

# HQ

Real Estate  
Services

# FOR LEASE

## excellent exposure.

1060 GRANVILLE STREET | VANCOUVER | BC



## LOCATION

The subject property is conveniently located on Granville Street in the very heart of the Entertainment District between Nelson & Helmcken. This is the perfect location for Vancouver's next great night spot, ideal for nightclub, lounge, or restaurant uses. Amenities nearby include abundant public transit, and some of the best bars, clubs, restaurants, shops and galleries that Vancouver has to offer.

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## BUILDING FEATURES

- High exposure location
- Downtown Vancouver's shopping and entertainment district
- High volume of pedestrians and vehicular traffic
- 2 mezzanines on either side of main space
- Large open area
- Beautiful wood floors
- 600 V 3 Phase 4 wire 100 amp
- 18' feet ceilings
- Original brick
- Wood beam construction
- Period style glass awning
- Beautiful wood floors

## AVAILABILITY (APPROXIMATE)

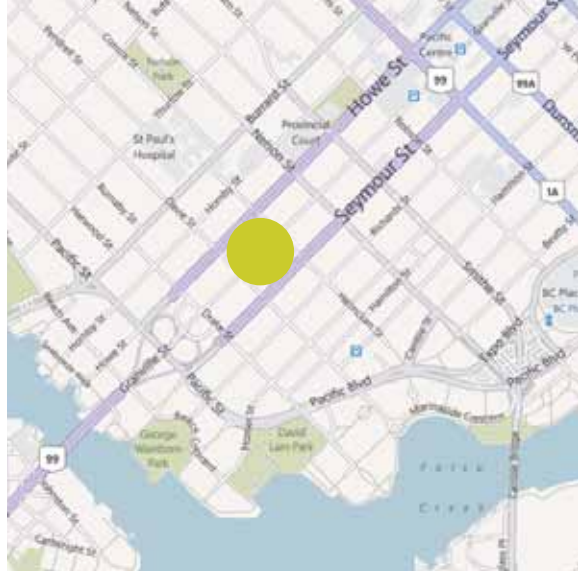
Ground floor	5,300 sf
Mezzanine	<u>2,400 sf</u>
<b>Total</b>	<b>7,700 sf</b>

## LEASE RATE

Ground floor	\$50.00 psf
Mezzanine	\$40.00 psf

## TAXES AND OPERATING COST (2011)

\$6.00 psf (estimated)



Exclusive listing agent

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