

NAI Commercial



**BOSA
WATERFRONT**

#1630-320 Granville Street | Vancouver, BC

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

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#1630-320
Granville Street
Vancouver, BC

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Usable Area
702 SF

PID
031-890-555

Parking
1 designated stall

Year Built
2023

Availability
Immediate

Property Tax (2024)
\$13,381.60

Strata Fees
TBC

Price
\$1,265,000
(approx. \$1,800 PSF)

OPPORTUNITY

To acquire this southeast facing corner unit in Bosa's Waterfront building, Vancouver's first ultra premium office tower. This office has a usable area of 702 SF and has impressive city views from the 16th floor.

FEATURES

WATERFRONT BUILDING

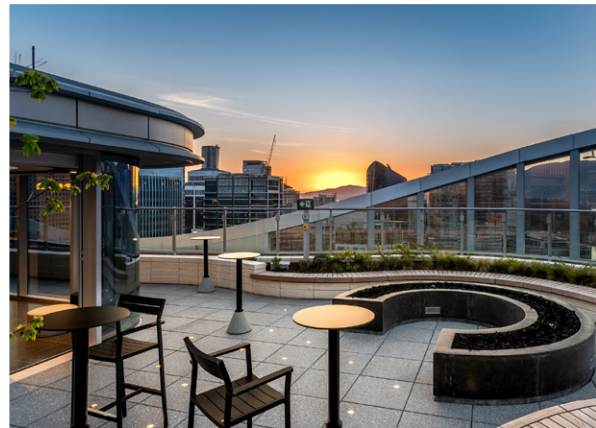
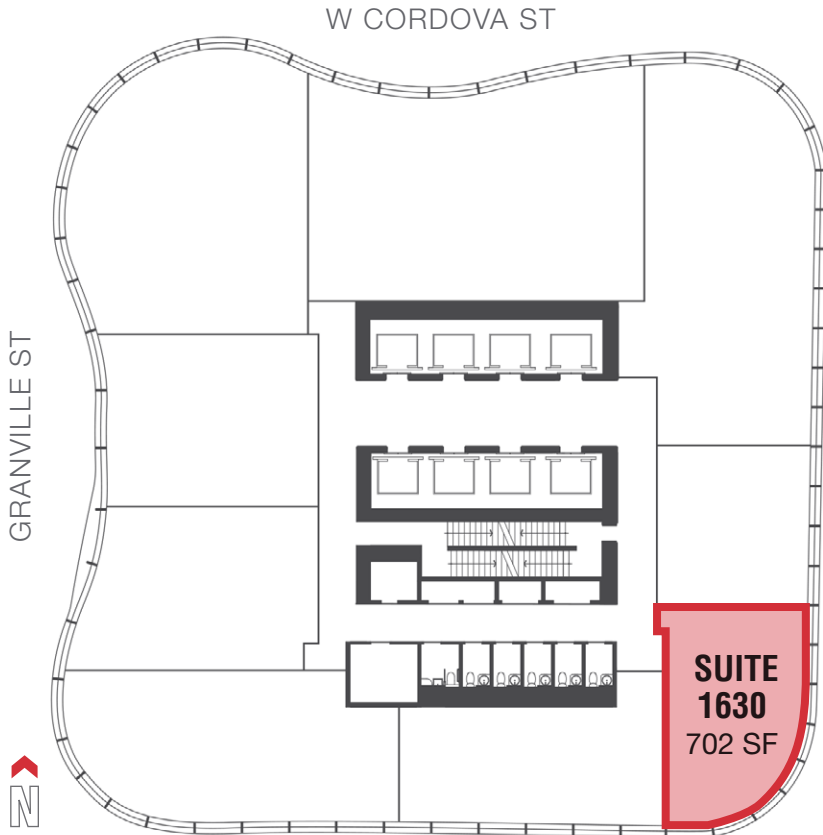
with views, fitness facility, secured bike storage, and common boardrooms



FLOOR PLAN

IMPRESSIVE CITY VIEWS

Southeast 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



97 WALKER'S PARADISE

100 RIDER'S PARADISE

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