



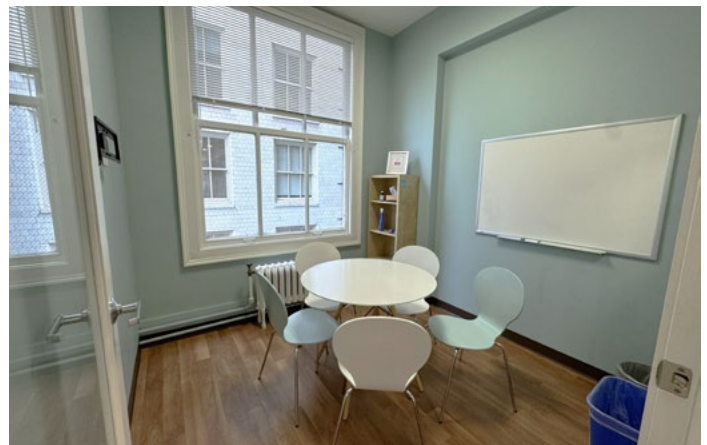
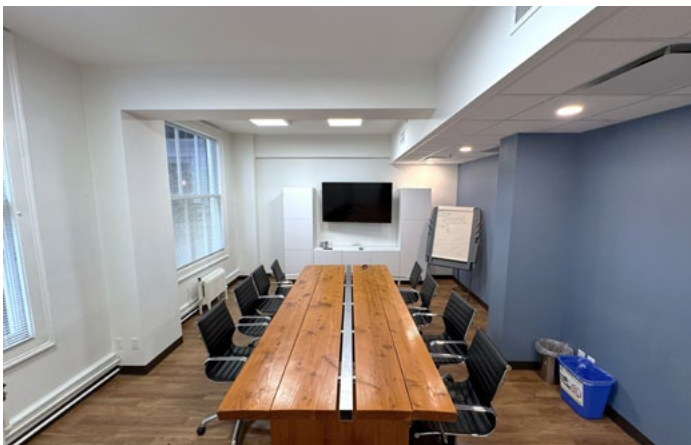
For Sublease

The Rogers Building
470 Granville Street
Suite 532 - 2,164 s.f.

 **JLL** SEE A BRIGHTER WAY

THE BUILDING & LOCATION

The Rogers Building is a meticulously restored heritage property situated at the prominent intersection of Pender and Granville Streets. Offering direct access to Waterfront Station, tenants benefit from seamless connections to the Expo Line, Canada Line, SeaBus, and West Coast Express. The property features newly upgraded common washrooms, ground-floor retail services, secure bicycle storage, and modern end-of-trip facilities including showers. Located just steps from downtown Vancouver's retail and dining destinations, The Rogers Building uniquely blends historic charm with contemporary amenities to meet the needs of today's workforce.



SALIENT DETAILS

Suite	532
Size	2,164 s.f.
Availability	September 30, 2025
Term	Flexible
Basic Rent	Contact listing broker
Additional Rent	\$15.88 psf (2025 est.)

THE SUITE

This turnkey suite provides a seamless, move-in-ready solution for tenants seeking to occupy a professionally enhanced workspace. The suite features a spacious boardroom, two private offices or meeting rooms, a comfortable lounge and kitchenette, and a unique storage or vault area. Modern office furniture is included, creating a low-gross, hassle-free option for businesses seeking immediate occupancy.



Move-in ready and fully improved



Low-gross turnkey opportunity



Kitchenette and lounge area



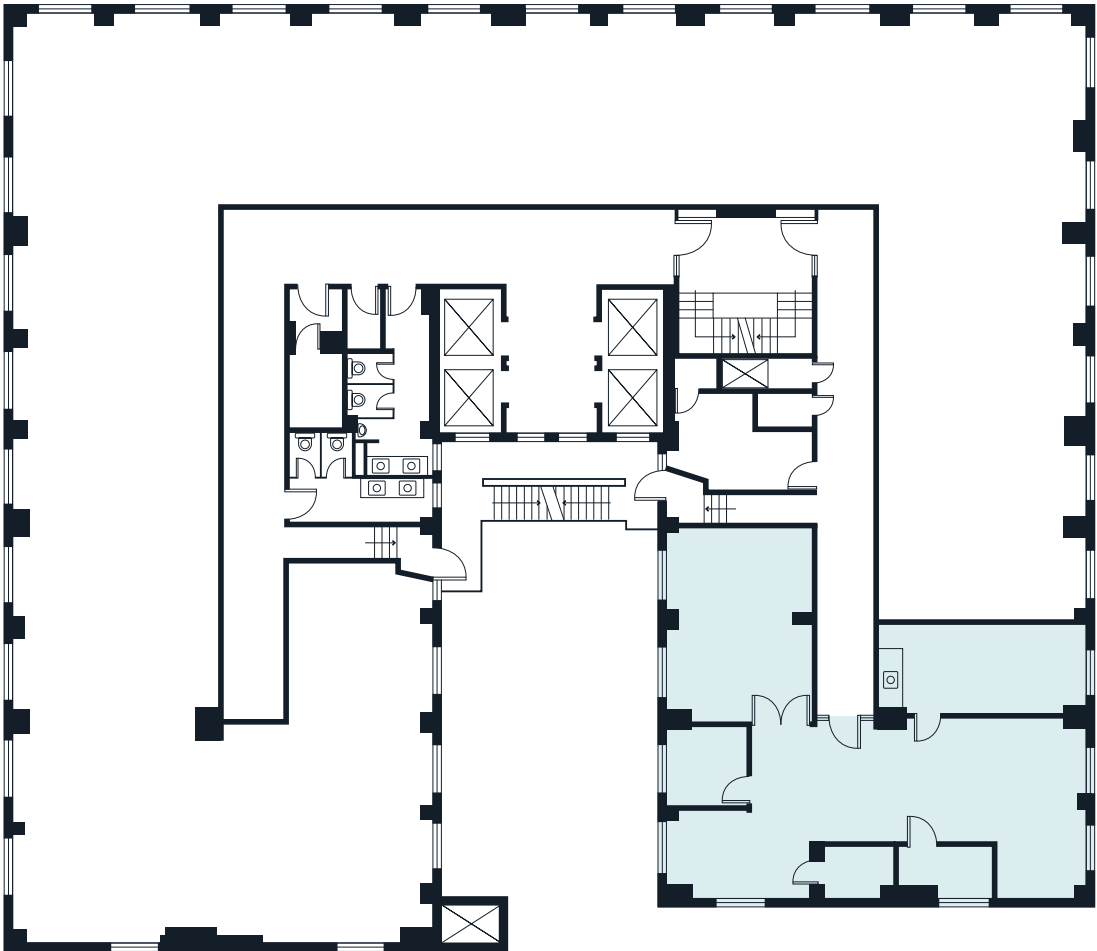
Two (2) private offices/meeting rooms

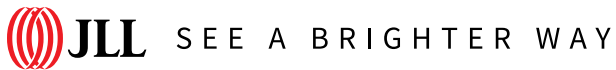


Large boardroom



Storage room or unique vault space





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