



2695 Granville Street Vancouver, BC

Located in South Granville on the corner of Granville Street and West 11th Avenue

Two blocks away from the future South Granville Station

Plenty of shops and restaurants nearby and a short drive to Downtown

Nicely improved office spaces with views of Vancouver

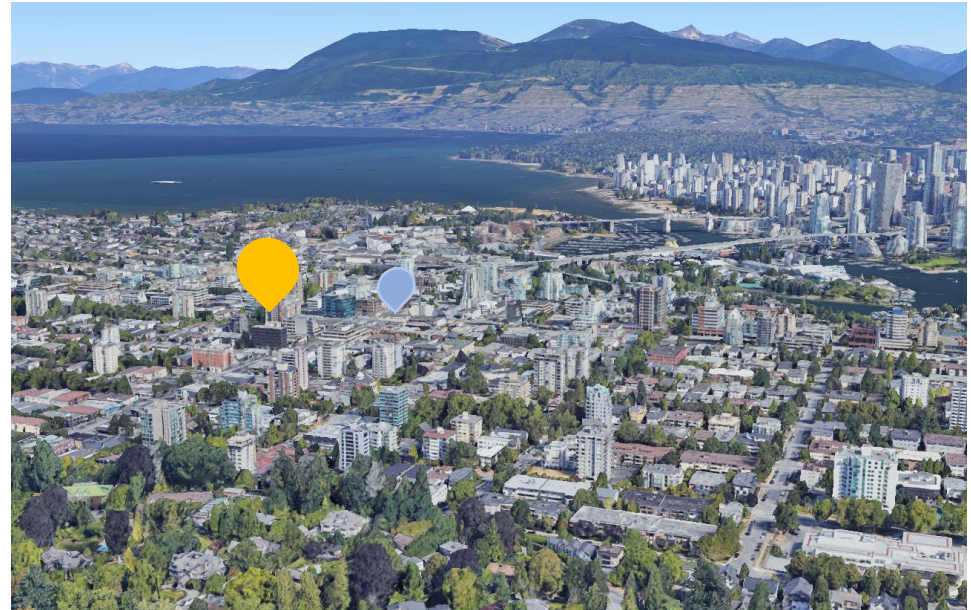
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TPMG CAPITAL

Real Estate Acquisition
Management
Leasing

LEASING OPPORTUNITIES

Suite	Area (SF)	Availability
202	2,226	Immediate
400	4,381	Immediate
700	2,912	Immediate



Net Lease Rate:

\$26.00 Net per sq. ft. per annum & up, depending on term & improvement allowance

Taxes & Op. Costs:

\$23.48 per sq. ft. (estimate for year ending February 28, 2027; includes standard utilities)

Parking:

Secured underground tenant reserved parking available at 1 stall per 650 sq. ft. leased; current rate: \$120.00 per month per stall plus tax. Ample street parking is available nearby for visitors



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South Granville Subway Station