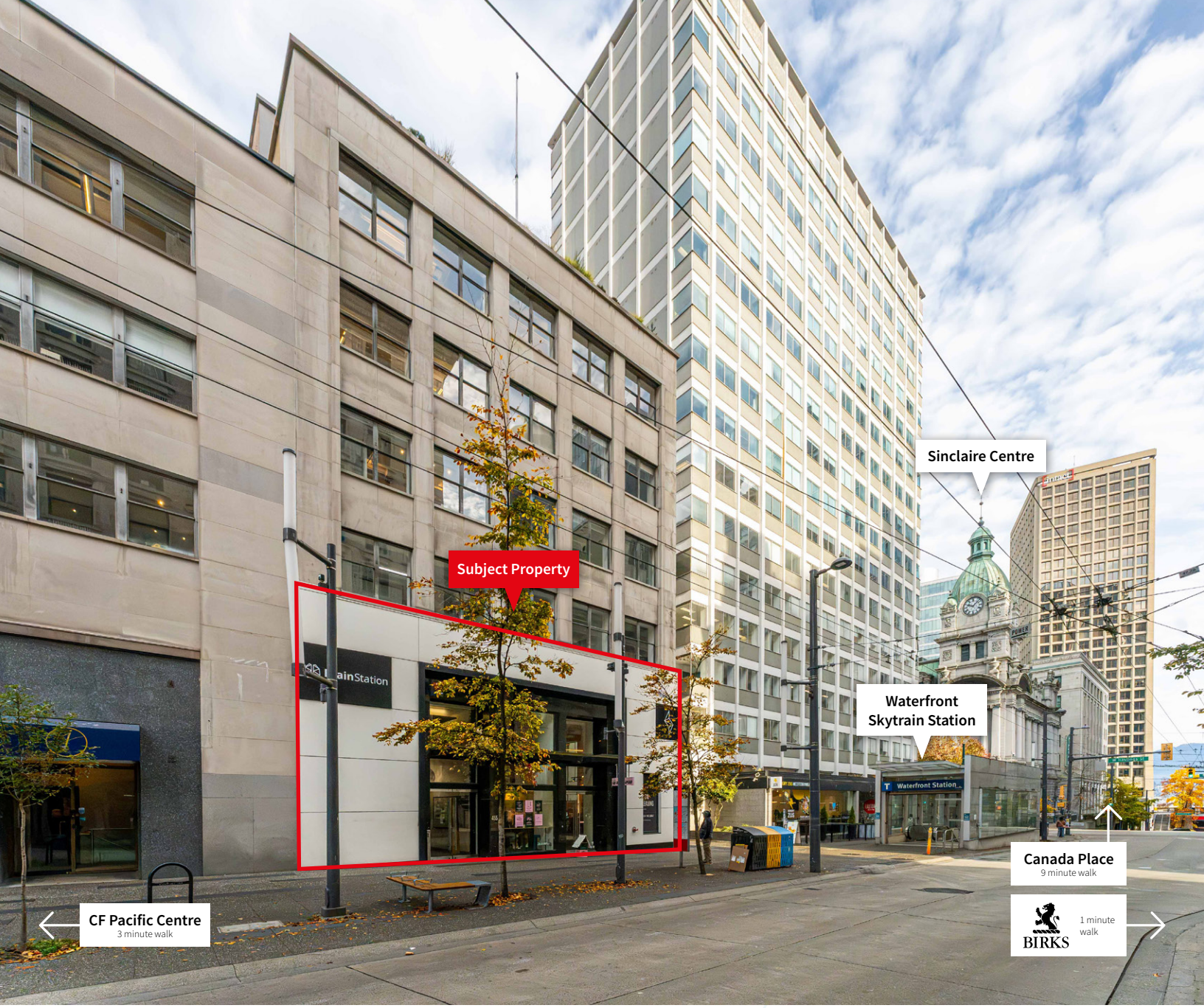


JLL SEE A BRIGHTER WAY

For Lease

High Exposure Retail Adjacent Waterfront Station

455 Granville Street, Vancouver, BC



THE LOCATION

455 Granville Street occupies one of downtown Vancouver's most strategically positioned sites, directly adjacent to Waterfront Station—the city's central transit gateway connecting the Canada Line, Expo Line, SeaBus, and West Coast Express. This premier address places tenants at the intersection of Vancouver's commercial, retail, and waterfront districts, with CF Pacific Centre's luxury shopping experience just steps away and immediate access to Coal Harbour waterfront and Vancouver Convention Centre. The location captures exceptional daily traffic from over 50,000 transit commuters, downtown professionals, international visitors, and local residents, offering unrivaled connectivity and visibility in Vancouver's urban core.

PROPERTY HIGHLIGHTS

Transit-Adjacent Connectivity
Direct adjacency to Waterfront Station provides seamless access to the Canada line, Expo Line, SeaBus, and West Coast Express

Premium Retail Corridor
Surrounded by CF Pacific Centre, the Financial District, and Coal Harbour's amenities

Distinctive Multi-Level Design
Two full floors plus mezzanine create a flexible layout ideal for flagship retail, professional services, or café and restaurants

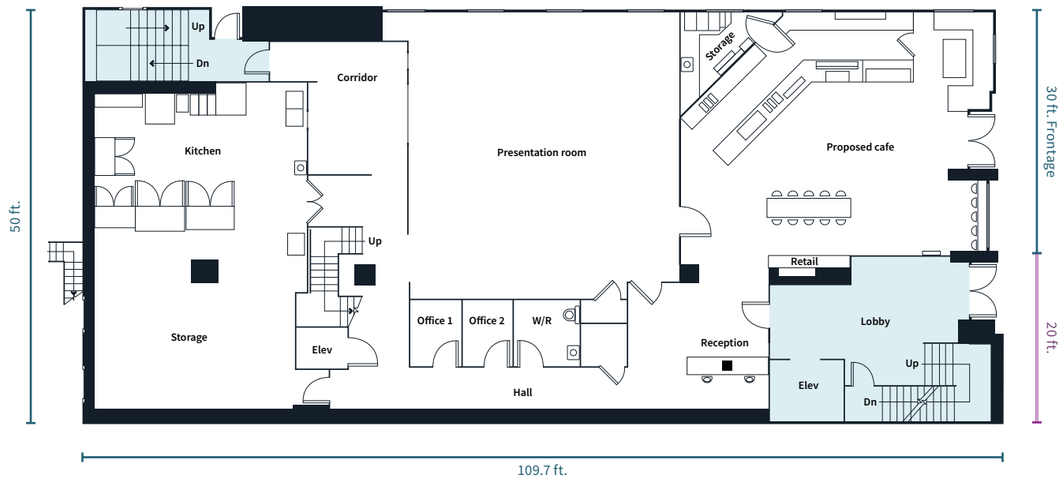
Exceptional Street Presence
Prominent Granville Street frontage delivers maximum visibility along one of Vancouver's busiest pedestrian thoroughfares.

SALIENT DETAILS

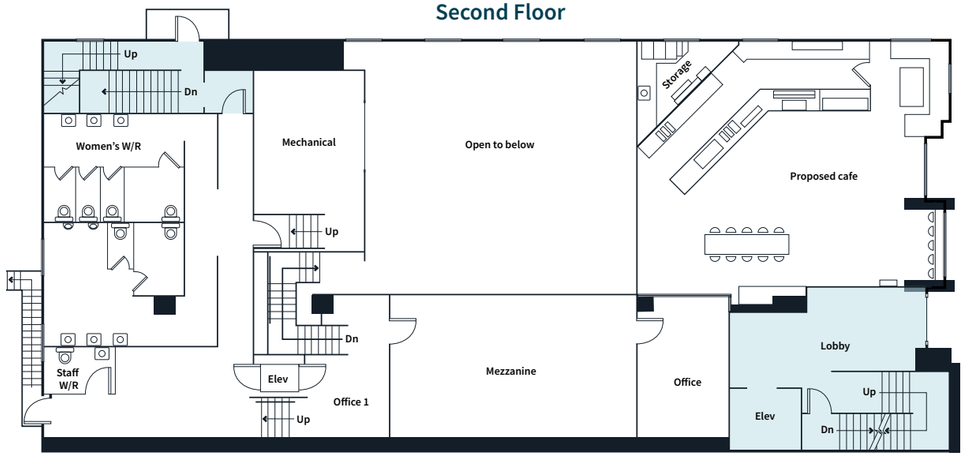
Size	Ground floor: 4,926 s.f. Mezzanine: 2,088 s.f. Total: 7,014 s.f.
Zoning	DD - Downtown District
Ceiling Height	±22 ft.
Available	Immediately
Base Rent	$65.00 PSF
Additional Rent	$17.38 PSF

SITE PLAN

Ground Floor



Second Floor



Market Overview

Burrard Station

Burrard Street

Subject Property
455 Granville Street



Vancouver Convention Centre

Canada Place

NEW Flagship Store
Spring 2027
ARITZIA

NEW Flagship Store
Spring 2027
simons

NEW Flagship Store
Spring 2027
UNIQLO

Howe Street

Vancouver City Centre Station

CF Pacific Centre

Granville Street

Waterfront Station
Granville Street Entrance

Waterfront Station
Howe Street Entrance

Sinclair Centre

Granville Station

Waterfront Station

Sea Bus

Harbour Centre

CF Pacific Centre
ARITZIA · alo · lululemon · Apple · H&M
SEPHORA · HOLT RENFREW · LUSH · ANN+LOUISE
OAK + FORT · CANADA GOOSE · Saje · ALDO · PANDORA
Bath & Body Works · MICHAEL KORS · HOLLISTER · MaxMara · Abercrombie & Fitch
COACH · wilfred · CLUB MONACO · Levi's · kiokii and...

Gastown
OAK + FORT · MAISON KITSUNÉ · FAVORIS
COS · KIT ACE · THE LATEST SCOOP
Herschel · FILSON · gravitypope

Robson Street · West Georgia Street · Dunsmuir Street · West Pender Street · West Hastings Street · West Cordova Street



455 Granville Street, adjacent Rexall



Adjacent Hungry Zus & Waterfront Station



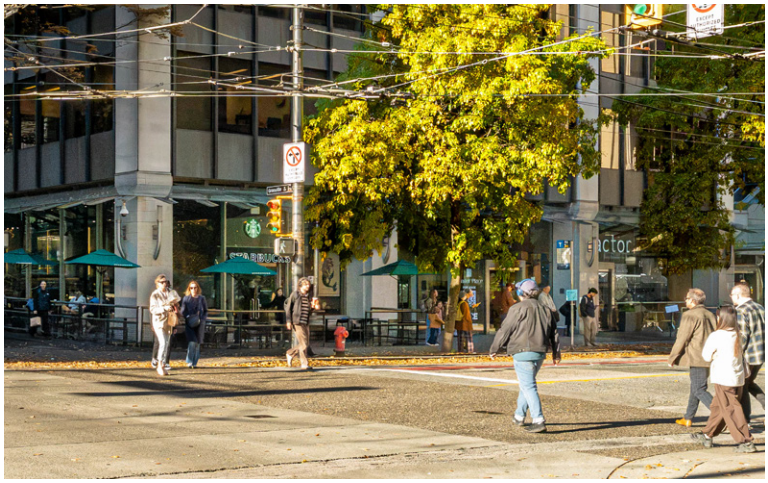
Adjacent Hungry Zus & Railtown Cafe



Neighbouring Maison Birks



Neighbouring Rove Concepts



Neighbouring Starbucks Reserve

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