

# 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



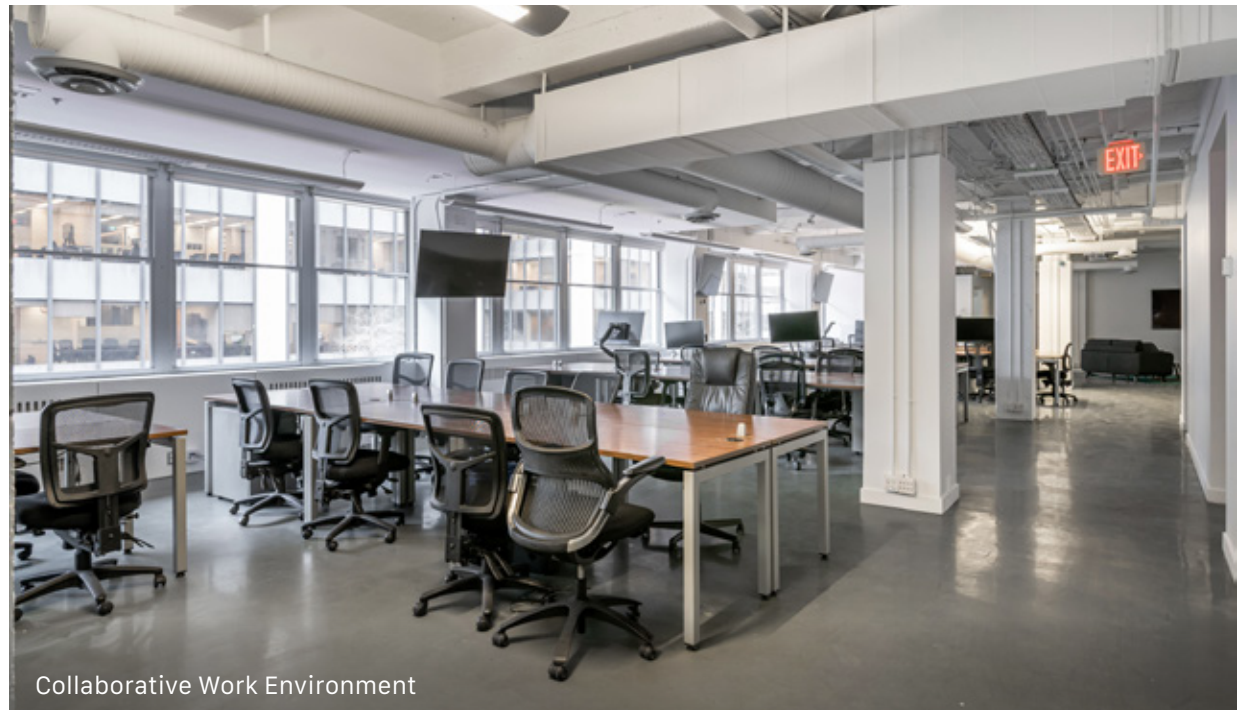
Strategic central location with unbeatable transit access, with the Waterfront Skytrain station right at your doorstep, and steps from the SeaBus Terminal and West Coast Express



Conference Rooms



Rooftop Patio



Collaborative Work Environment



Kitchenette



Private Meeting Rooms

## second floor.

### SIZE

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

### BASIC RENT

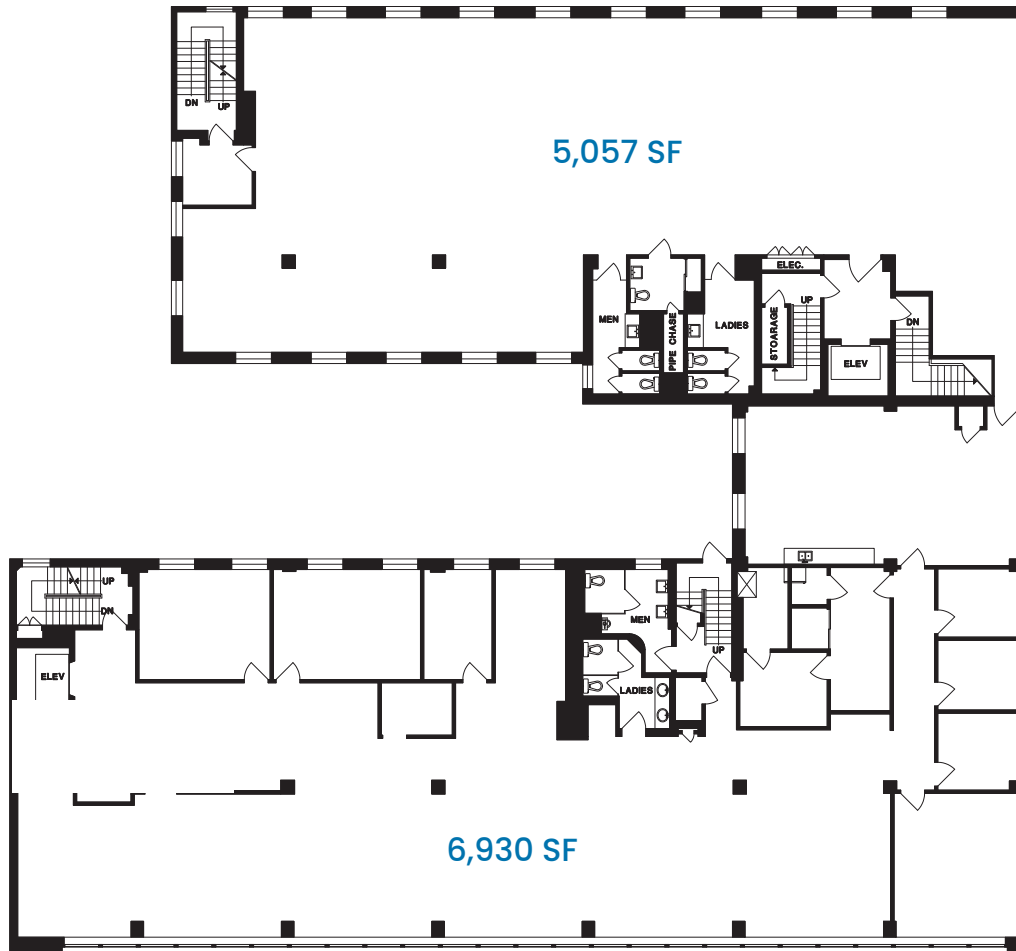
Please contact agent

### ADDITIONAL RENT

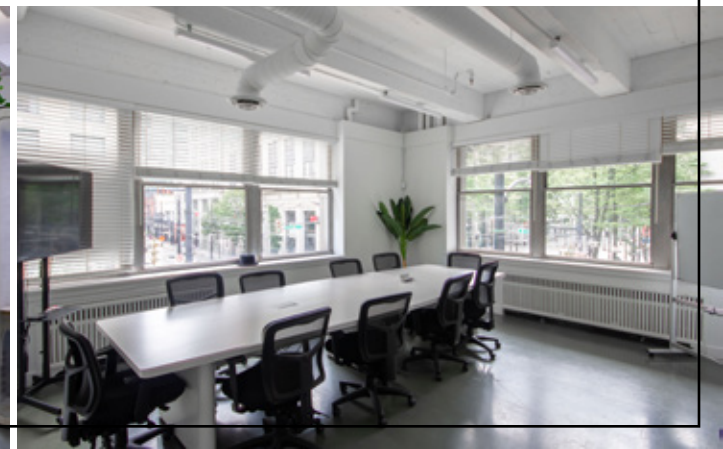
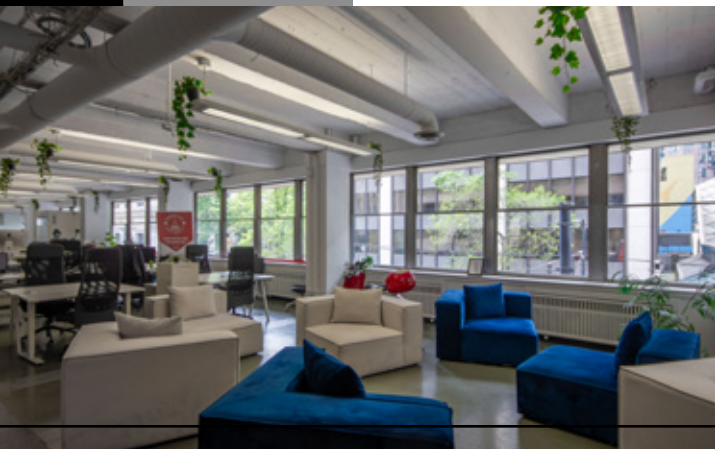
\$15.50 (2025 est.)

### AVAILABILITY

Please contact agent



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





## fifth floor.

### SIZE

5,069 SF (Approx.)

### BASIC RENT

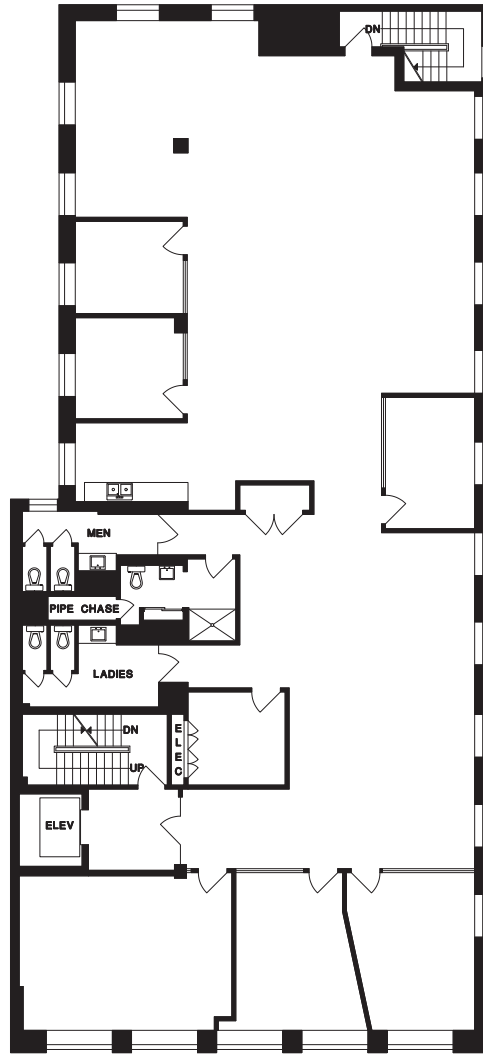
Please contact agent

### ADDITIONAL RENT

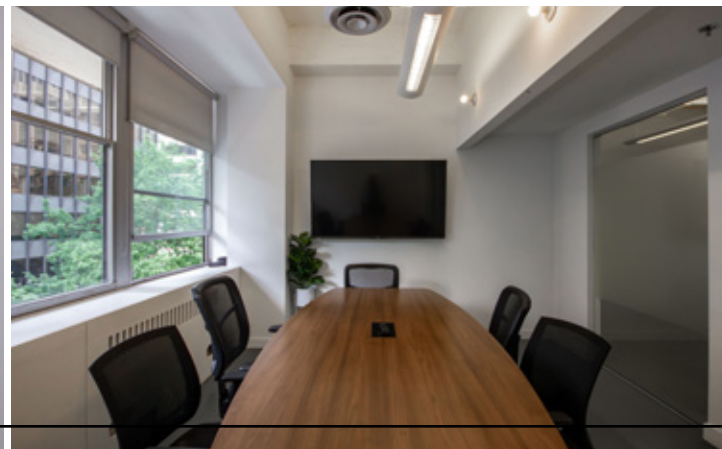
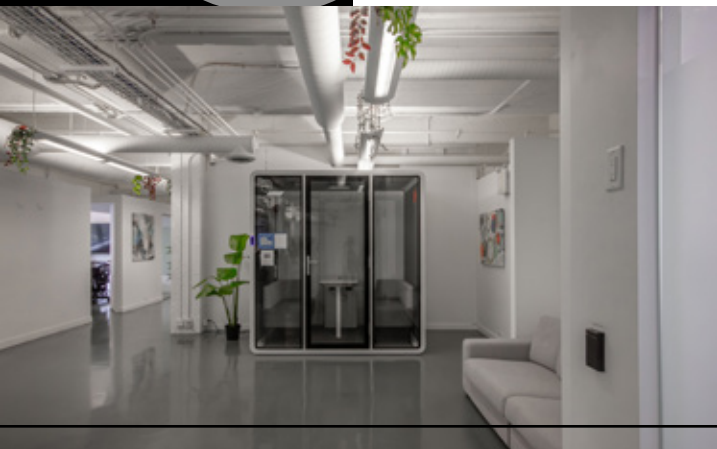
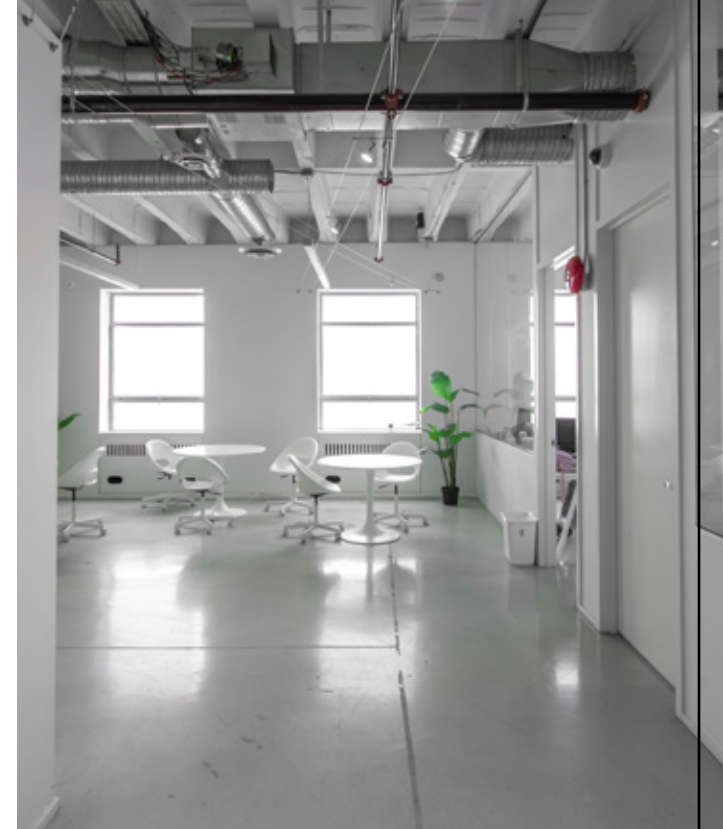
\$15.00 (2025 est.)

### AVAILABILITY

Please contact agent

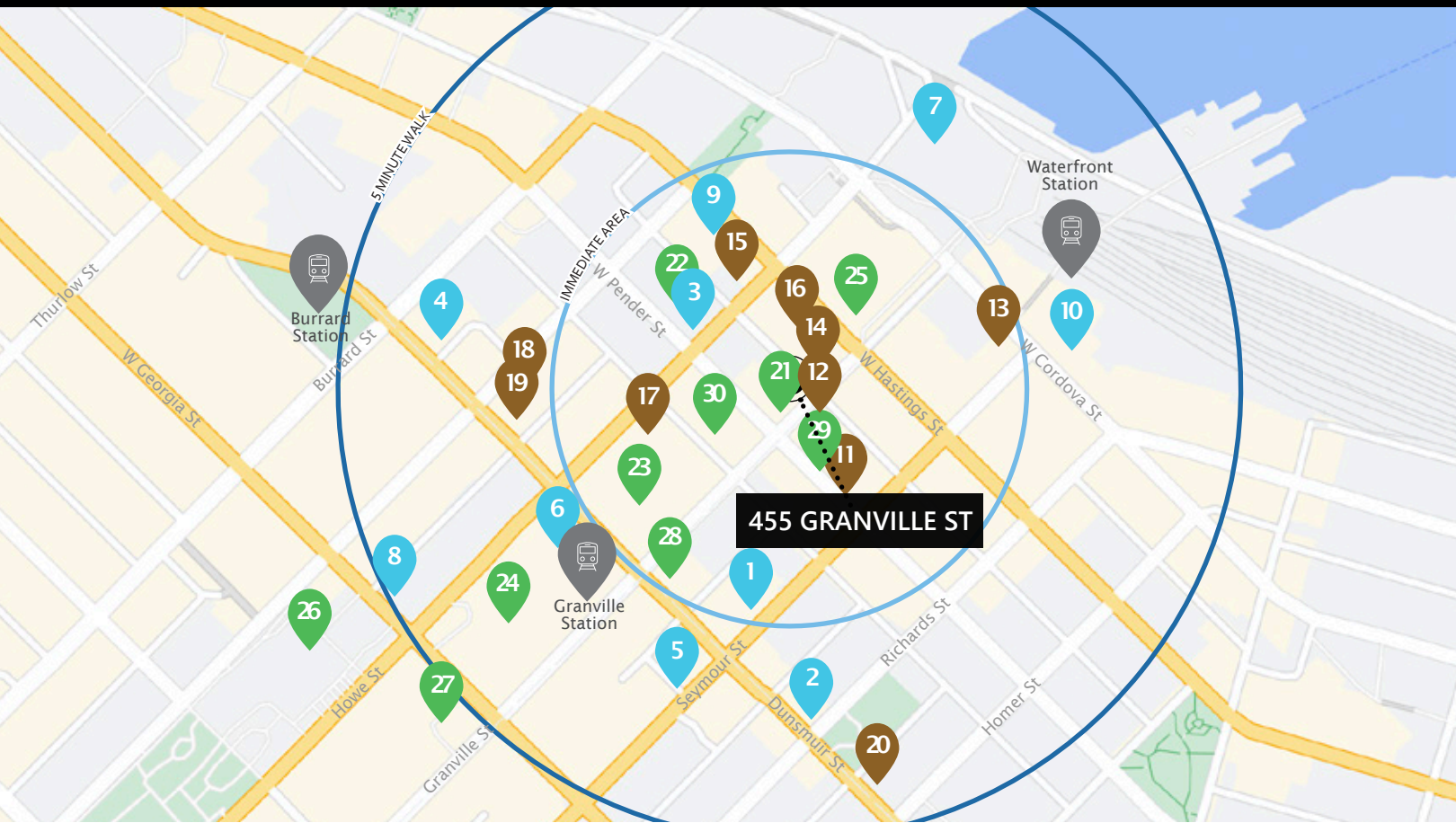


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# unmatched downtown connectivity.

| 455 granville street



## GETTING AROUND

WALKER'S PARADISE

Daily errands do not require a car

RIDER'S PARADISE

World-class public transportation



## 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**

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Aerial Photography by Tom Kwok, Onikon | Walkscore Source: [www.walkscore.com](http://www.walkscore.com)

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