

The logo for NAI Commercial, featuring the letters 'NAI' in a bold, sans-serif font with a red diagonal line through the 'A', followed by the word 'Commercial' in a smaller, black, sans-serif font.

NAICommercial

**UNDER
\$1,400 PSF**

#790-320 Granville Street | Vancouver, BC

FOR SALE | AAA Office Space with Water Views at Bosa Waterfront Centre

Rick Lui*
Vice President
604 691 6624
rlui@naicommercial.ca
*Personal Real Estate Corporation

Conor Finucane*
Senior Associate
604 691 6604
cfinucane@naicommercial.ca
*Personal Real Estate Corporation

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535
naicommercial.ca

#790-320
Granville Street
Vancouver, BC

NAICommercial

Usable Area
1,633 SF

PID
031-889-719

Parking
1 designated stall

Year Built
2023

Availability
Immediate

Property Tax (2024)
\$24,701.30

Strata Fees
\$2,041.10

Price
\$2,280,000

OPPORTUNITY

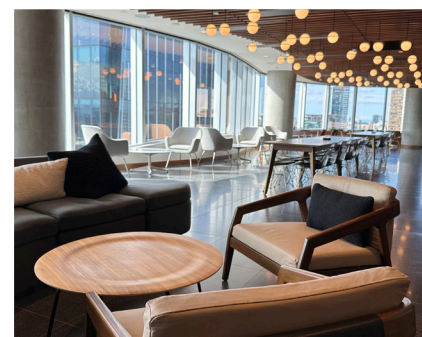
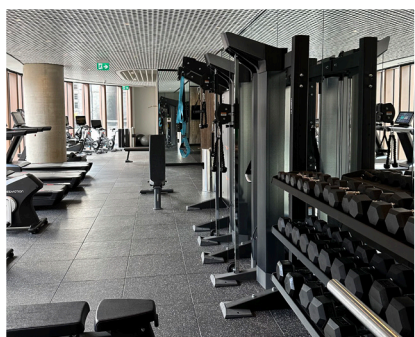
To purchase the last remaining central, north facing unit in Bosa's Waterfront building, Vancouver's first ultra premium office tower. With stunning views overlooking the Burrard Inlet and the North Shore Mountains, this office has a usable area of 1,633 SF. The unit directly adjacent is also listed for sale providing the ability to expand up to 3,147 SF of useable area.

 **BOSA**
WATERFRONT

FEATURES

WATERFRONT BUILDING

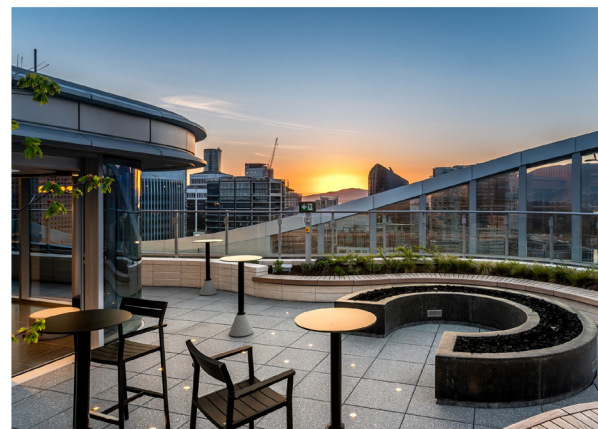
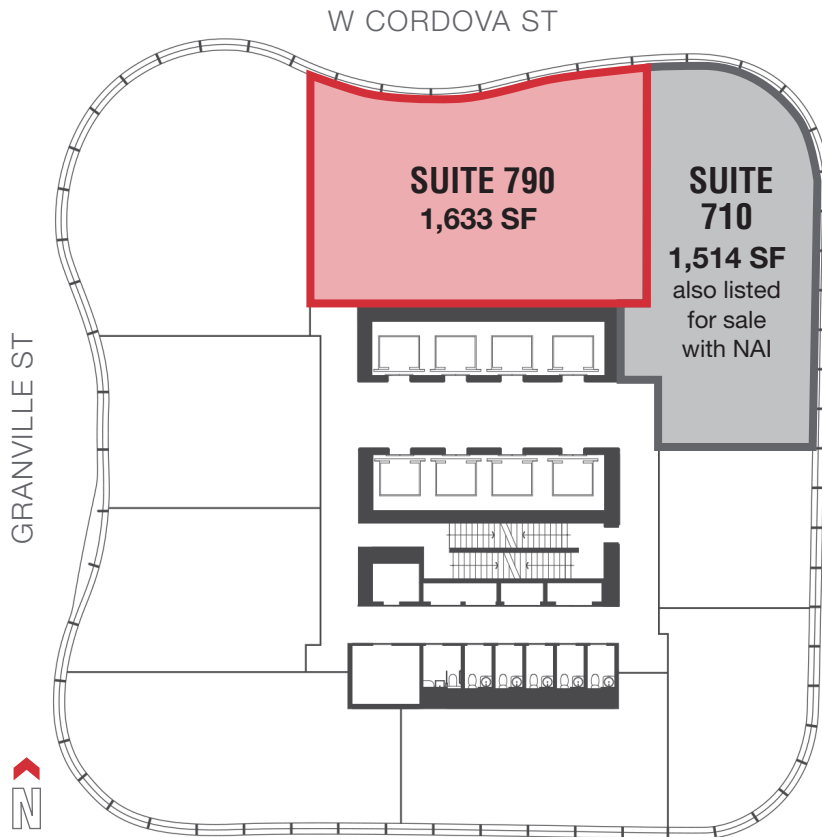
with views, fitness facility, secured bike storage, and common boardrooms



FLOOR PLAN

WATER VIEWS

North facing unit in shell condition



BUILDING FEATURES



Across from Waterfront Station
with access to the Canada Line, the West Coast Express and the Sea Bus to North Vancouver



Restaurants, cafés, shopping, banks & more
Various amenities within steps



Wellness centre with gym, showers & change rooms
As well as bike storage



Panoramic rooftop lounge with exceptional views and seating
Outdoor grill, fireside lounge, and indoor dining lounge



LEED Gold certified building with triple height lobby and concierge
as well as bookable boardrooms & lounges, and more

SEAPLANE HARBOUR

CANADA PLACE



WATERFRONT



HARBOUR CENTRE

GASTOWN



7A

W HASTINGS ST

W PENDER ST

1A

DUNSMUIR ST

GRANVILLE



PACIFIC CENTRE



HUDSON'S BAY



97

WALKER'S
PARADISE



100

RIDER'S
PARADISE

Rick Lui*

Vice President

604 691 6624

rlui@naicommercial.ca

*Personal Real Estate Corporation

Conor Finucane*

Senior Associate

604 691 6604

cfinucane@naicommercial.ca

*Personal Real Estate Corporation

NAICommercial

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.

NAI Commercial

1300-1075 W Georgia St

Vancouver, BC V6E 3C9

+1 604 683 7535

naicommercial.ca