

NEXT GENERATION OFFICE TOWER

three twenty

GRANVILLE STREET

FLEXIBILITY TO

Own
or Lease

320 Granville Street | Vancouver, BC V6H 3J7



CUSHMAN &
WAKEFIELD



**374,790 SF CLASS
AAA OFFICE TOWER**

12,125 SF AVAILABLE

Claim Your View

320 Granville unites iconic design with a workplace experience that rivals the most exclusive mixed-use destinations. Distinguished by its curving glass exterior, this brand-new office tower features expansive white-box floor plates and over 18,000 SF of amenities, including a rooftop social lounge and a state-of-the-art wellness club designed to reshape the future of work.

01.

Waterfront location with unobstructed North Shore Views

- Underground & valet parking
- Eight dedicated passenger elevators

02.

Over 18,000 SF of indoor/outdoor amenity space

- Fully equipped fitness & wellness club
- Concierge-staffed reception area
- Individual lockable bike storage & lockers
- Change rooms with showers & towel service

EXPOSED 11' CEILING
& CONCRETE FLOORS

PERFORATED ROLLER
BLINDS ON ALL
EXTERIOR GLAZING



12TH FLOOR

- Availability: Immediately
- Basic Rent: Contact listing agents
- Additional Rent (2025): \$28.97 PSF PA
- Inducements: Tenant Improvement Allowances available for qualified tenants
- Vendor/Landlord Turnkey Capabilities: Space Planning, Design, Permitting & Construction available directly through Design-Build Partner, Allspaces Design Management- www.allspaces.ca



OVER HEIGHT SUITE ENTRY
DOOR WITH SIDE LIGHT

FLOOR-TO-CEILING
WINDOWS

Suite Features

Expansive white-box spaces with a central core layout and exposed 11' ceilings allow for full customization.



LEVEL 28

Next Level Office Experience

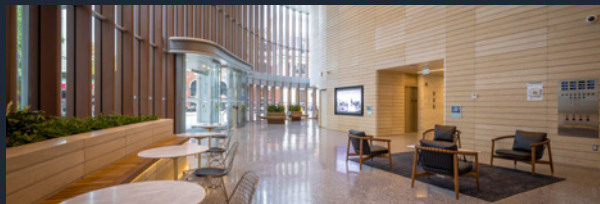
- Central social lounge, boardrooms & kitchen



LEVEL 2

Waterfront Healthy & Wellness Centre

- Fully equipped fitness centre, showers, private treatment room & studio



GROUND FLOOR

Grand Plaza & Reception

- Triple height lobby, concierge-staffed reception & bike storage room



ROOFTOP

Sky Terrace & Rooftop Social Lounge

- Indoor/outdoor lounge with gas fire pit, dining space & outdoor grill

Vancouver's First Vertical Campus

320 Granville is redefining the mixed-use experience as Vancouver's first vertical campus, uniting modern office space with five levels of premium wellness and social amenities, setting a new benchmark for how people work and connect in the workplace.



P1

The Commuter Club

- End of trip services, bike room & private showers with towel service

front &

Coal
Harbour

Vancouver
Convention
Centre

Canada Place

Waterfront Station

Robson Square

Downtown
Vancouver

Gastown

135 RETAIL SHOPS

1,000+ PLACES TO EAT

140 HOTELS

7 TRANSIT STATIONS

Situated between three dynamic neighborhoods, 320 Granville places tenants at the heart of it all—front-row to downtown Vancouver's most vibrant neighborhoods and surrounded by world-class restaurants, hotels, and entertainment.

GASTOWN

Just minutes from historic Gastown, tenants enjoy a lively neighborhood defined by creative energy, boutique retail and trend-setting restaurants.

COAL HARBOUR

At the edge of Coal Harbour, tenants have direct access to the waterfront, luxury hotels and relaxing green spaces.

DOWNTOWN VANCOUVER

Steps from Vancouver's business core, 320 Granville connects tenants to the city's premier dining, shopping, and cultural experiences, creating a dynamic setting for work and lifestyle.



Bike Score: 85



Walk Score: 97



Transit Score: 100

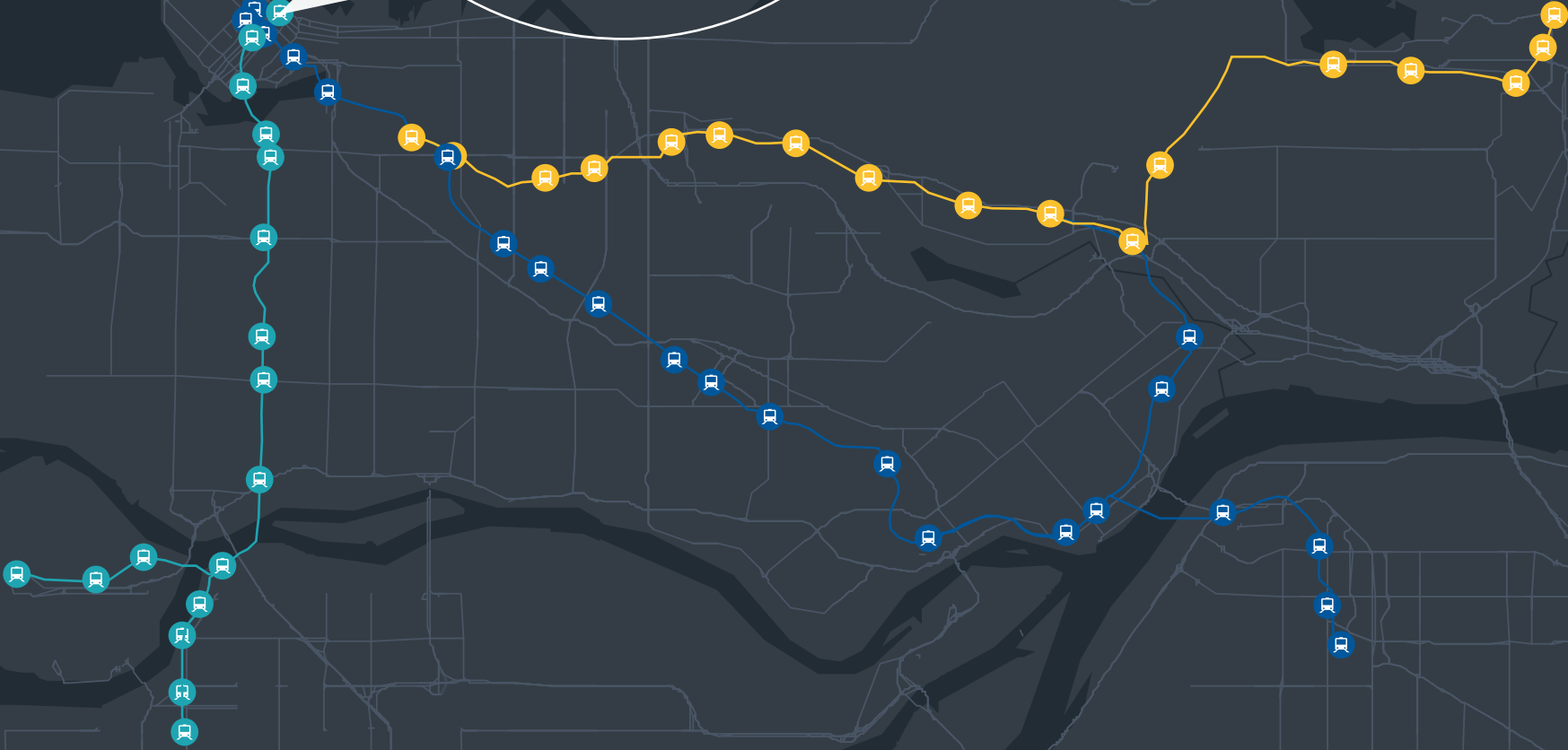
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Vancouver's Most Connected Address

Anchored by Waterfront Station, Vancouver's Grand Central, 320 Granville sits at the nexus of the region's largest transit network, offering direct access to SkyTrain, SeaBus, West Coast Express and major bus routes, making every commute effortless.

NEIGHBOURHOODS	WALK	SKYTRAIN	DRIVE
Gastown	8 min	5 min	2 min
Coal Harbour	11 min	9 min	3 min
Downtown Vancouver	10 min	7 min	4 min
Burnaby		21 min	25 min
Richmond		32 min	36 min
Surrey		39 min	45 min

LOCATIONS	WALK	SKYTRAIN	DRIVE
Waterfront Station   	3 min		
Waterfront SeaBus Terminal	6 min		
Vancouver Convention Centre	12 min		
BC Place	20 min	12 min	5 min
Vancouver Airport		27 min	28 min



- Canada Line
- Millennium Line
- Expo Line

Community of Visionaries

At 320 Granville, prestige is defined by the company you keep. From visionary to innovators, this address is home to industry giants shaping the future of business. More than an office, it is a hub of influence—where Vancouver's most respected names come together under one roof.

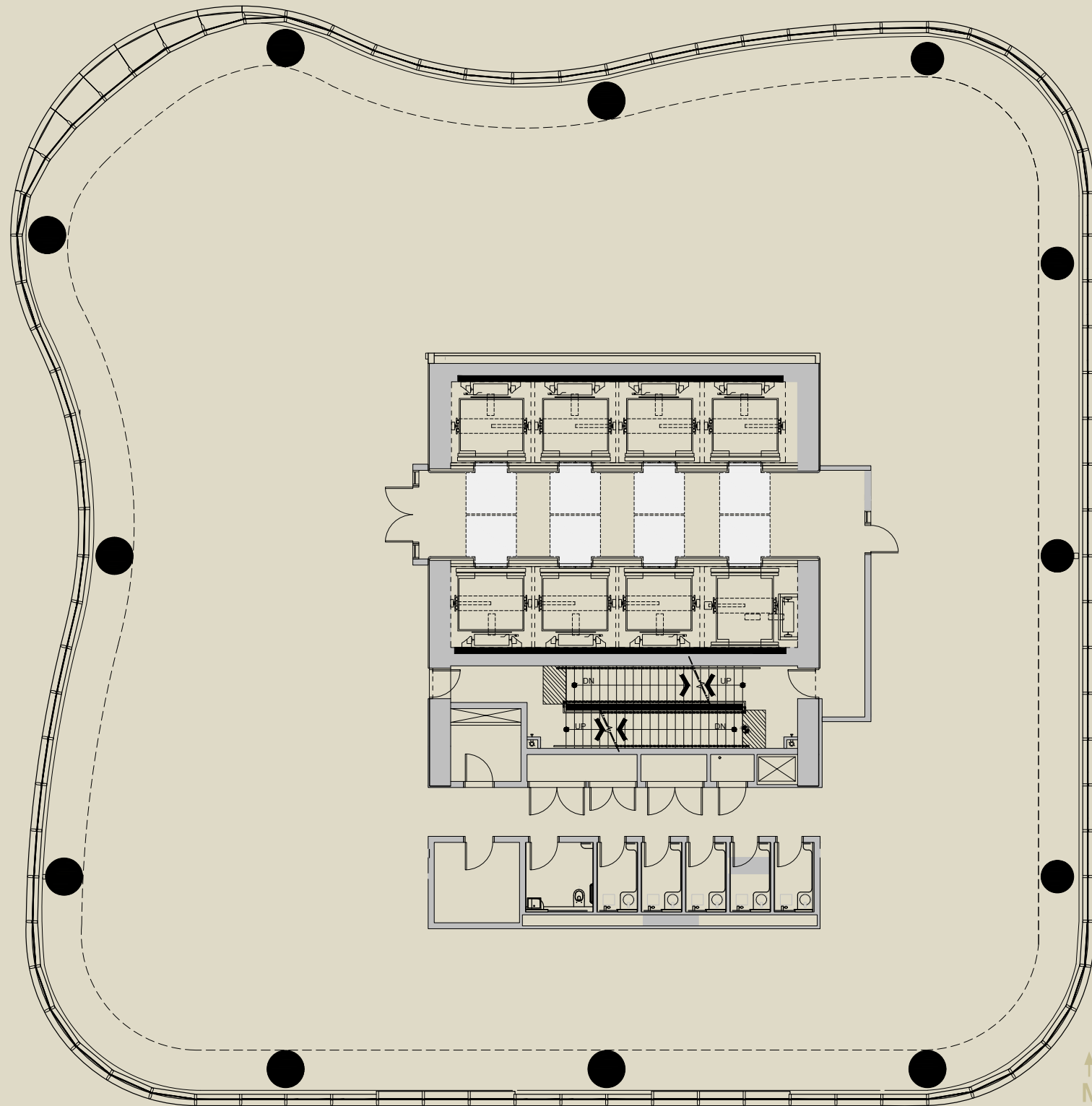


AN ENCLAVE OF DISTINCTION

Align your business with Vancouver's most respected leaders and secure your place among the city's elite. All industry leaders in development, law, consulting, and finance—sectors that drive growth, innovation, and stability. Together, they form a prestigious ecosystem of global players, positioning 320 Granville as a hub for top decision-makers.

Full Floor Opportunity — 12,125 SF

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