



**FOR SALE**

**West-Facing AAA Strata  
Unit at Bosa Waterfront**

1560 - 320 Granville Street, Vancouver

**Mahsa Banaei\***

+1 604 692 1437

[mahsa.banaei@colliers.com](mailto:mahsa.banaei@colliers.com)

\*MD & Associates CRE Services Group

**Jennica Palecek**

+1 604 694 7226

[jennica.palecek@colliers.com](mailto:jennica.palecek@colliers.com)

**Colliers**



# Bosa Waterfront

AAA Class Building directly adjacent to the Waterfront SkyTrain Station providing access to the Westcoast Express, Canada Line and SeaBus.

The building is LEED Gold certified and features numerous amenities including bike lobby with secured bike storage and washing area, fully equipped gym with private showers and towel service, common floor with 2 boardrooms, lounge, and collaboration booths, and a sky terrace with a rooftop kitchenette and outdoor lounge.

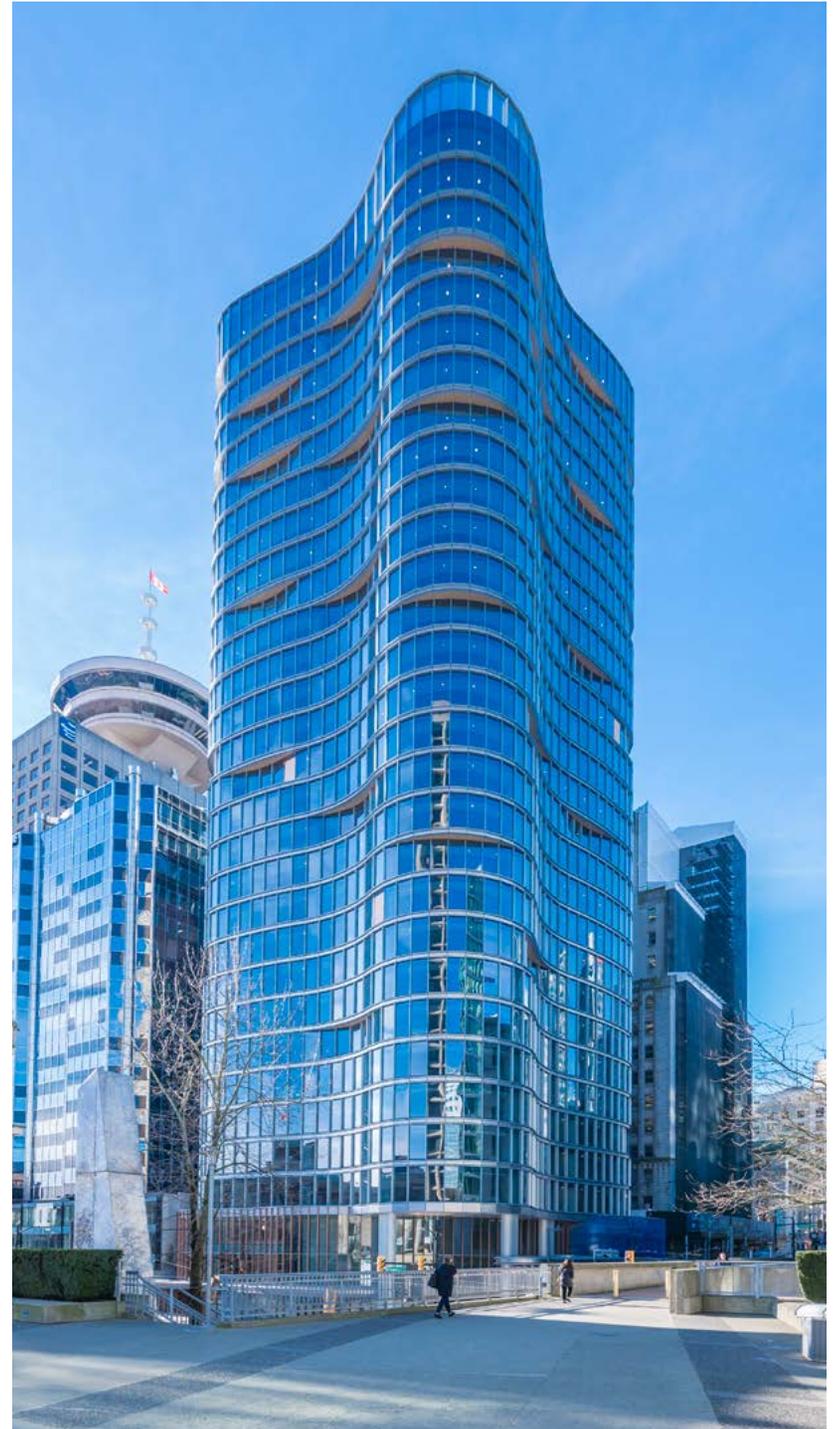
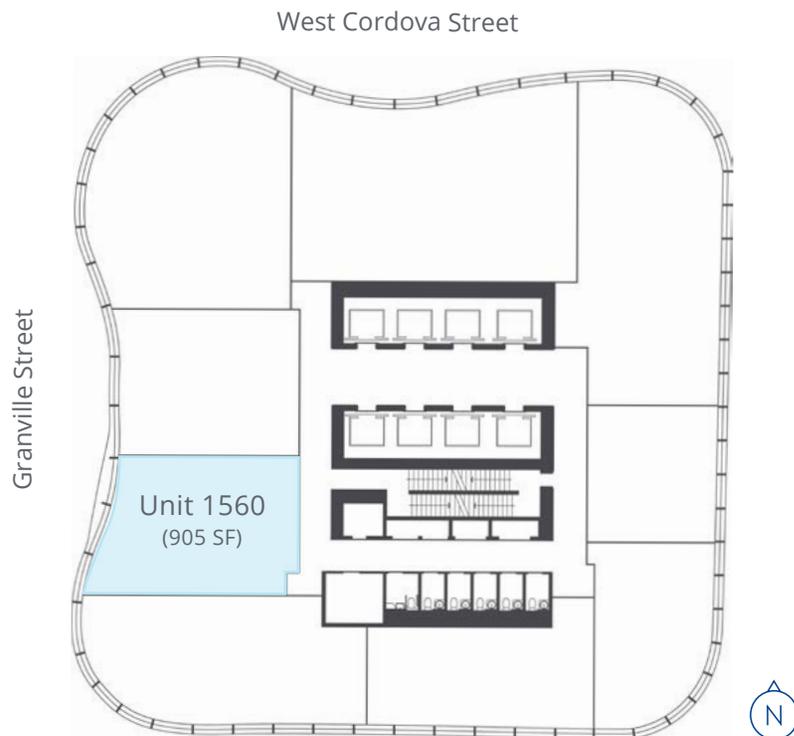
## Investment Highlights

- Limited supply of AAA strata office space in downtown Vancouver.
- Conveniently located adjacent to Waterfront SkyTrain Station, the city's main rapid transit hub.
- Surrounded by world class dining, shopping, entertainment, high end hotels, class A buildings and banks.
- Best-in-class amenities and numerous well-fixture common areas.
- Higher rate of return for triple net leases and higher lease rates.
- The unit comes with a designated parking space.
- The new Foreign Buyer Ban does not apply.

# Property Details

<b>Address</b>	1560 - 320 Granville Street, Vancouver, BC
<b>Unit Size</b>	905 SF (rentable area: 1,124 SF)
<b>Asking Price</b>	<b>\$2,098,000</b>
<b>Comment</b>	The unit comes with a designated parking space and will be provided in shell condition.

# Floor Plan



# Property Photos



# 320 Granville Street

In the Heart of Downtown Vancouver's Waterfront





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