

Suite 840
320 Granville Street
Vancouver, BC

**FOR
SALE**

Fully Improved / Furnished
Priced to Move: \$1,493/SF
790 SF Office Space

BROKER INCENTIVE: \$20,000 GIFT CARD*

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*Gift card available for sales deals closed before April 30, 2025.
Cooperating Broker fee is 2% of purchase price.

The Building

BOSA WATERFRONT

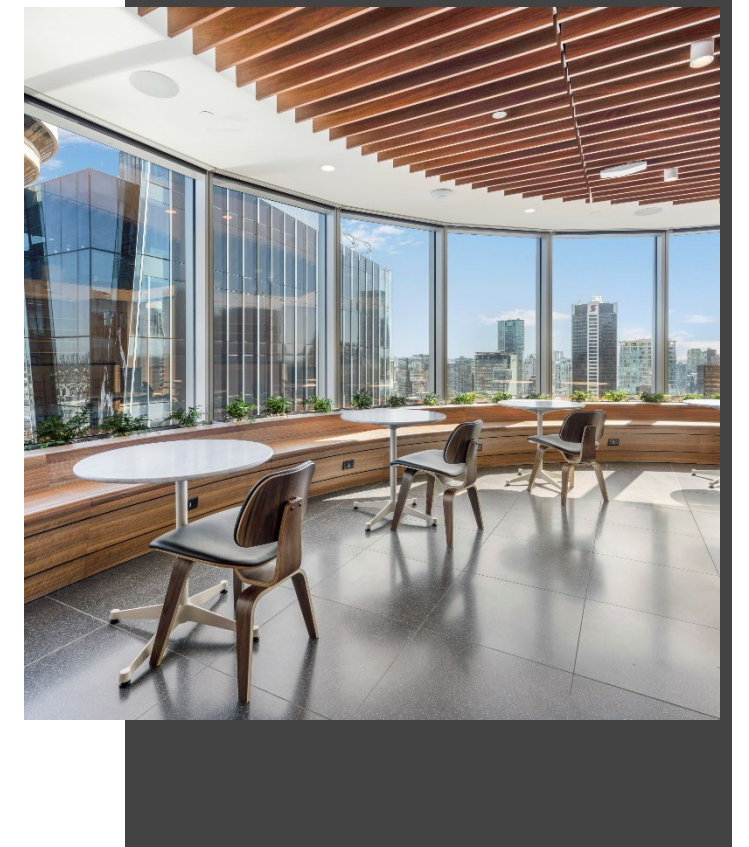
320 Granville, downtown Vancouver's latest top-tier office tower by Kohn Pedersen Fox, is ideally located near Waterfront Station. The building offers easy access to a variety of public transportation, bike paths, luxury shopping, and dining, along with stunning views. It stands as a beacon of modern architecture at the intersection of Granville and Cordova Streets. The tower is perfectly positioned for convenience to Coal Harbour and Gastown, while the lobby features marble floors, high ceilings, and plenty of natural light. This central hub connects to all major public transit lines, ensuring an exceptional work environment where the vibrancy of Gastown, Coal Harbour, and the waterfront converge.

Conference centre located on the 28th floor with harbour, mountain and city views.

The facility features a state-of-the-art fitness center, exclusive end-of-trip facilities, fully equipped boardrooms with advanced AV setup, kitchen, an elegant social lounge, and a premium rooftop dining area, offering a blend of luxury and convenience

SKY TERRACE

This premier venue, set against the stunning backdrop of Vancouver, offers a sophisticated indoor dining lounge and an elegant outdoor grill area with bar seating, alongside a cozy fireside lounge. Ideal for hosting a range of events, from corporate gatherings to personal celebrations, its versatile spaces provide both luxury and functionality. Available for bookings, it promises an upscale experience, combining breathtaking views, refined amenities, and a professional ambiance.



BUILDING DETAILS

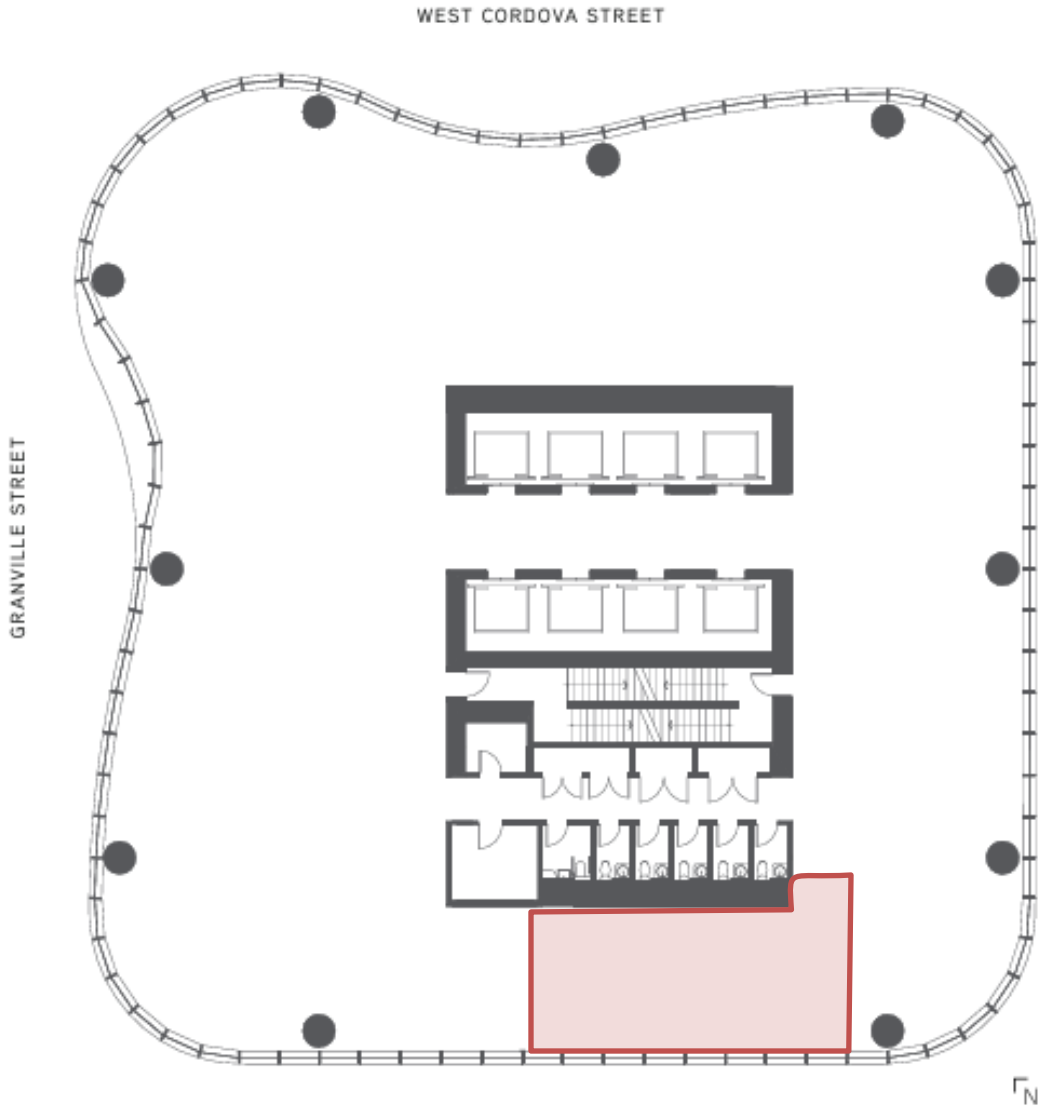
- Bike Lobby with Secured Bike Storage, Bike Washing area and Showers for bikers.
- Fully Equipped Gym w/ Aerobic & Strength equipment, Private Shower & Changing Rooms, Fitness Studio & Towel Service.
- Workplace Amenities w/ 2 Boardrooms, Lounge, Collaboration Booths & Eatery.
- Sky Terrace w/ Indoor Rooftop Kitchenette and Outdoor Lounge.
- 8 High-Speed Elevators with 2 Dedicated Parking Elevators



PROPERTY DETAILS

Number of Floors	30 Stories
Year Built	2023
Building Class	A
Square Footage	790 SF
Asking Price	\$1,493/SF
PID	031-889-841
Legal Description	Strata Lot 46, Plan Eps8733, District Lot 541, Group 1, New Westminster Land District, Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lot As Shown On Form V

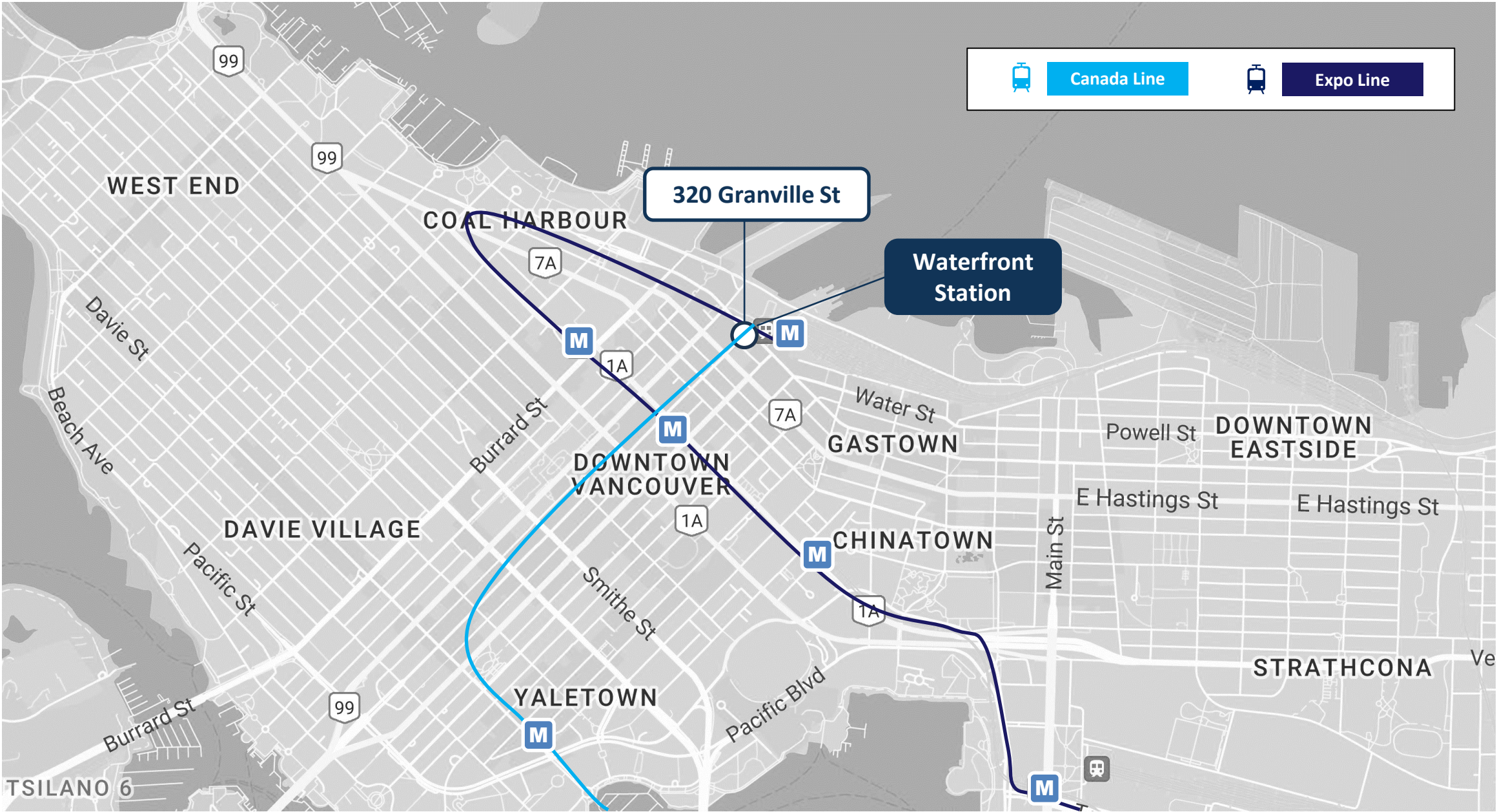
FLOORPLAN





Building
Amenities





97
WALK SCORE



100
TRANSIT SCORE



79
BIKE SCORE

320 Granville St Vancouver, BC

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