

FOR LEASE

Office/Medical/Multipurpose
Space 18,460 s.f.
at South Granville Station

fifteen thirty

WEST 7TH AVENUE

VANCOUVER, BC





THE OPPORTUNITY

Where form meets function in South Granville.

Exceptional opportunity to occupy a South Granville located, architecturally significant, concrete standalone building with secure underground parkade.

Located steps from the South Granville Subway Station, with concrete construction, a unique post-modern inspiration including creative light wells and skylights. The space is available in 'warm shell' condition, ready for improvements. Call the listing team for potential demising options.

With an abundance of underground, secure parking stalls, this is a rarely available scale of premises in this location. Market TIA for qualified tenants is available.

features



Elevator Service – both within the building and from parkade, fully accessible building



Secure Underground Parking – up to 30 stalls at market rates



Private outdoor spaces, and a northern outlook



Potential to deliver in warm shell condition



Future South Granville Subway Station – Seamless connectivity to all other rapid transit lines, YVR and Downtown



ZONING C-3A

A wide variety of outright allowable uses, including office (general/health), school (university or college/vocational/business), fitness centre, retail uses and more.



ADDITIONAL RENT (2026) \$20.00 psf/pa



ASKING NET RENT Please contact listing team





THE LOCATION

Connected
to everything
that matters.

Located just off the Granville and Broadway intersection and centre of the South Granville neighbourhood, the building is positioned near all of the quality restaurant and service offerings, and will be steps from the Granville Subway Station when the Broadway Subway extension is expected to commence operating next year.

WALK SCORE



100

BIKE SCORE



87

TRANSIT SCORE



76

amenities

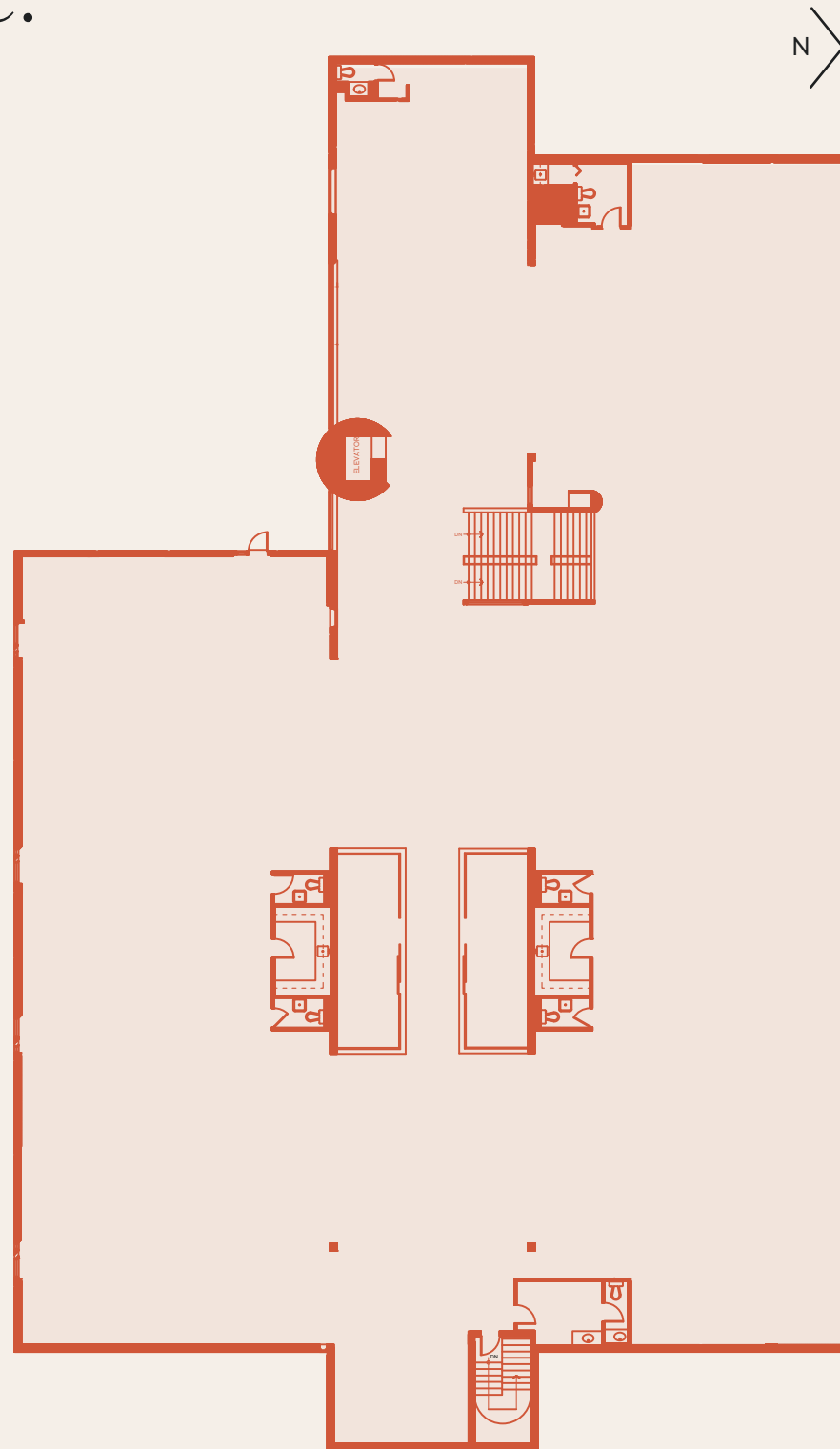
- RESTAURANTS
1. Cactus Club Cafe
 2. Jinya Ramen Bar
 3. Boston Pizza
 4. Subway
 5. McDonald's

- COFFEE SHOPS
6. Blenz Coffee
 7. Dose Espresso Bar
 8. Beaucoup Bakery and Cafe
 9. Tim Hortons
 10. Oid  Coffee

- RETAIL
11. Structube
 12. Indigo
 13. The Brick
 14. EQ3
 15. RH
 16. RBC
 17. City Market

Where possibility takes shape.

18,460 s.f.
ON ONE LEVEL



WEST
7TH
AVENUE



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fifteen thirty

WEST 7TH AVENUE



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