

RETAIL FOR LEASE  
855 GRANVILLE STREET  
VANCOUVER, BRITISH COLUMBIA



UNIQUE LARGE-SCALE RETAIL OPPORTUNITY IN THE HEART OF VANCOUVER'S RETAIL MARKET

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# FOR LEASE

## LOCATION OVERVIEW

The three consolidated buildings that make up 855 Granville Street are located in the core of downtown Vancouver's entertainment district, between Robson Street and Smithe Street. This site marks an important piece of the city's history forming part of the iconic 'Theater Row', a name coined during the 1920's while Granville Street was home to ten theaters within a five block radius. Today Granville is still regarded as Vancouver's most vibrant street, with neighbouring tenants such as Nordstrom, Holt Renfrew, Joe Fresh, Shoppers Drug Mart, The Keg, The Bay, Top Shop, Adidas, Urban Outfitters and many more. The property is just 1 block from Pacific Centre Shopping Centre ( $\pm$  1 million SF enclosed mall), Nordstrom, and both the Canada Line and Expo Line SkyTrain stations.

The property is a Heritage Conversion that will transform the entire former Empire Theatre complex into a three building mixed-use commercial and retail space. The Heritage facades originally from 1893 Palms Hotel will remain part of the conversion, as well as the deco frieze from 1938 Paradise Theatre. The renovation taking place on 855 Granville will further consolidate and modernize the three buildings with a brilliant new articulated glazed look while respecting the existing heritage building facades.

## PROPERTY OVERVIEW

Level	Area (SF)	Lease Rate	Additional Rent
Ground	14,388	\$120.00 per sq. ft.	TBD
Second	17,586	\$35.00 per sq. ft.	TBD
Basement	11,467*	\$35.00 per sq. ft.	TBD

\*(plus 1,100 sq. ft. mezzanine)

## ZONING

DD\*

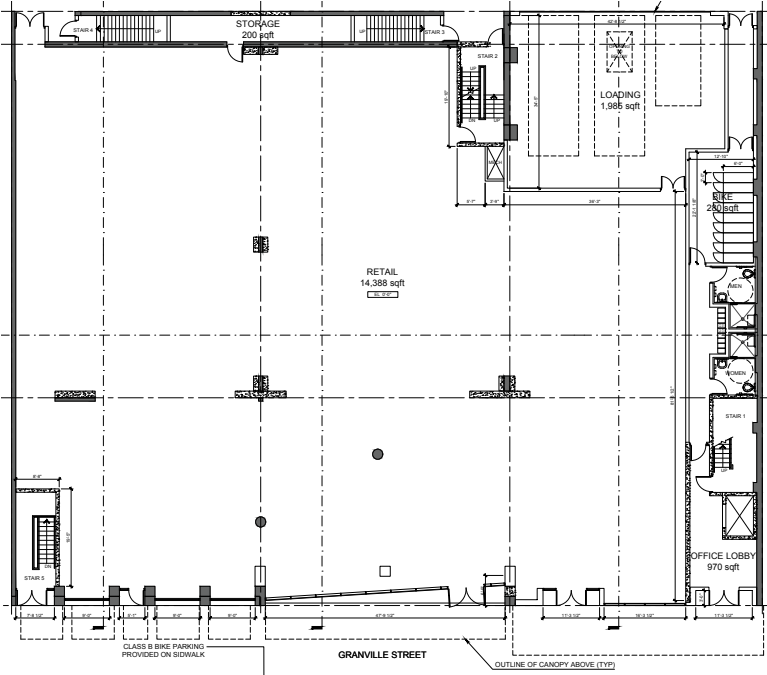
\*Tenant is responsible for verifying allowed uses as per the zoning



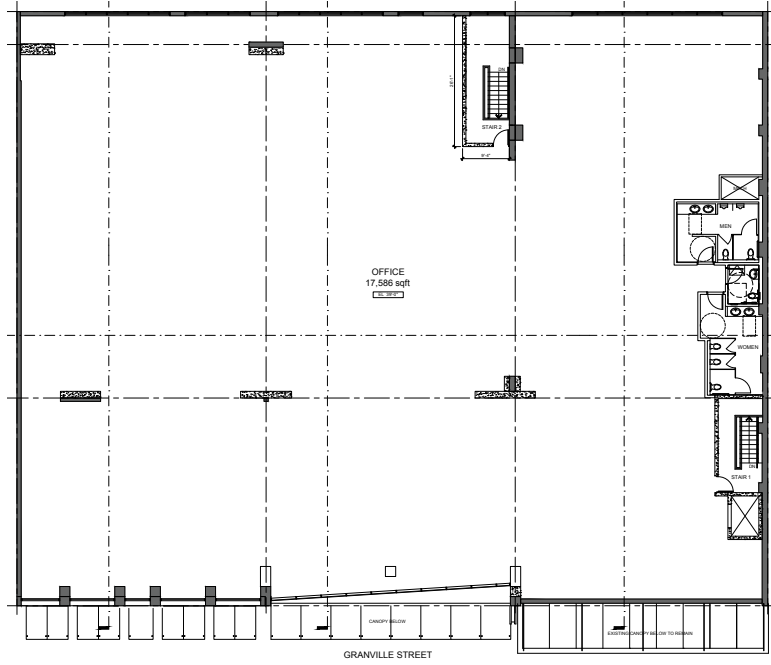
Granville Street Elevation

FLOOR PLANS

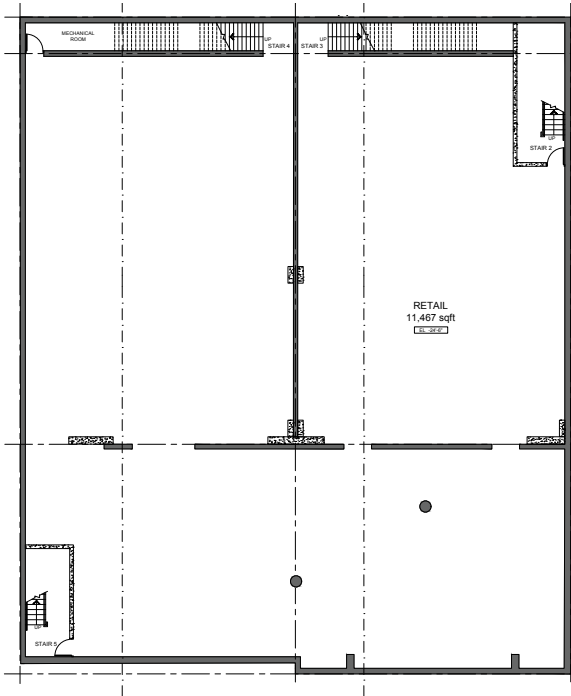
GROUND FLOOR



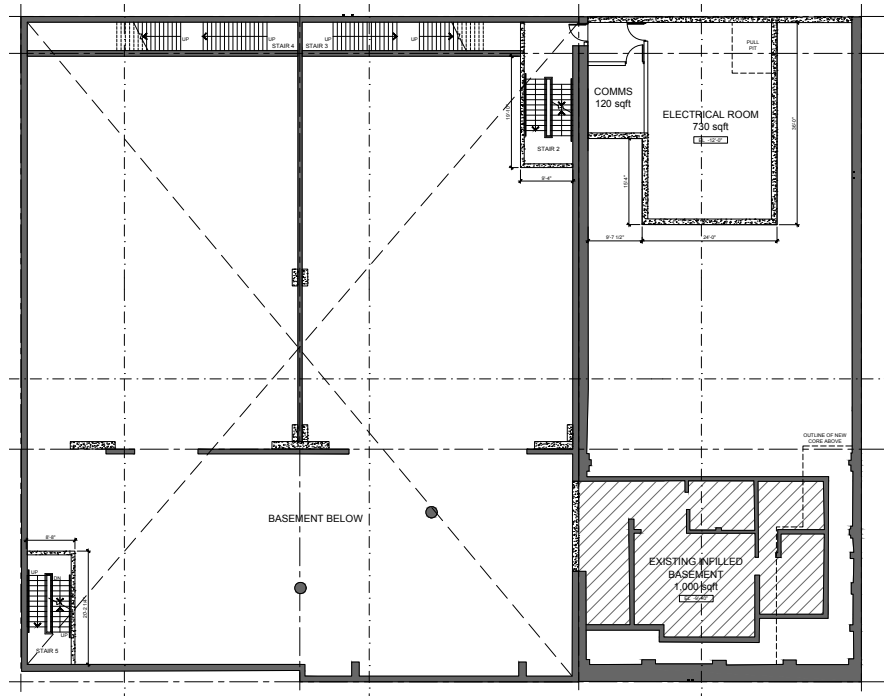
SECOND FLOOR



BASEMENT



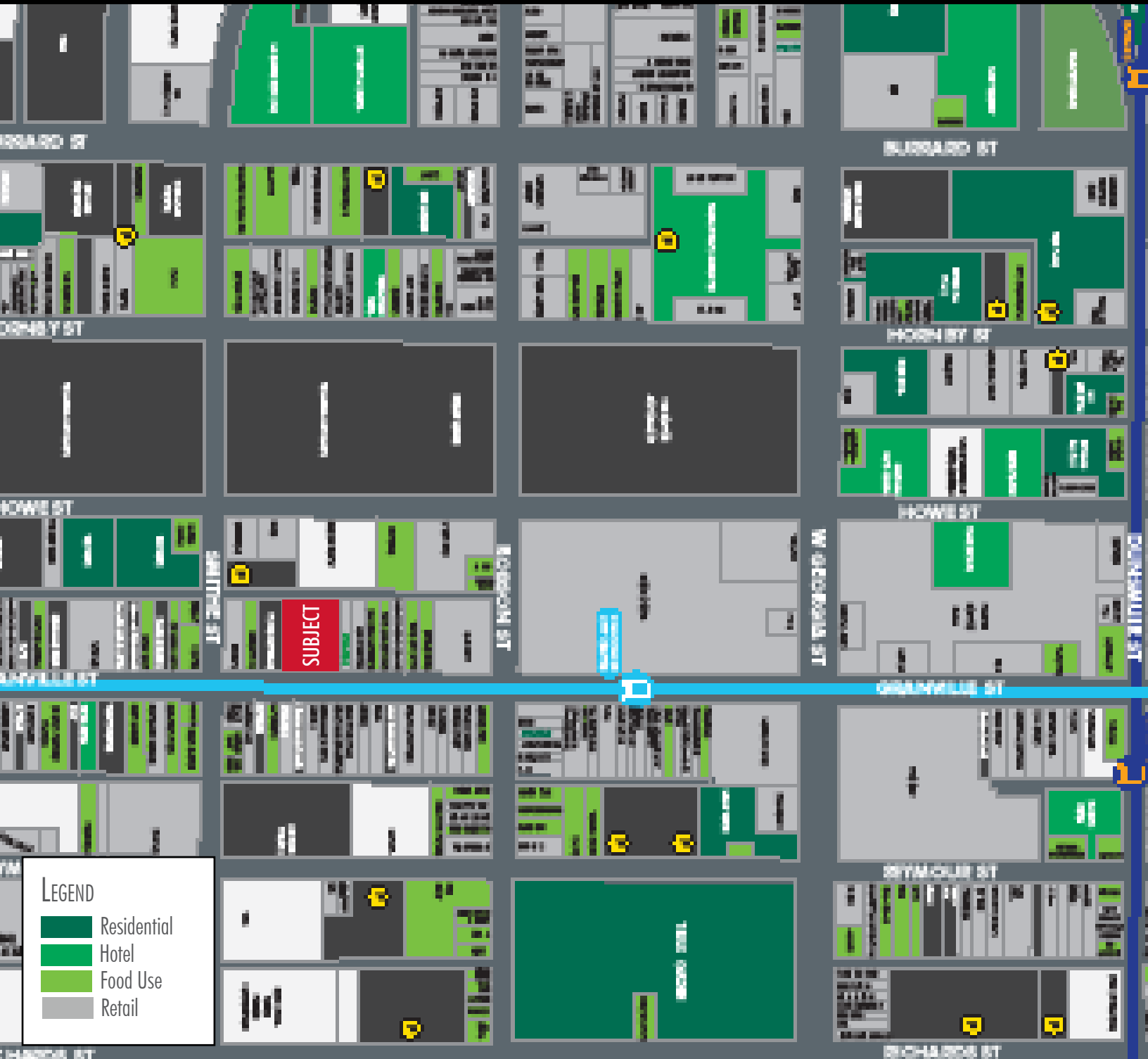
BASEMENT MEZZANINE



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## 855 GRANVILLE STREET

### VANCOUVER, BRITISH COLUMBIA



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