

# FOR LEASE

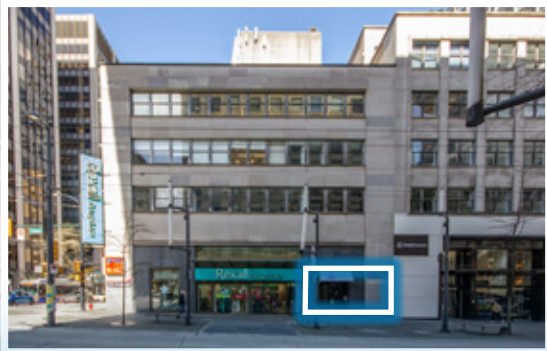
# 475 GRANVILLE STREET

## PRIME DOWNTOWN APPROVED ASSEMBLY/SCHOOL OPPORTUNITY

Coal Harbour

Central Vancouver

Central Business District



 **corbel**  
COMMERCIAL REAL ESTATE SERVICES

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# THE LOCATION



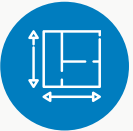
475 Granville Street is located in the heart of the Central Business District of Downtown Vancouver, ideally located on Granville Street between W Pender and W Hastings Streets. The area is exceptionally dense populated with many cafes, restaurants, art galleries, and shops. The property is strategically located by CF Pacific Centre, which is home to the flagship locations of The Hudson's Bay Company, Starbucks Reserve, Apple, H&M, and among many others. Directly beside the unit is Rexall Drugstore, other notable neighbours in the immediate area include SFU's Segal Graduate School, the EXchange Hotel Vancouver, and several office towers including the historic Rogers and Birks Buildings and Sinclair Centre Shopping Mall. Additionally, located steps from Granville Skytrain Station and Waterfront Skytrain station along with several other transit routes including the SeaBus terminal and The West Coast Express.



# THE FEATURES



Exceptional assembly and school premise strategically located in the heart of Downtown Vancouver's Central Business District



Bright and spacious layout with a mix of open space, classrooms, and meeting rooms



Private washrooms and two kitchenettes



Fully distributed HVAC and passenger elevator access



Assembly/School approved premise



In close proximity to many popular restaurants, cafés, boutiques, and hotels, including Starbucks Reserve and CF Pacific Centre

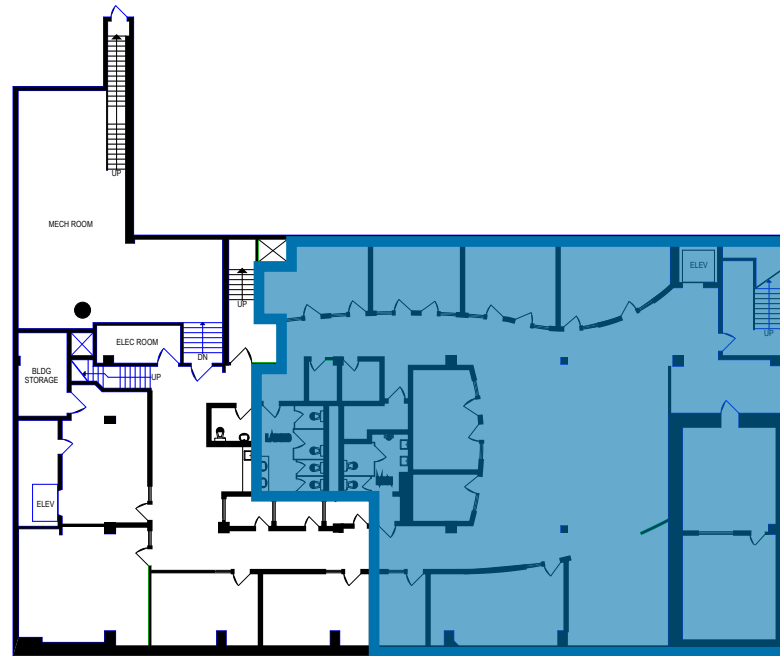


Central location with excellent transit access, steps from Granville Skytrain Station and Waterfront Skytrain station



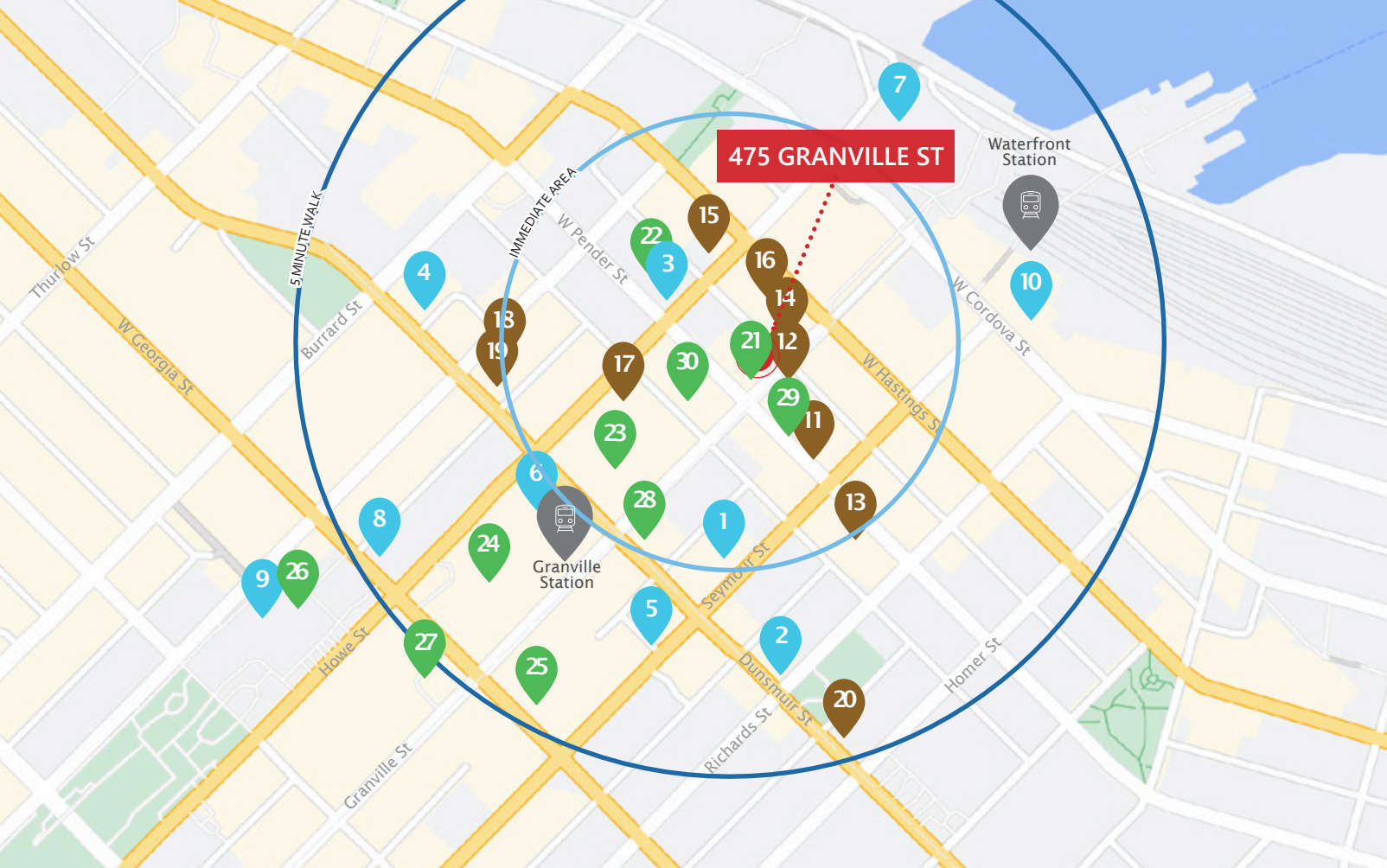


# FLOOR PLAN & SALIENT FACTS



SIZE (Approx.): <sup>1</sup>	GROSS RENT:	ZONING:	AVAILABILITY
5,211 SF	\$35.00 PSFPA + GST & Utilities	DD (Comprehensive Development)	Immediately

<sup>1</sup>All sizes are approximate and subject to verification.  
 \*Floor plan may not be 100% accurate and is subject to verification.



## GETTING AROUND

WALKER'S PARADISE



Daily errands do not require a car

RIDER'S PARADISE



World-class public transportation



## RESTAURANTS

1. Kokoro Tokyo Mazesoba
2. Ramen Gojiro
3. Hydra Estiatorio
4. Cactus Club
5. Gotham Steakhouse
6. The Keg
7. Miku
8. Hawksworth Restaurant
9. 1931 Gallery Bistro
10. Rogue Kitchen

## CAFÉS & CASUAL FARE

11. CoCo Fresh Tea & Juice
12. Trees Organic Coffee
13. Cartems Donuts
14. Raintown Café
15. Caffè Artigiano
16. Breka Bakery & Café
17. Holts Café Vancouver
18. La Taqueria Pinche Taco Shop
19. Starbucks
20. Field & Social

## SHOPPING & AMENITIES

21. Rexall
22. EXchange Hotel Vancouver
23. Holt Renfrew
24. CF Pacific Centre
25. Hudson's Bay
26. Vancouver Art Gallery
27. London Drugs
28. Shoppers Drug Mart
29. Rove Concepts
30. CF Pacific Centre Offices

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