

FOR SUBLEASE | RETAIL  
**982 GRANVILLE STREET**  
VANCOUVER, BC

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



- ▶ **3,300 SF Retail Opportunity**
- ▶ **High Exposure Location with Prominent Signage in the Granville Mall Entertainment District**
- ▶ **Available Immediately**

**Neil S McAllister**

*Personal Real Estate Corporation*

Lee & Associates

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neil.mcallister@lee-associates.com

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**982 GRANVILLE STREET**  
VANCOUVER, BC



### Location

The premises are located at the busy corner of Granville and Nelson Streets in Downtown Vancouver. This location is steps away from movie theatres, night clubs, restaurants, and lounges such as the Orpheum, the Commodore, and The Roxy, and is just two blocks from Pacific Centre and the Robson Street shopping area.

### Features

- ▶ Centrally located in Downtown
- ▶ Within two blocks of the Granville SkyTrain station
- ▶ Numerous restaurants and retailers concentrated nearby
- ▶ High exposure corner location
- ▶ Service Canada opening new passport office next door to the north; estimated to draw 600 people per day

### Municipal Address

982 Granville Street, Vancouver, BC

### Zoning

DD (Downtown District)

### Year Built

2010

### Building Size

Office – 9,600 SF | Retail – 7,900 SF

### Size of Premises

3,300 SF

### Sublease Rate

Contact agent

### Taxes & Operating Costs

\$23.00 PSF (estimate)

### Lease Expiry

April 30, 2027



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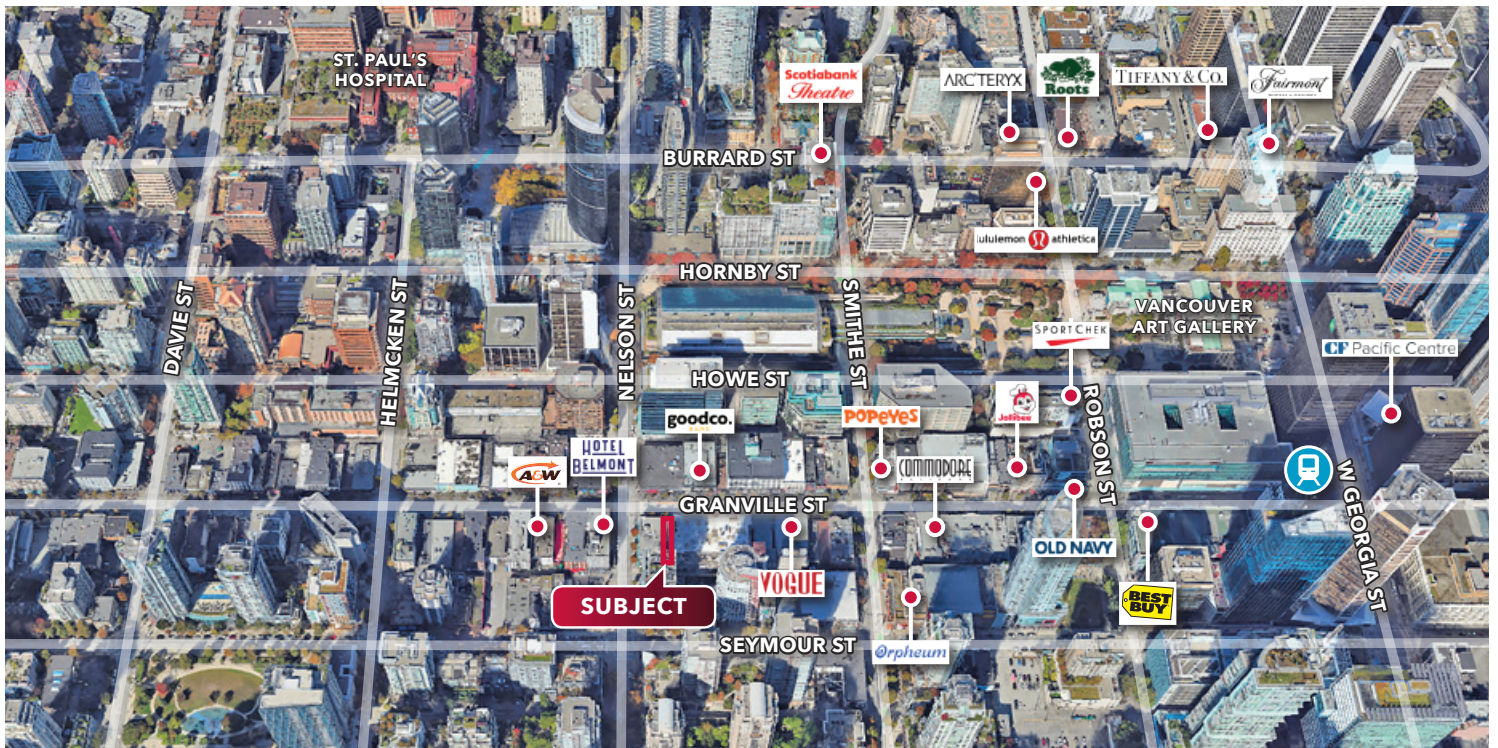
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