



929 GRANVILLE STREET

VANCOUVER B.C. | FOR LEASE



EXECUTIVE SUMMARY

Located in Downtown Vancouver's thriving Granville Entertainment District, 929 Granville is a 5-story, Class A creative office building that offers an elevated experience in a highly desirable location. The 70,961 s.f. office building has undergone a comprehensive repositioning to highlight the building's brick and beam architecture.



Full Building User Opportunity
70,961 s.f. of Class A office space
in a landmark building.



Premier Location
Steps to premier dining, retail,
and entertainment amenities.

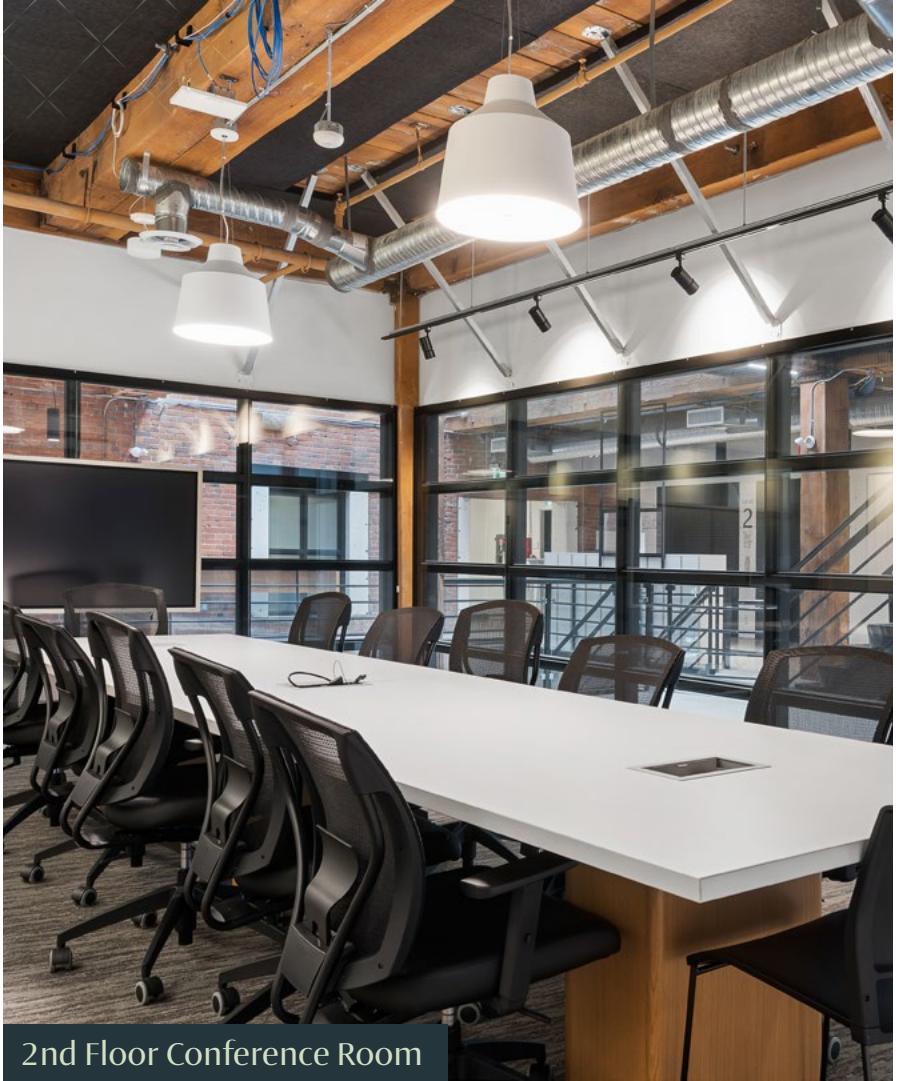


Modernized for Today's Workforce
Newly renovated, best in-class lobby,
conference areas and ceilings up to 14'
engage the modern worker.



Transit Oriented
Located within walking distance from
Vancouver City Centre and Granville
Street SkyTrain stations.

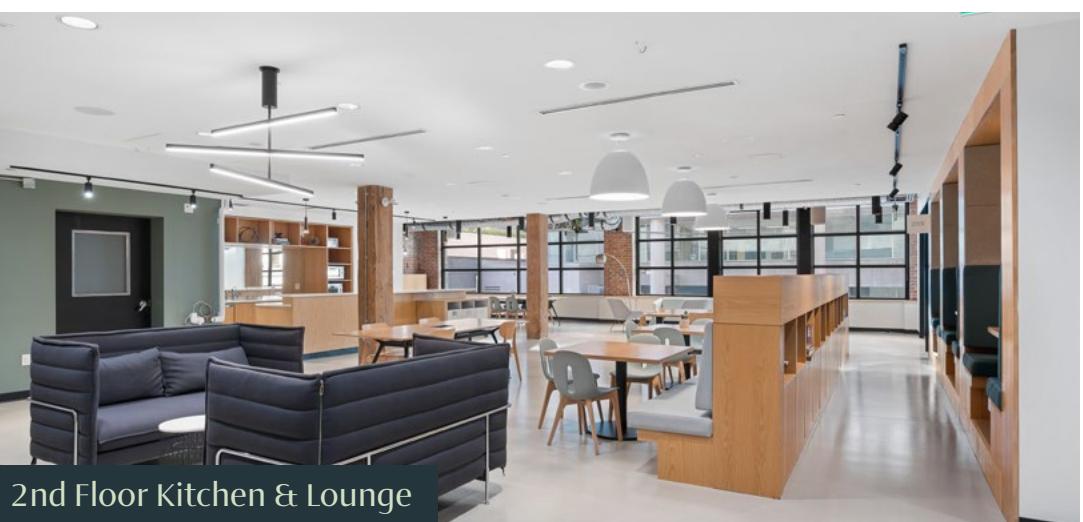




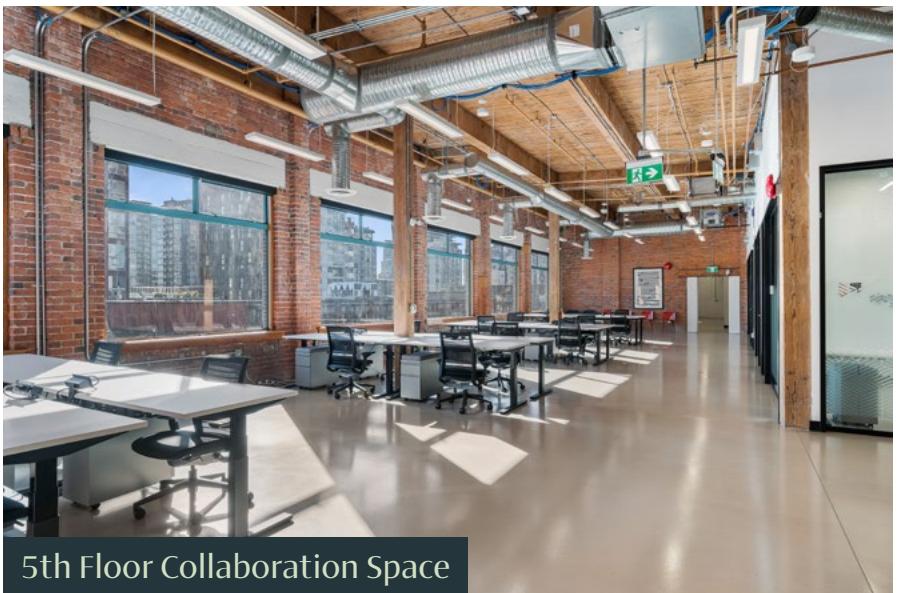
2nd Floor Conference Room



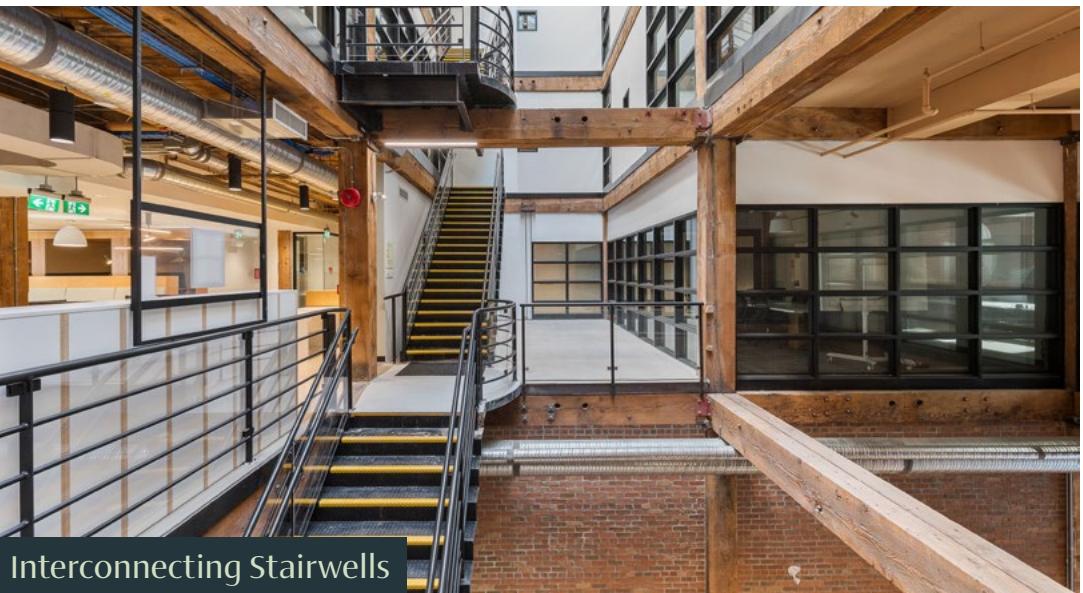
Main Floor Tenant Lounge



2nd Floor Kitchen & Lounge



5th Floor Collaboration Space



Interconnecting Stairwells



Open Lobby with Atrium



SALIENT DETAILS



Size: 70,961 s.f.



Additional Rent: \$17.80 psf/pa
(2025 est.)



Basic Rent: Contact listing agent



Availability: Immediate



Levels: 5

BUILDING FEATURES



14' foot ceilings, premium lighting and HVAC



Open atrium/lobby with an abundance of natural light



Flexible zoning can accommodate a variety of users



Storage lockers, end-of-trip shower facilities, and bike storage



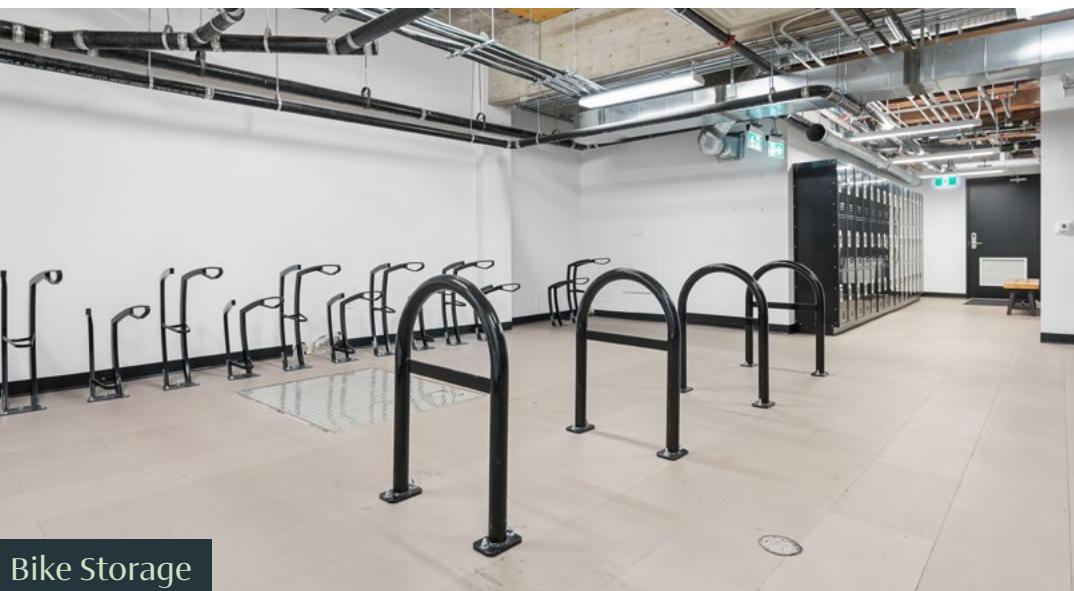
2nd Floor Library Room



5th Floor South Wing



2nd Floor Project Team Room



Bike Storage



End-of-Trip Facilities

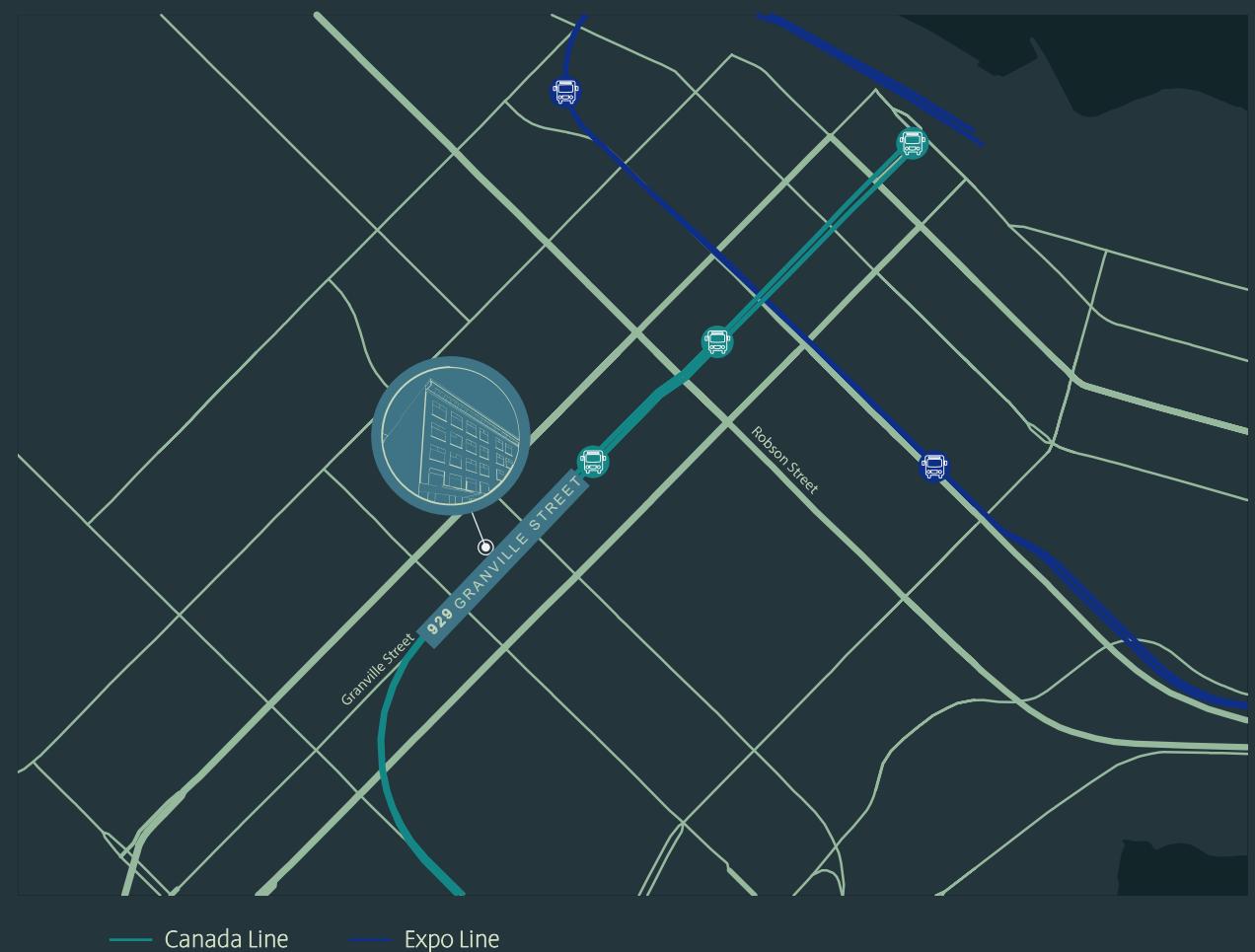


BUILDING & LOCATION

929 Granville presents an exceptional opportunity to lease premium office space in a fully retrofitted Class-A character building strategically located in Vancouver's vibrant Granville Entertainment District. This 70,961 s.f. 5-story property masterfully blends historic charm with modern sophistication, featuring high-end improvements, stylish furnishings, and state-of-the-art lighting. The beautiful open-concept atrium at the entry point creates a striking first impression.

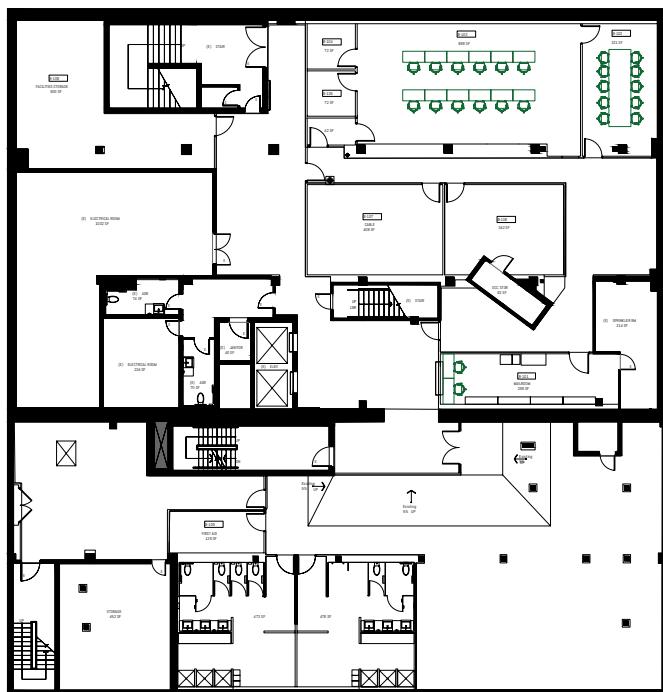
Situated on the iconic 900 block of Granville Street, tenants will find themselves immersed in an amenity-rich neighbourhood renowned for its eclectic mix of street-front retail, diverse dining options, and entertainment venues. The location offers immediate proximity to the Law Courts and is just steps away from over 1,000,000 s.f. of premium shopping at the Pacific Centre Mall.

Accessibility is a key advantage, with abundant parking options in the immediate vicinity. The property also boasts excellent transit connections, positioned directly on rapid bus routes and close to SkyTrain stations serving both the Expo and Canada Lines, ensuring seamless commutes for tenants and visitors alike.





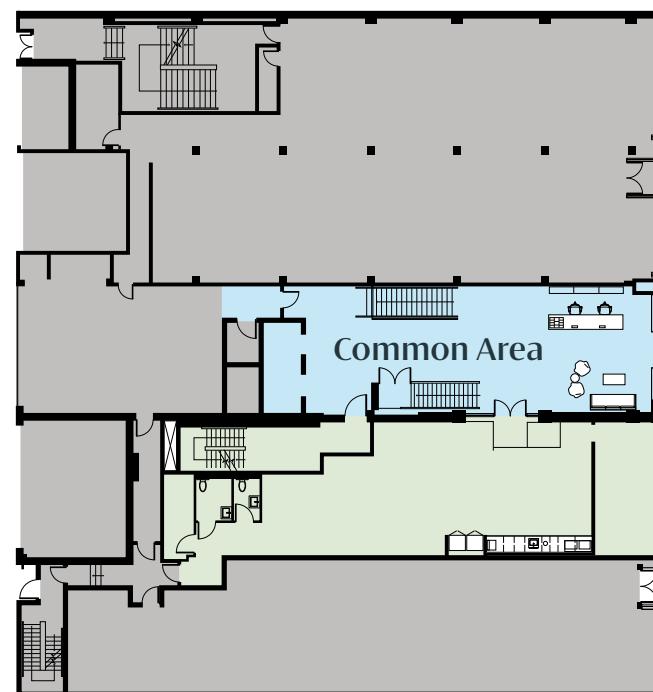
Area Parking		
Map #	Address	# of Stalls
1	900 Howe Street	117
2	980 Howe Street	217
3	901 Seymour Street	21
4	930 Seymour Street	234
5	808 Nelson Street	245
6	898 Seymour Street	223
7	1001 Seymour Street	49
8	840 Howe Street	180
9	1045 Howe Street	67
10	828 Howe Street	82
11	733 Helmcken Street	13
12	1110 Howe Street	143
13	1067 Seymour Street	188
14	800 Hornby Street	271
15	1088 Burrard Street	377
16	900 Burrard Street	276
		Total 2,703



Basement

11,356 s.f.

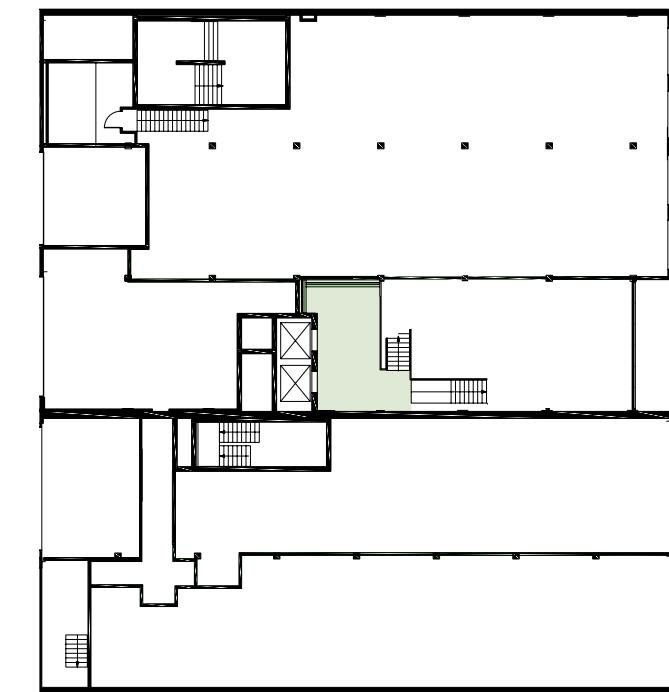
- 1 twelve-person conference room
- 1 ten-person conference room
- Storage lockers
- Bike storage
- End-of-trip showers (men and women)
- Storage room / flex space



Main Level

2,396 s.f.

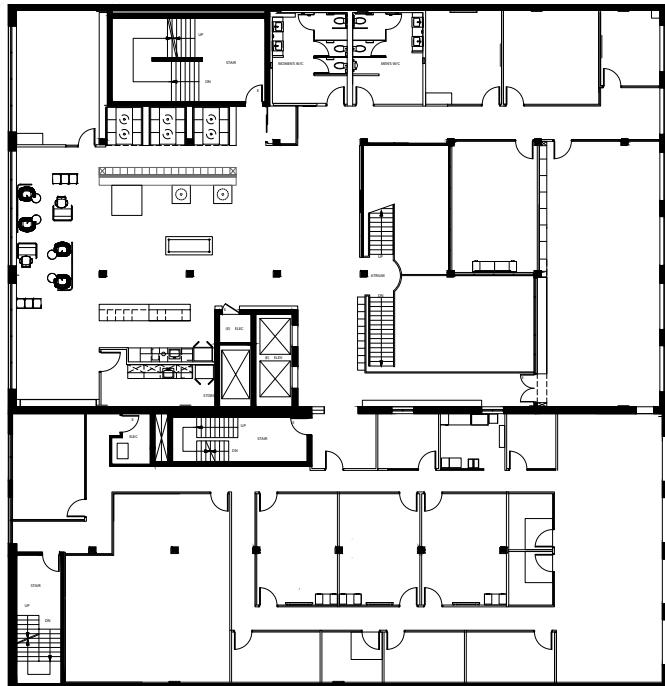
- Open reception
- Lounge/waiting area
- Tenant lounge fully equipped with a kitchenette



Mezzanine

265 s.f.

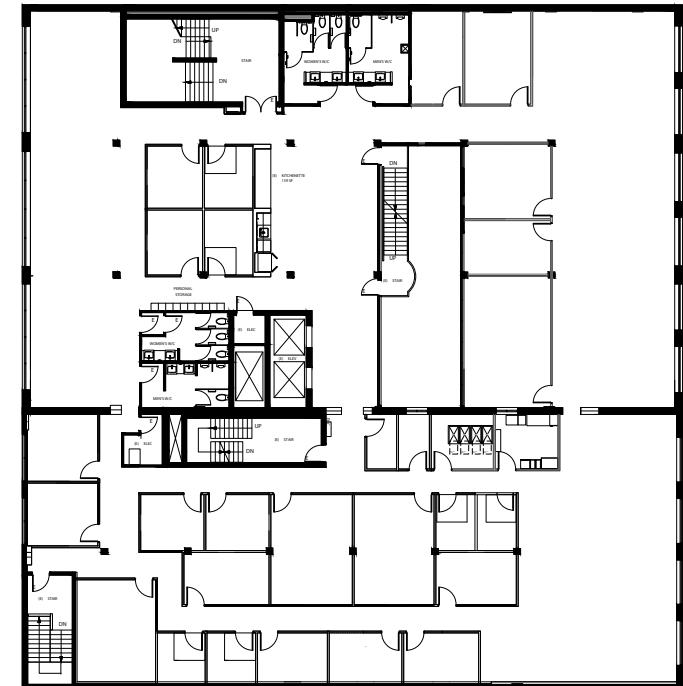
- Open atrium with small lounge area



Level 2

13,798 s.f.

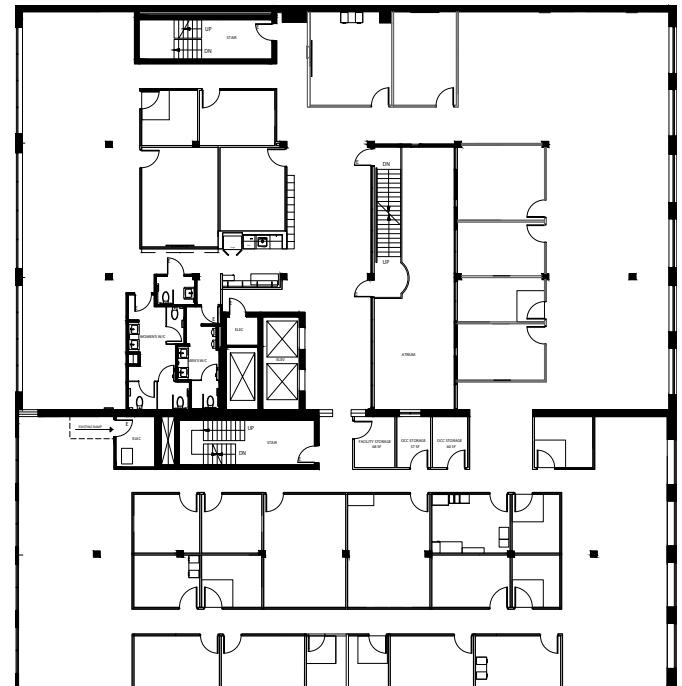
- 2 twelve-person conference rooms
- 5 four-person focus rooms
- 3 ten-person team rooms
- 2 phone rooms
- Large beautifully finished kitchen, tenant lounge, food & beverage station
- Private washrooms (men and womens)
- Copy room



Level 3

14,042 s.f.

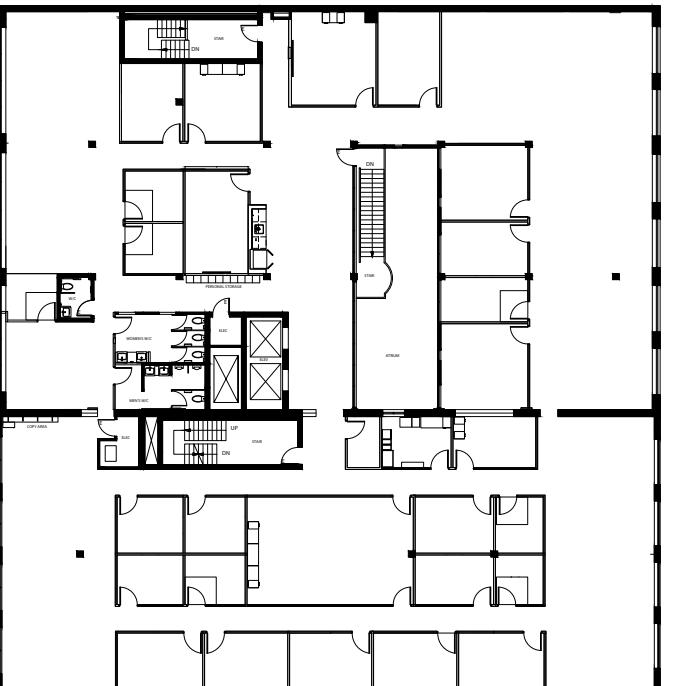
- 2 twelve-person conference rooms
- 1 six-person team room
- 10 four-person team rooms
- 5 phone rooms
- Private washrooms (men and womens)
- Copy room
- Small kitchenette and breakout area



Level 4

14,557 s.f.

- 1 twelve-person conference room
- 2 six-person team rooms
- 10 four-person team rooms
- 8 phone rooms
- Wellness room
- Private washrooms (men and womens)
- Copy room
- Small kitchenette and breakout area



Level 5

14,547 s.f.

- 3 six-person conference rooms
- 11 four-person team rooms
- 1 sixteen-person conference room
- 7 phone rooms
- 2 copy rooms
- Lounge and kitchenette
- Private washrooms (men and womens)
- Small kitchenette and breakout area



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