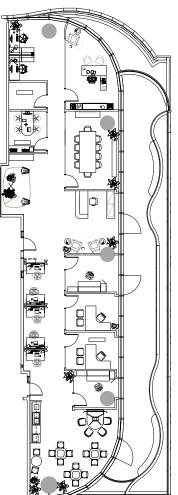
Monthly Strata Fees: \$6,076.16 incl. GST

Property Taxes (2025): \$82,558.20



*The premises can be demised to suit the incoming tenant's size requirements





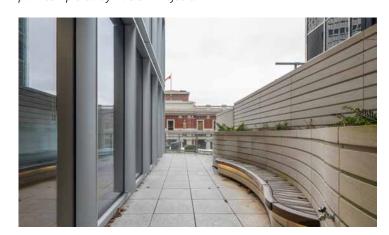
UNITS 410-430 CONCEPTUAL LAYOUT* 2,818 SF

- Five (5) offices
- One (1) boardroom
- One (1) meeting room
- Kitchen & staff room
- Reception
- Storage

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- Open area

*For ideas/planning purposes only. Unit in shell condition. Test fit plan completed by Fusion Projects.



NEW CONCEPTUAL LAYOUT!

UNIT 1150

Size: 1,155 sf

Available: Immediately

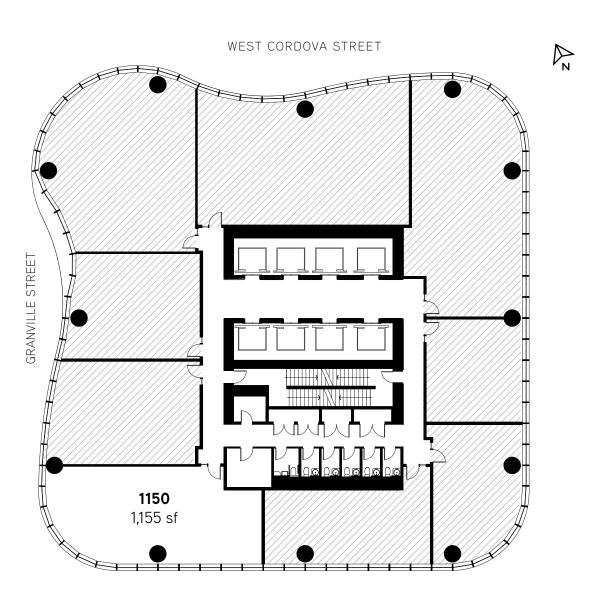
Orientation: SW

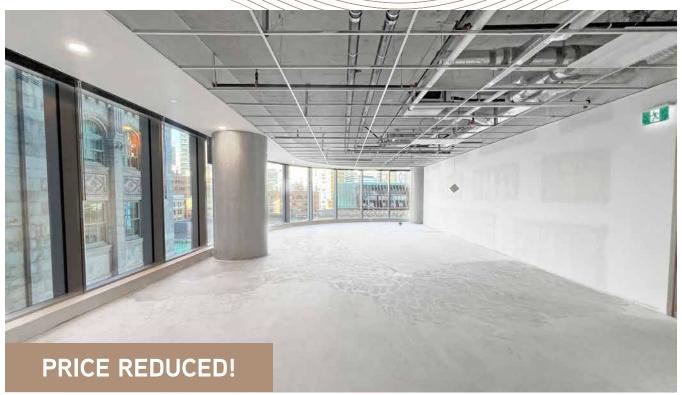
Parking: 1 stall



Monthly Strata Fees: \$1,470.92 incl. GST

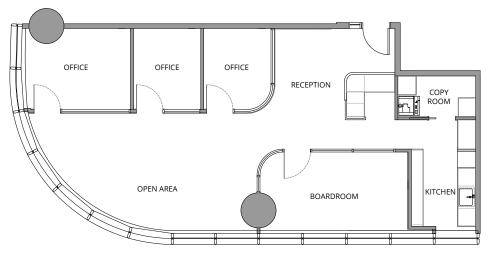
Property Taxes (2025): \$20,787.80











*For ideas/planning purposes only. Unit in shell condition.

UNIT 1150 CONCEPTUAL LAYOUT*

- Three (3) offices
- One (1) boardroom
- Kitchen & staff room
- Reception
- Copy/server room
- Open area

UNIT 1640

Size: 788 sf

Available: Immediately

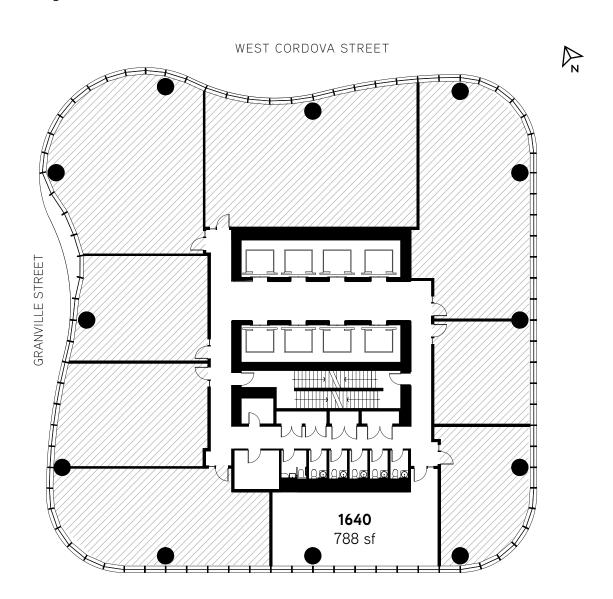
Orientation: S

Parking: 1 stall

Asking Price: \$1,260,800

Monthly Strata Fees: \$1,003.53 incl. GST

Property Taxes (2025): \$15,348.50

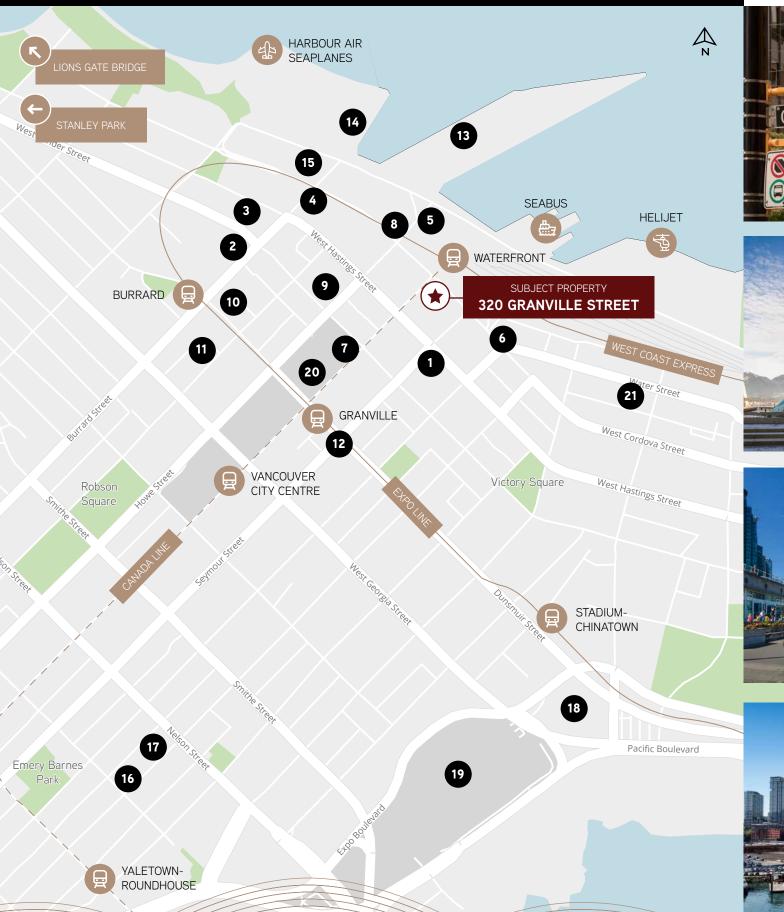




















LOCATION

320 Granville, Vancouver's premier AAA class office building, bolsters excellent amenities to owners consisting of a variety of high-end restaurants, shops and services within walking distance to the property. Conveniently situated at 320 Granville Street, the architectural anomaly lies directly across from Waterfront Station, which house connections to all three SkyTrain lines, the West Coast Express, Seabus and serves as a direct source for many bus connections.

AMENITIES

- 1 Breka Bakery & Café (Hastings)
- 2 JOEY Bentall One
- 3 Nightingale
- Riley's Fish & Steak
- Miku Vancouver
- Steamworks Brewpub
- 7 Starbucks
- B Fairmont Waterfront
- 9 EXchange Hotel Vancouver An Executive Hotel
- O Cactus Club Cafe Bentall 5
- 11 Hy's Steakhouse & Cocktail Bar
- 2 Gotham Steakhouse & Cocktail Bar
- 3 Coal Harbour Bar
- 14 Chop Steakhouse & Bar
- 15 Fairmont Pacific Rim
- 16 Blue Water Cafe
- 17 The Parlour
- 18 Rogers Arena
- 19 BC Place
- 20 CF Pacific Centre
- 21 The Old Spaghetti Factory

97 Walker's Paradise









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