

NAI Commercial

**BOSA
WATERFRONT**

#790-320 Granville Street | Vancouver, BC

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

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#790-320
Granville Street
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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
\$2,950,000
(approx. \$1,800 PSF)

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.

FEATURES

WATERFRONT BUILDING

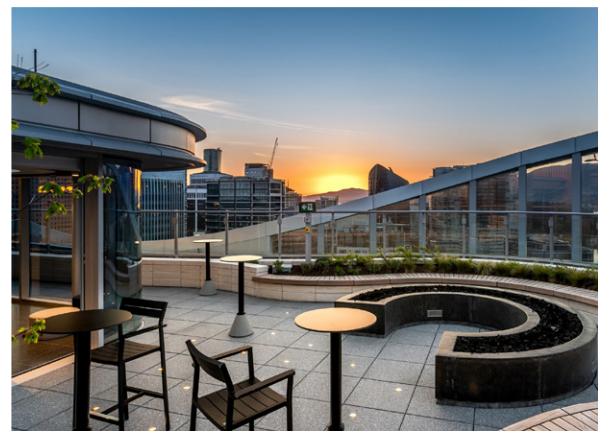
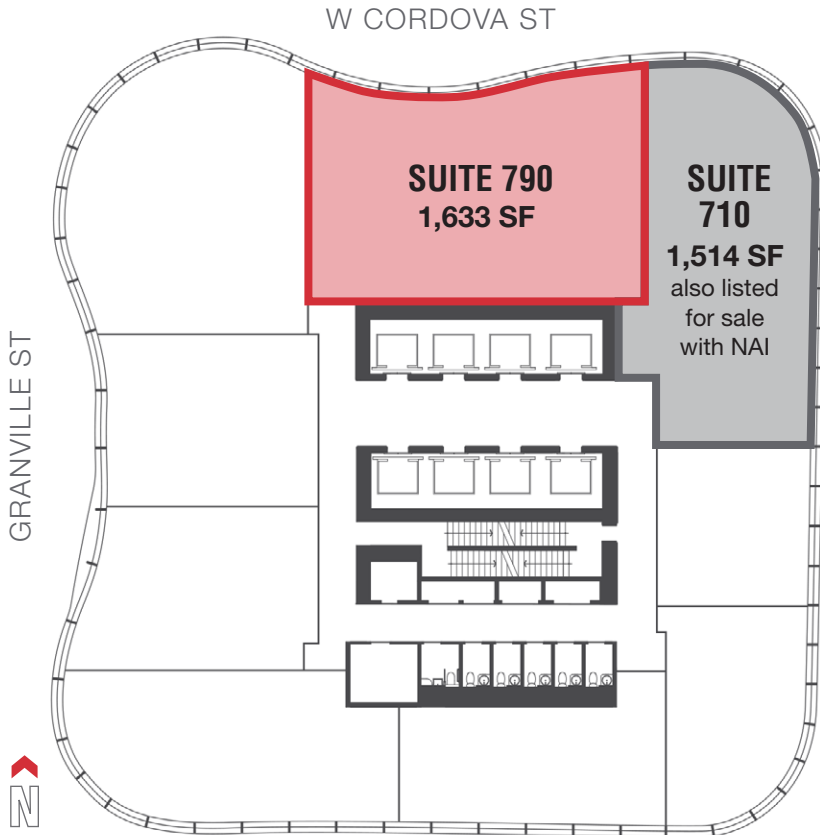
with views, fitness facility, secured bike storage, and common boardrooms



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



97 WALKER'S PARADISE

100 RIDER'S PARADISE

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