

3,756 SF of High Bank View Space

Recently renovated office
space in the heart of
Downtown Vancouver
Available **for Sublease**

#1650 - 409 Granville Street, Vancouver, BC



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Property Overview

Opportunity

Opportunity to Sublease 3,756 SF of recently renovated office space on the 16th floor of 409 Granville Street in Downtown Vancouver. Suite 1650 offers a well-designed and functional layout suited for a range of office users.

The premises features eight private offices, three meeting rooms, a kitchen, call room, and open work area, providing a balance of private and collaborative workspaces throughout. Positioned on the northwest corner of the building, the suite benefits from expansive glazing, abundant natural light and views overlooking False Creek and the North Shore Mountains.

Located just steps from the Granville Street entrance to Waterfront Station, the property offers convenient access to the SkyTrain Line, Canada Line, SeaBus and West Coast Express, along with a wide range of nearby restaurants, cafés and amenities. With prominent elevator exposure and quality existing improvements in place, the suite provides an opportunity for tenants seeking a move-in-ready office in the heart of Downtown Vancouver.

Salient Details

Address	#1650-409 Granville Street, Vancouver, BC
Available Area	3,756 SF
Availability	Immediately
Sublease Expiry	October 31st, 2027
Net Rent	Contact listing agent
Additional Rent	\$22.49 PSF (est. 2026)

Building Amenities



Concierge & building security



Fitness facility with showers



Secure bike storage



Secure underground parking



Retailers located on ground level

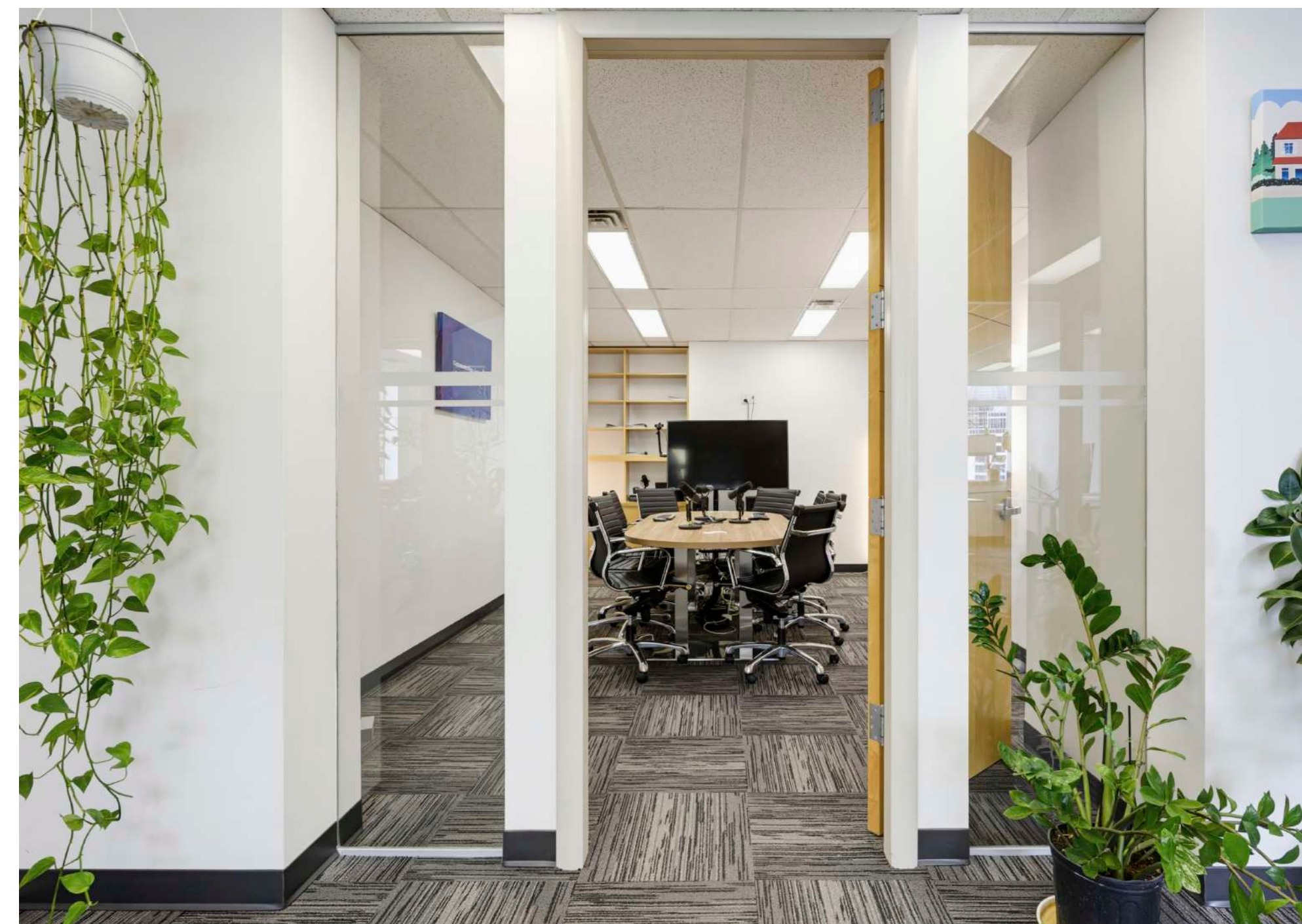


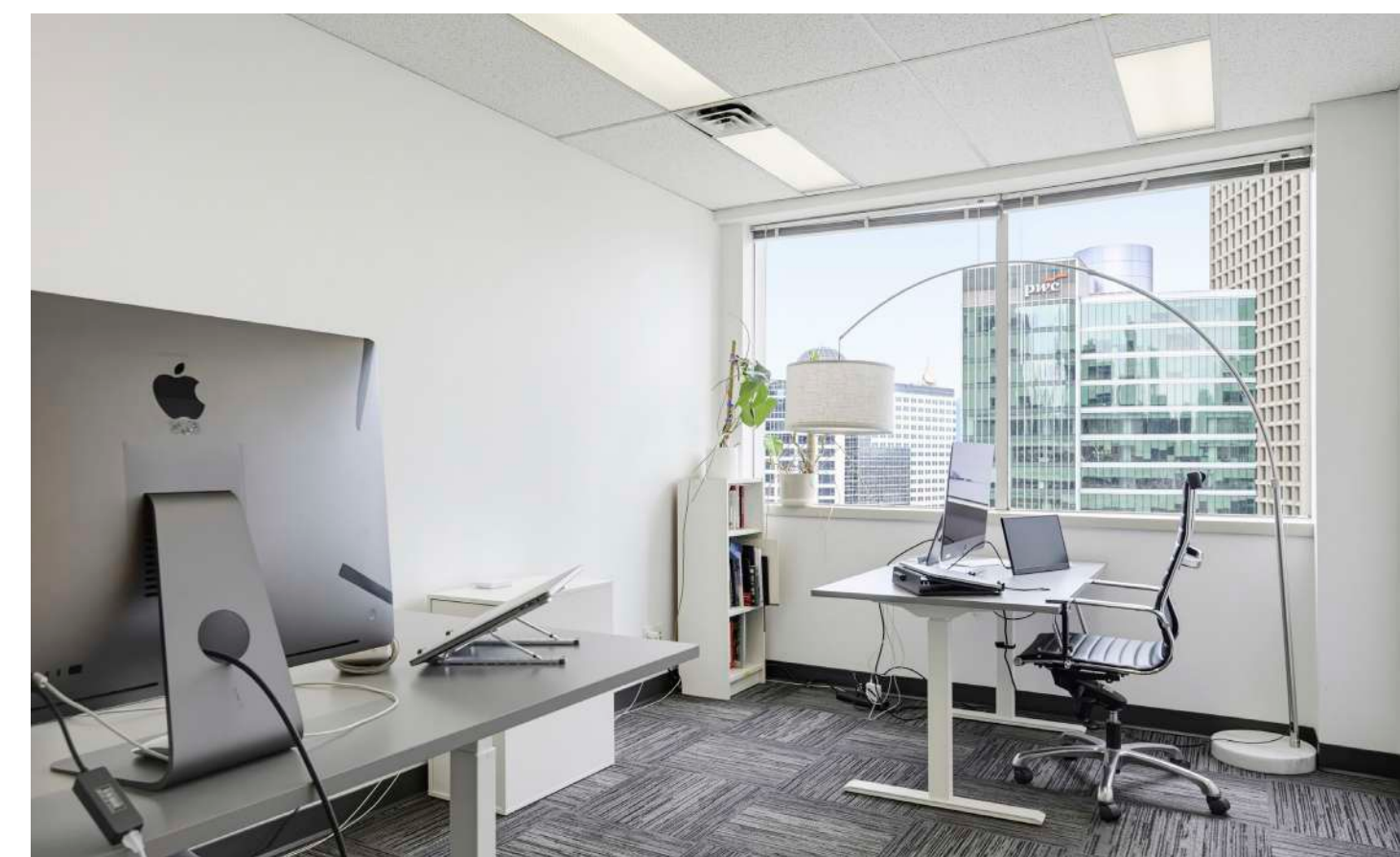
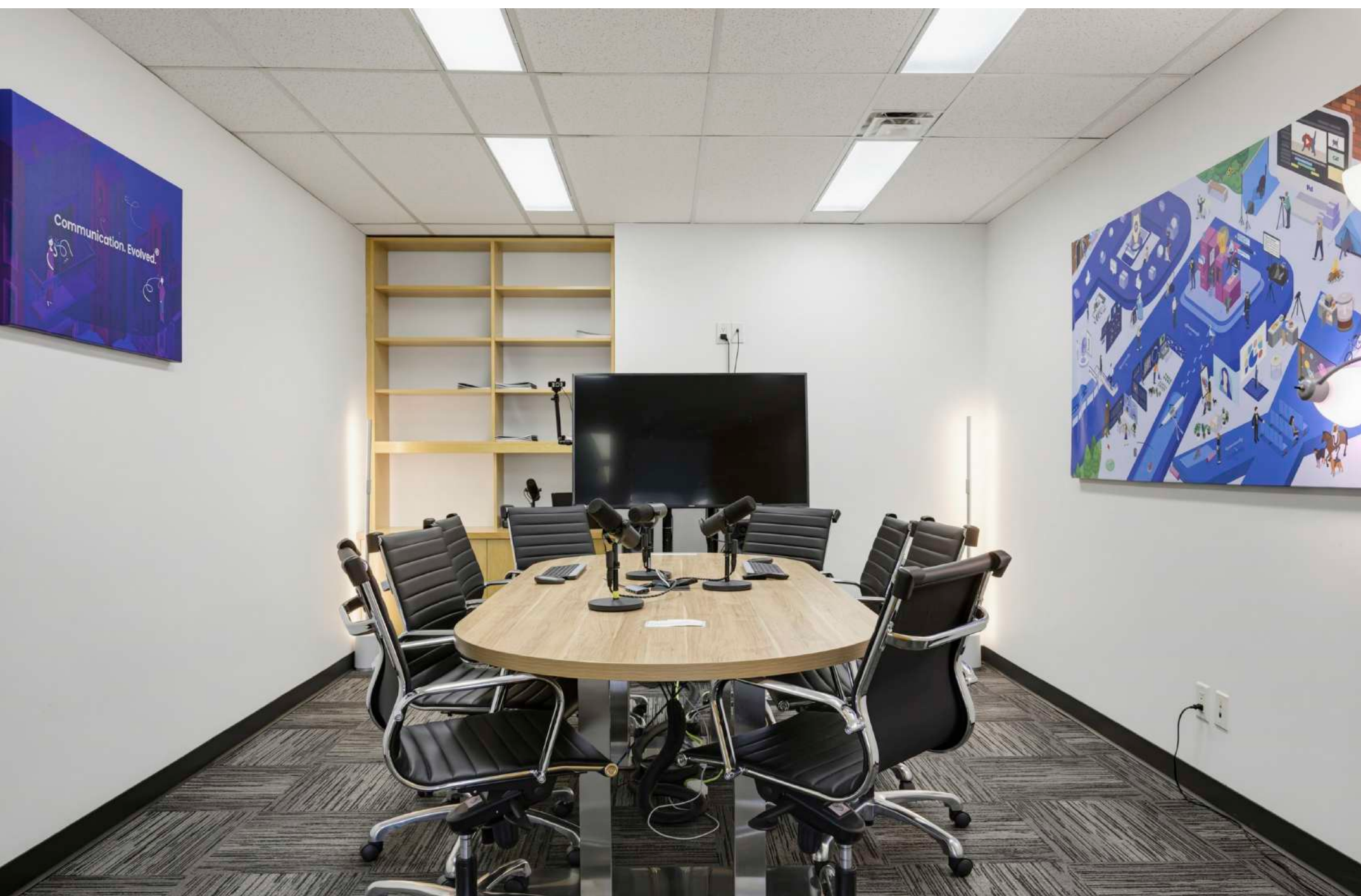
Tenant shared boardroom



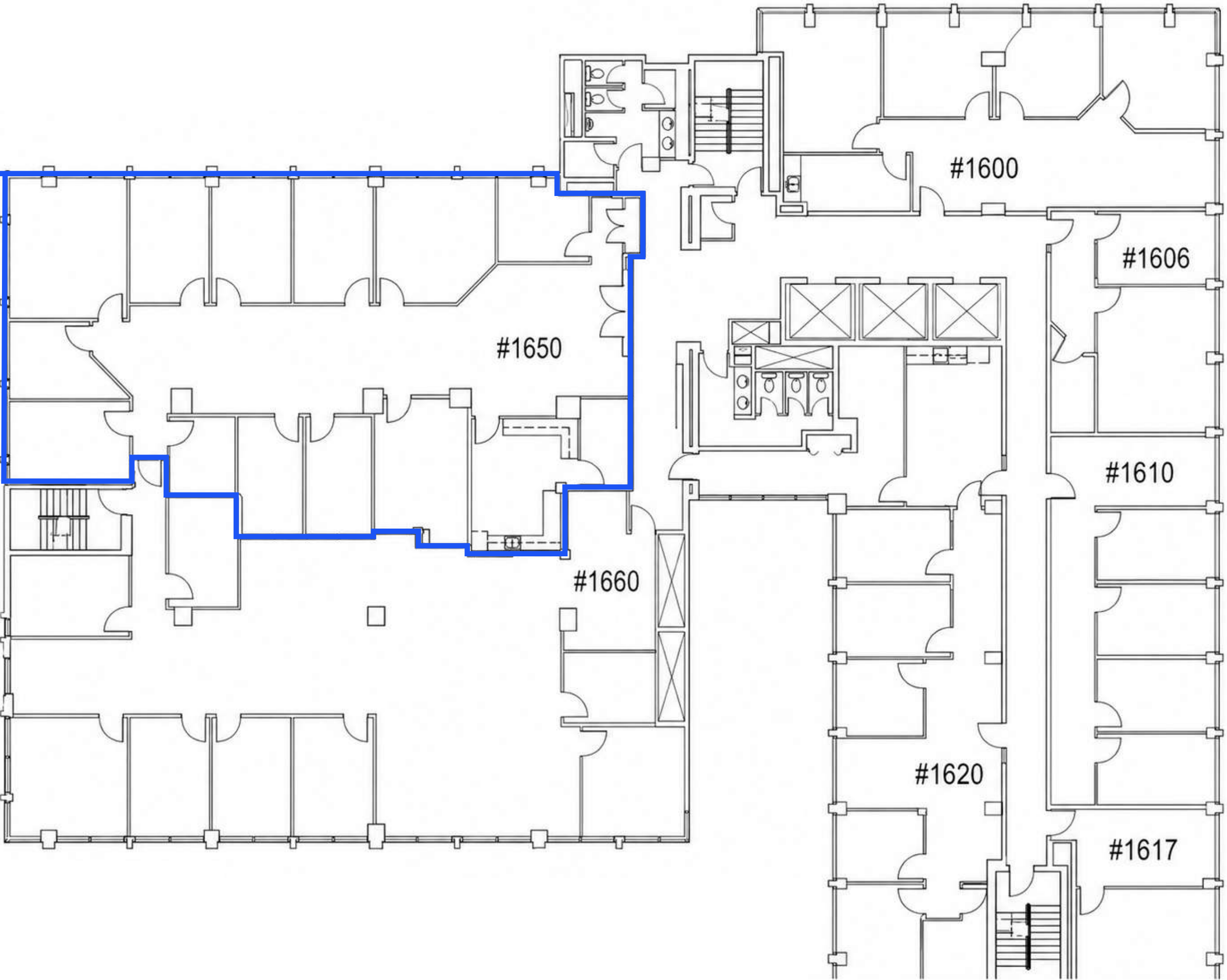
Located steps from Waterfront Station

Internal Photos





Floor Plan



Suite Improvements



Recently renovated space



Northwest corner suite



Expansive glazing throughout



Move-in-ready condition



Eight private offices



Call room



Three meeting rooms



Open work areas



Kitchen



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