

455

GRANVILLE STREET

FOR LEASE | MOVE-IN READY PRIME DOWNTOWN OFFICE OPPORTUNITIES

the location

Located in the heart of Vancouver's Central Business District, 455 Granville Street offers a highly accessible and vibrant setting for businesses of all types. Positioned between West Pender and West Hastings Streets, the area is densely populated and surrounded by an abundance of cafés, restaurants, shops, and cultural destinations.

The property is strategically situated across CF Pacific Centre, home to flagship retailers including Hudson's Bay, Apple, H&M, and Starbucks Reserve. Within the building is Rexall Drugstore, with other notable neighbours including SFU's Segal Graduate School, the EXchange Hotel, and a number of prominent office towers such as the CF Pacific Centre Office Towers, Birks Building, and Sinclair Centre.

With the Waterfront SkyTrain Station right at your doorstep, as well as access to major transit lines, the SeaBus terminal, and West Coast Express. This location offers unmatched connectivity in one of the city's most dynamic commercial corridors.



the features



Exceptional office and creative space opportunities strategically located in the heart of Downtown Vancouver's Central Business District at a prominent and strategic location at the corner of Granville and Pender Street.



Creative and modern spaces featuring polished concrete flooring throughout with exposed ceilings, and exceptionally bright and open spaces with windows on all sides



Mix of open space, conference rooms, and meeting rooms



Private washrooms and kitchenettes



Common area rooftop access and end of trip facilities



Two passenger elevators



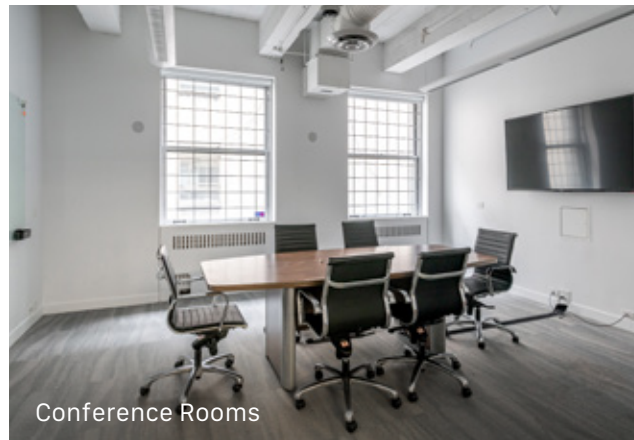
Fully distributed HVAC



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



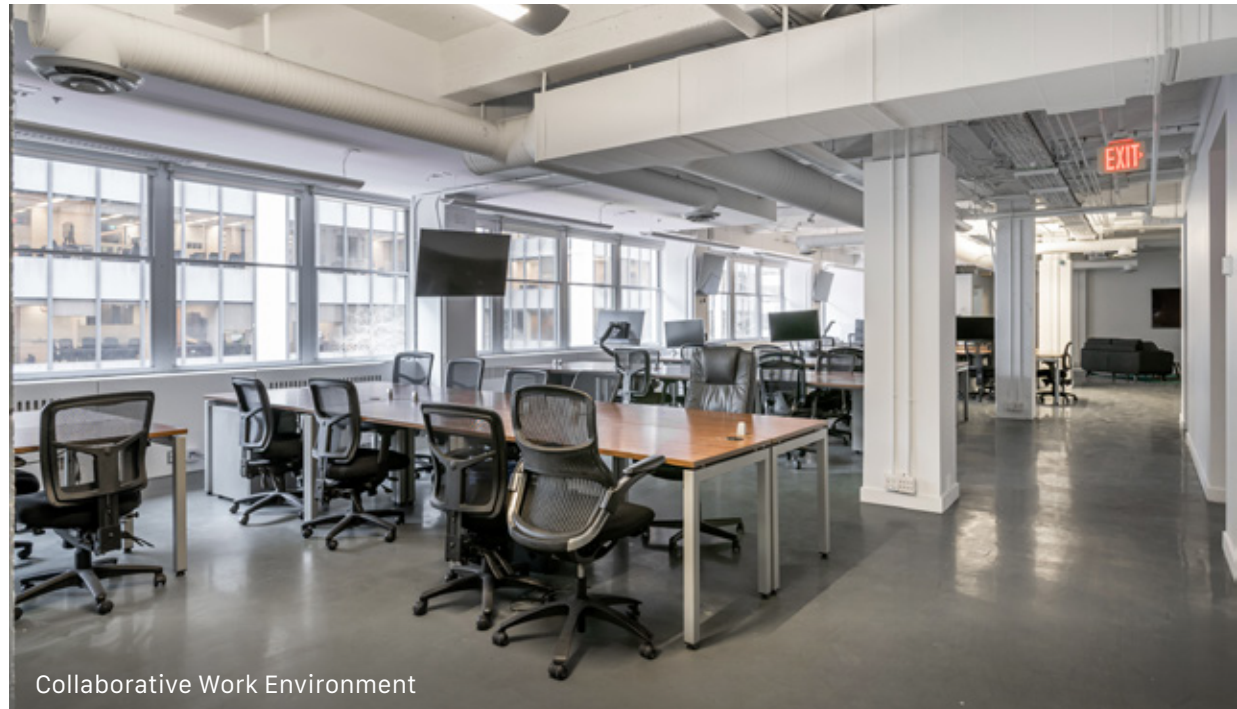
Strategic central location with unbeatable transit access, with the Waterfront Skytrain station right at your doorstep, and steps from the SeaBus Terminal and West Coast Express



Conference Rooms



Rooftop Patio



Collaborative Work Environment



Kitchenette



Private Meeting Rooms

second floor.

SIZE

5,057 SF - 11,972 SF
(Approx.)

BASIC RENT

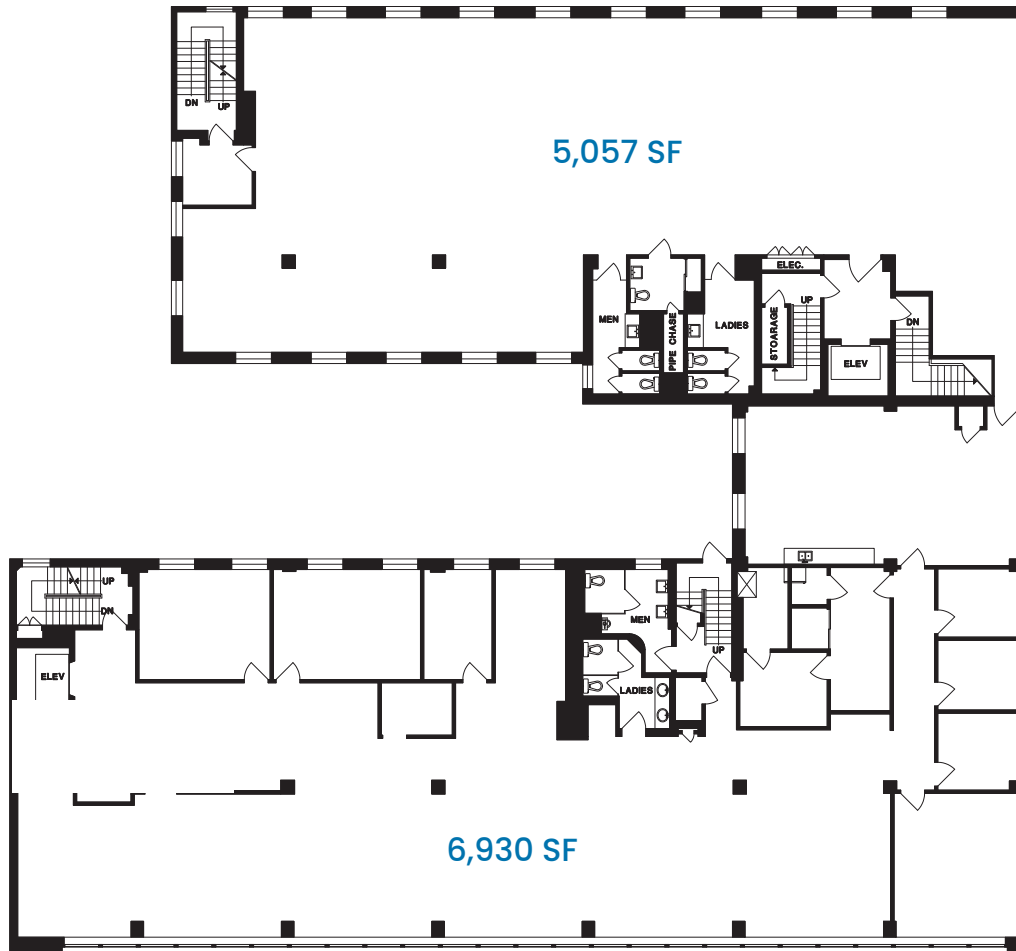
Please contact agent

ADDITIONAL RENT

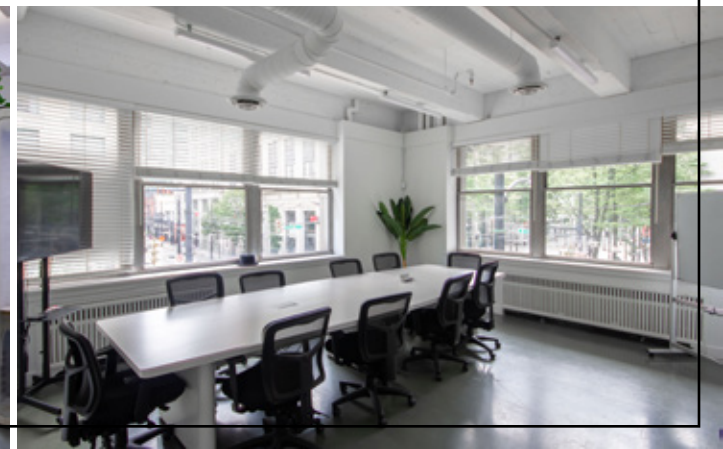
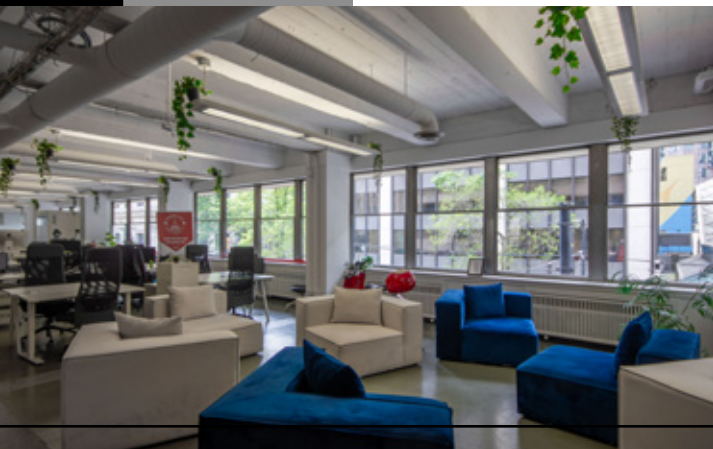
\$15.50 (2025 est.)

AVAILABILITY

Please contact agent



¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.



fifth floor.

SIZE

5,069 SF (Approx.)

BASIC RENT

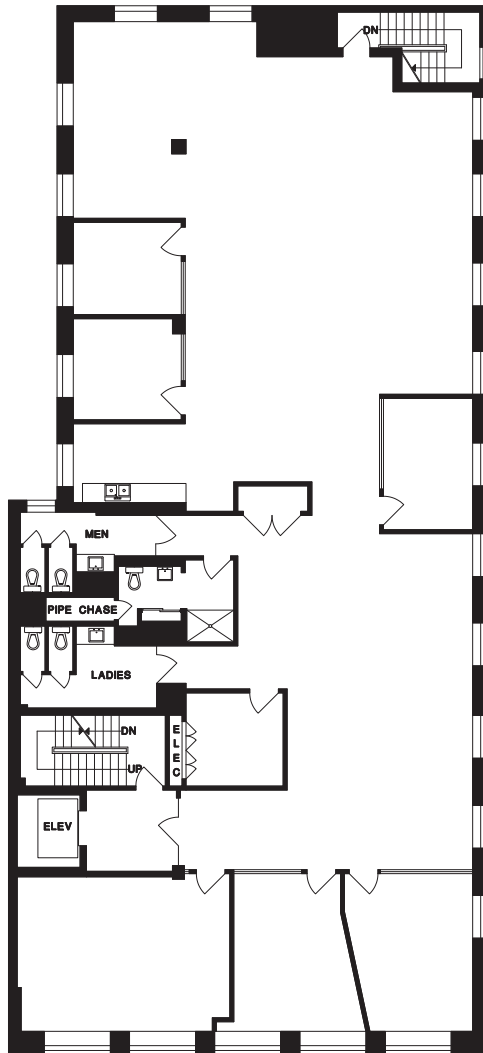
Please contact agent

ADDITIONAL RENT

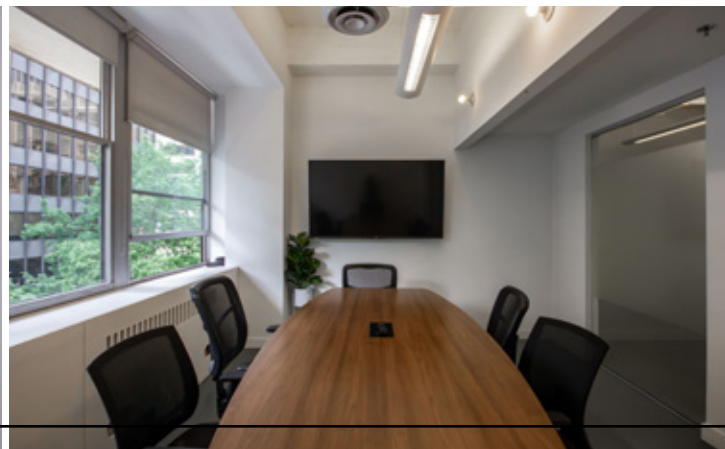
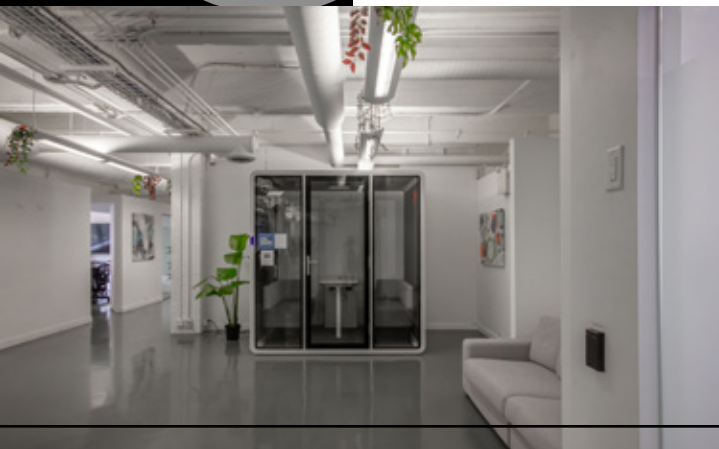
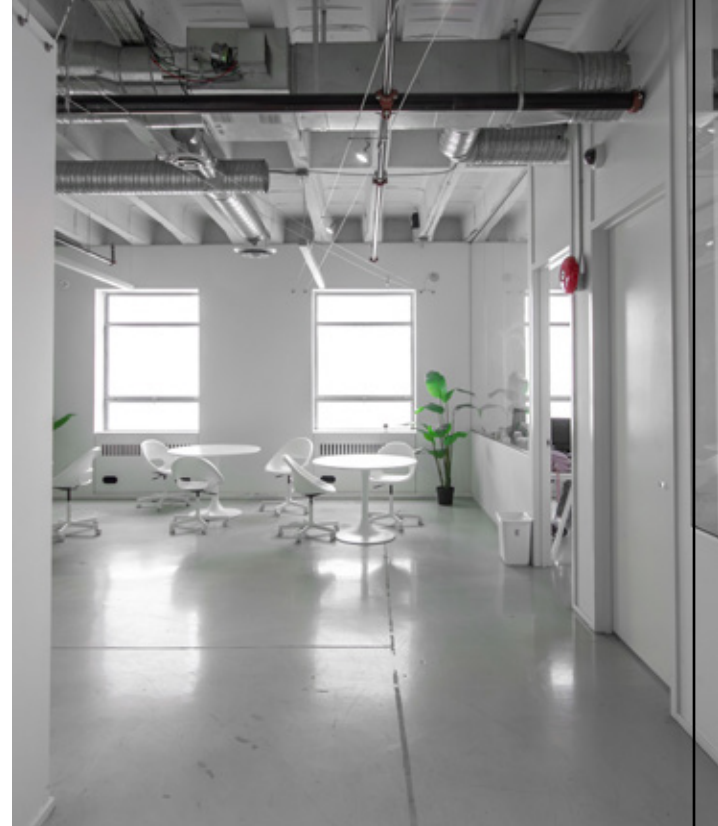
\$15.00 (2025 est.)

AVAILABILITY

Please contact agent

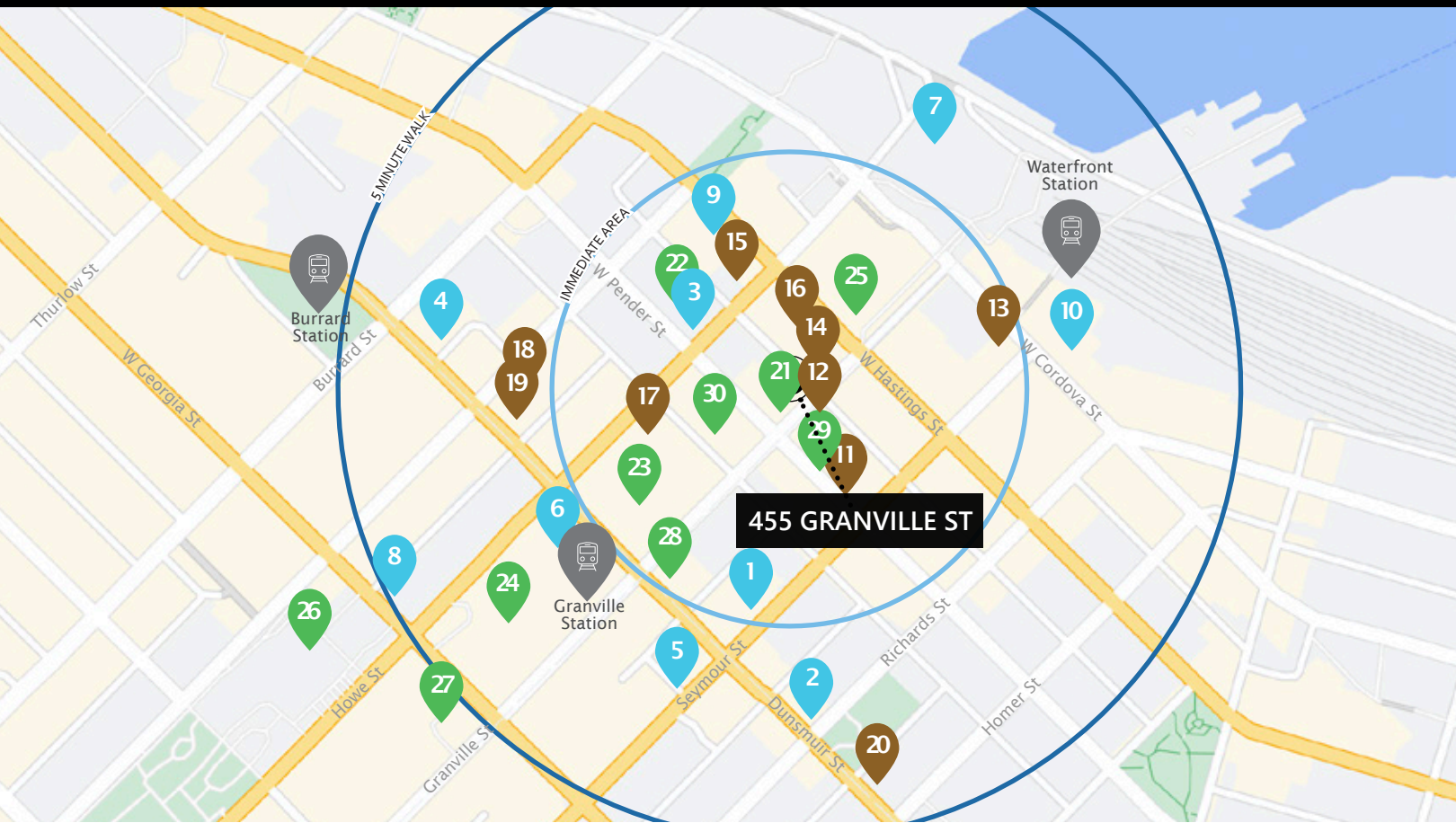


¹All sizes are approximate and subject to verification.
²Floor plan may not be 100% accurate and is subject to verification.



unmatched downtown connectivity.

| 455 granville street



GETTING AROUND

WALKER'S PARADISE

Daily errands do not require a car

RIDER'S PARADISE

World-class public transportation

98

....

100

- ### RESTAURANTS
- 1. Kokoro Tokyo Mazesoba
 - 2. Ramen Gojoro
 - 3. Hydra Estiatorio
 - 4. Cactus Club
 - 5. Gotham Steakhouse
 - 6. The Keg
 - 7. Miku
 - 8. Hawksworth Restaurant
 - 9. Palate Kitchen
 - 10. Rogue Kitchen

- ### CAFÉS & CASUAL FARE
- 11. CoCo Fresh Tea & Juice
 - 12. Trees Organic Coffee
 - 13. Deville Coffee
 - 14. Railtown Café
 - 15. 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. Sinclair Centre
 - 26. Vancouver Art Gallery
 - 27. London Drugs
 - 28. Shoppers Drug Mart
 - 29. Rove Concepts
 - 30. CF Pacific Centre Offices



CONTACT US FOR MORE INFORMATION

ROBERT THAM

604.609.0882 Ext. 223

robert@corbelcommercial.com

MARC SAUL PREC

604.609.0882 Ext. 222

marc@corbelcommercial.com

INFO@CORBELCOMMERCIAL.COM | WWW.CORBELCOMMERCIAL.COM | 632 CITADEL PARADE, VANCOUVER BC, V6B 1X3

Aerial Photography by Tom Kwok, Onikon | Walkscore Source: www.walkscore.com

E. & O. E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts.

Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate.