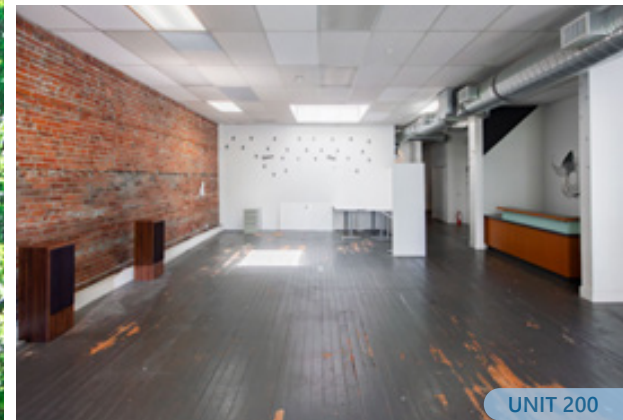




UNIT 200



UNIT 200



LOWER LEVEL

# 1294 GRANVILLE STREET PRIME DOWNTOWN **OFFICE & STORAGE** OPPORTUNITY

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## FOR LEASE

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# THE LOCATION

1294 Granville Street sits prominently on the northeast corner of Granville Street and Drake Street, within the Granville Entertainment District. The area is home to many well known restaurants and lounges, tech companies, boutiques, and service providers. The subject property is strategically located and offers easy access to the Downtown Core, West End, Yaletown, Kitsilano and the Broadway Corridor.

## UNIT 200 FEATURES



Prime office space on the corner of Granville and Drake Street



Efficient mix of open space, private offices, meeting areas, and storage space



Large windows throughout providing abundant natural light



Full kitchenette with two private washrooms



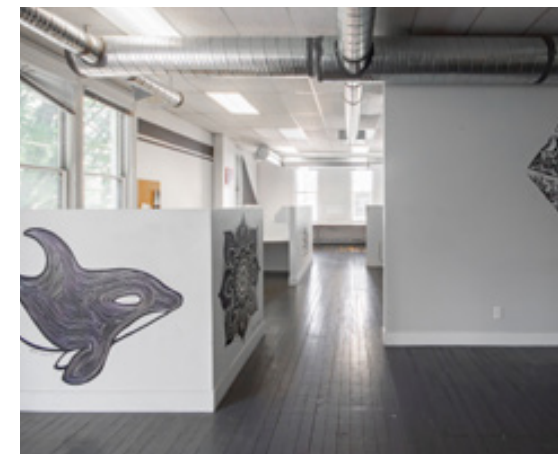
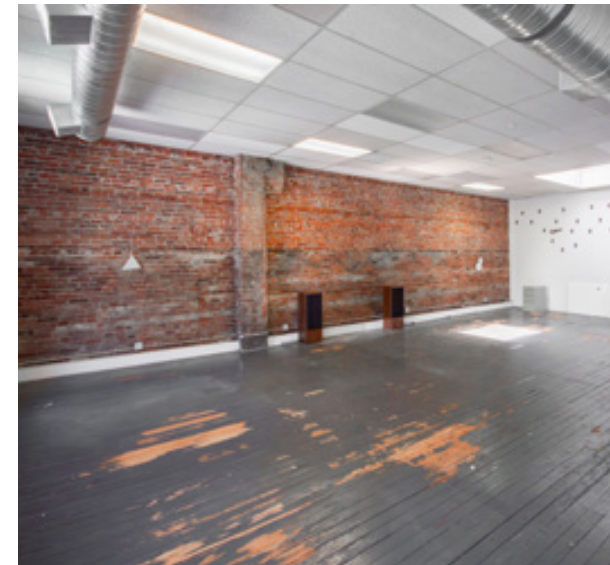
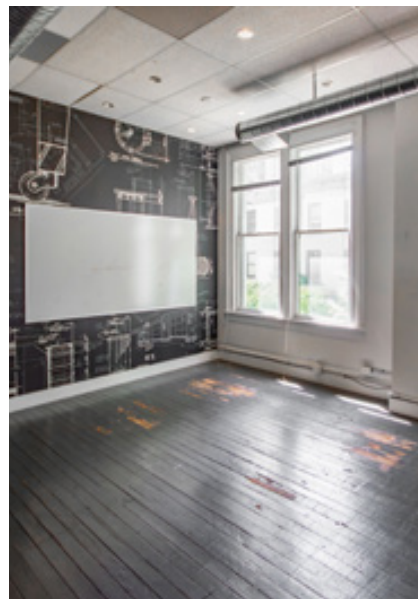
Features its own private entrance off Drake Street



One parking space included plus ample street parking in the immediate area



Additional lower level storage/workshop space available



# LOWER LEVEL FEATURES



Rare opportunity to lease affordable and spacious storage space in Downtown Vancouver



Accessed through a private entrance off the lane with loading at grade

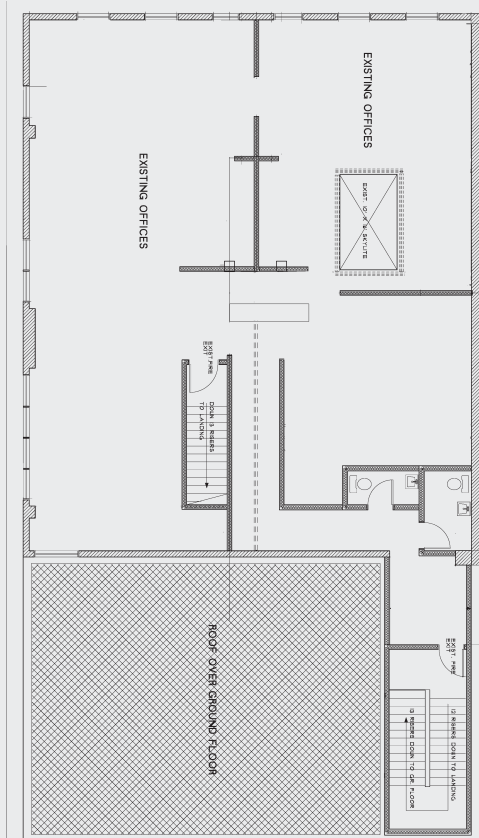


Strategic location with convenient access to the Granville Street Bridge

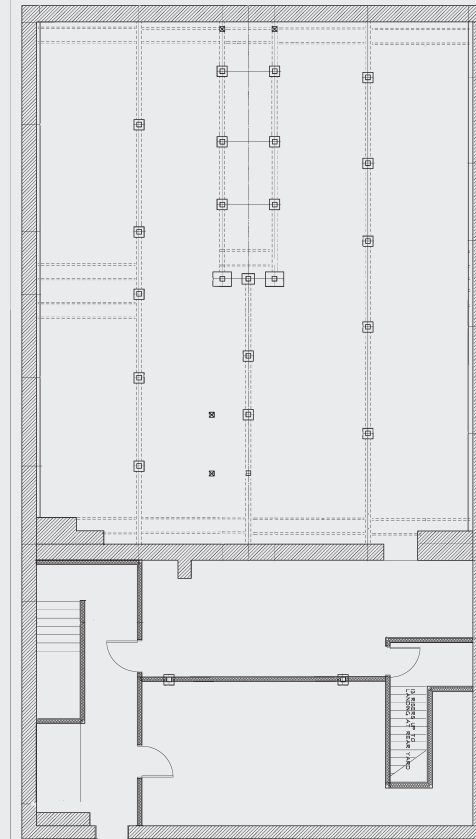




# FLOOR PLANS & SALIENT FACTS



Unit 200



Lower Level

UNIT:	SIZE: <sup>1</sup>	BASIC RENT:	ADDITIONAL RENT:	GROSS RENT: <sup>2</sup>	AVAILABILITY
#200	2,755 SF (Approx.)	\$16.00 NNN PSFPA	\$13.85 (2023 est.)	\$6,853.06/month + GST	Immediately
Lower Level	3,837 SF (Approx.)	-	-	\$3,000.00/month + GST	Immediately

<sup>1</sup>All sizes are approximate and subject to verification

<sup>2</sup>Gross rents currently equates to these amounts plus GST. Leases to be fully triple net.

\*Floor plans may not be 100% accurate and are subject to verification.

99

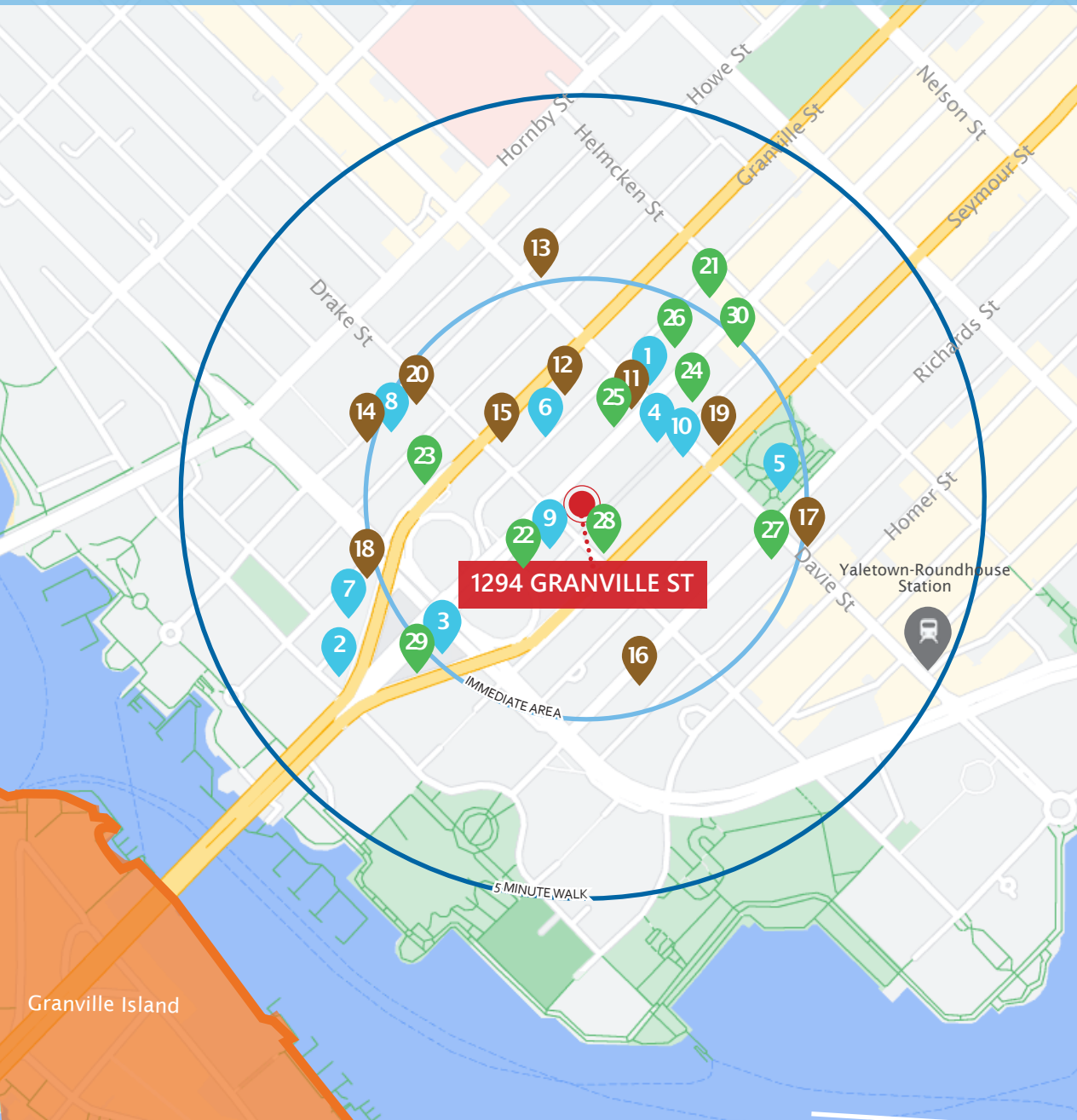
**Walker's Paradise**

Daily errands do not require a car

100

**Rider's Paradise**

World-class public transportation

**DINING + COCKTAILS**

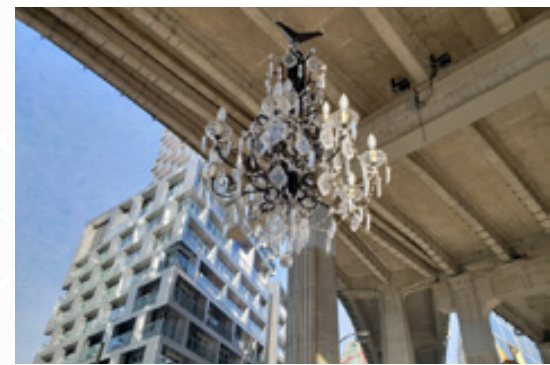
1. Cold Tea Restaurant
2. Autostrada Osteria  
Vancouver House
3. Linh Café
4. Kinkura Sushi + Sake
5. Nuba
6. HASHIGO - SAKE DINING
7. Ça Marche
8. Giardino Restaurant
9. The Yale Saloon
10. Manoush'eh

**COFFEE + CASUAL FARE**

11. Blenz Coffee
12. Body Energy Club
13. Breka Bakery & Café
14. Sashimiya
15. Sombreros
16. Matchstick
17. Coo Coo Coffee
18. Fresh St. Market Coffee Shop
19. Perfecto Cafe & Gelato
20. Starbucks

**AMENITIES, SHOPPING, & ENTERTAINMENT**

21. 8th & Main
22. Spin Society
23. Level Hotel
24. Aura Nightclub
25. Twelve West
26. Cabana Lounge
27. Choices Markets
28. Shoppers Drug Mart
29. University Canada West
30. Best Western Premier  
Chateau Granville



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