



# FOR LEASE

## 2609 GRANVILLE STREET

MULTI-FLOOR OFFICE AVAILABILITY ON THE CORNER OF GRANVILLE ST & WEST 10TH AVE

### LEASING INQUIRIES

**DAN SMITH**  
Director of Leasing  
T 604.689.1119  
dans@relianceproperties.ca

**ALAN CUSACK**  
Manager, Leasing  
T 236.982.1678  
alanc@relianceproperties.ca



**RELIANCE  
PROPERTIES**



# 2609 GRANVILLE STREET

## BUILDING FEATURES



Upgraded HVAC



24/7 secured access and monitored CCTV



Private kitchen facilities and washrooms on each floor



Direct elevator access to each floor, allowing for dedicated reception areas



Parking available at market rates (subject to availability)

## LOCATION



**Excellent Transit:** Nearby bike paths, pedestrian routes, and the upcoming South Granville Skytrain Station



**Recreational Spaces:** Kitsilano Beach, Charleston Park, Vancouver Lawn Tennis & Badminton Club, False Creek Seawall



**Restaurants & Cafes:** Cactus Club, Dynasty Seafood, La Taqueria, Beaucoup Bakery, Starbucks, Dose Espresso Bar



**Business Services:** BMO, Scotiabank, RBC, Service Canada, Indigo



2690 Granville St



100 • WALK SCORE



76 • TRANSIT SCORE



92 • BIKE SCORE

# #300 - 2609 GRANVILLE STREET

RENTABLE AREA	5,041 sf
<i>* Lease with Unit 310 for a total of 7,012 SF</i>	
AVAILABLE	Immediately
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$21,874 + GST



Efficient Layout



Staff Kitchen



20 Private Offices



Dedicated Reception



3 Boardrooms

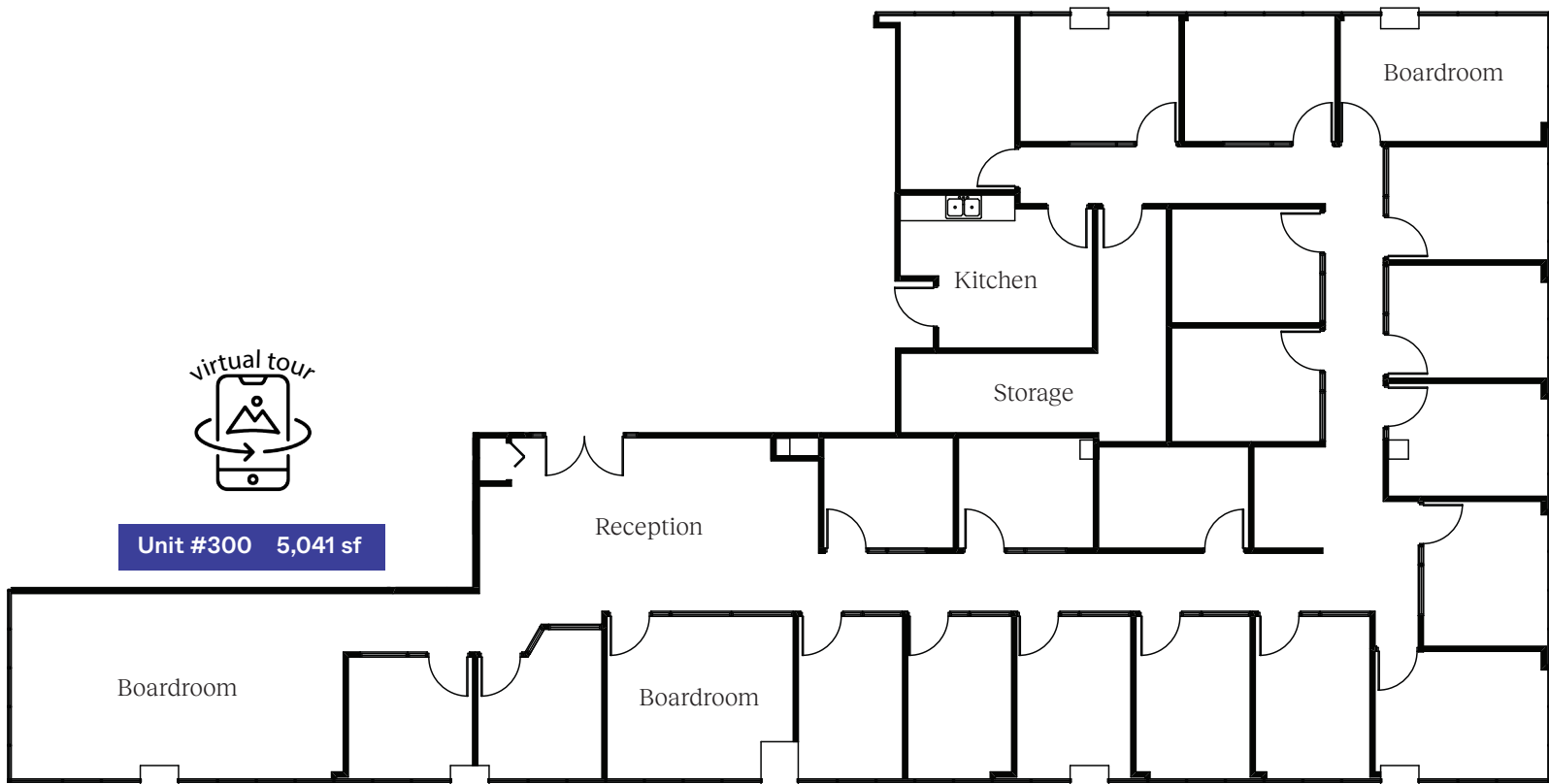


Integrated Storage

*Layout can be customized to suit tenant requirements*



Unit #300 5,041 sf



# #310 - 2609 GRANVILLE STREET

RENTABLE AREA	1,971 sf
<i>* Lease with Unit 300 for a total of 7,012 SF</i>	
AVAILABLE	Immediately
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$8,553 + GST



Modern finishes



Staff Kitchen



2 Private Offices



Dedicated Reception

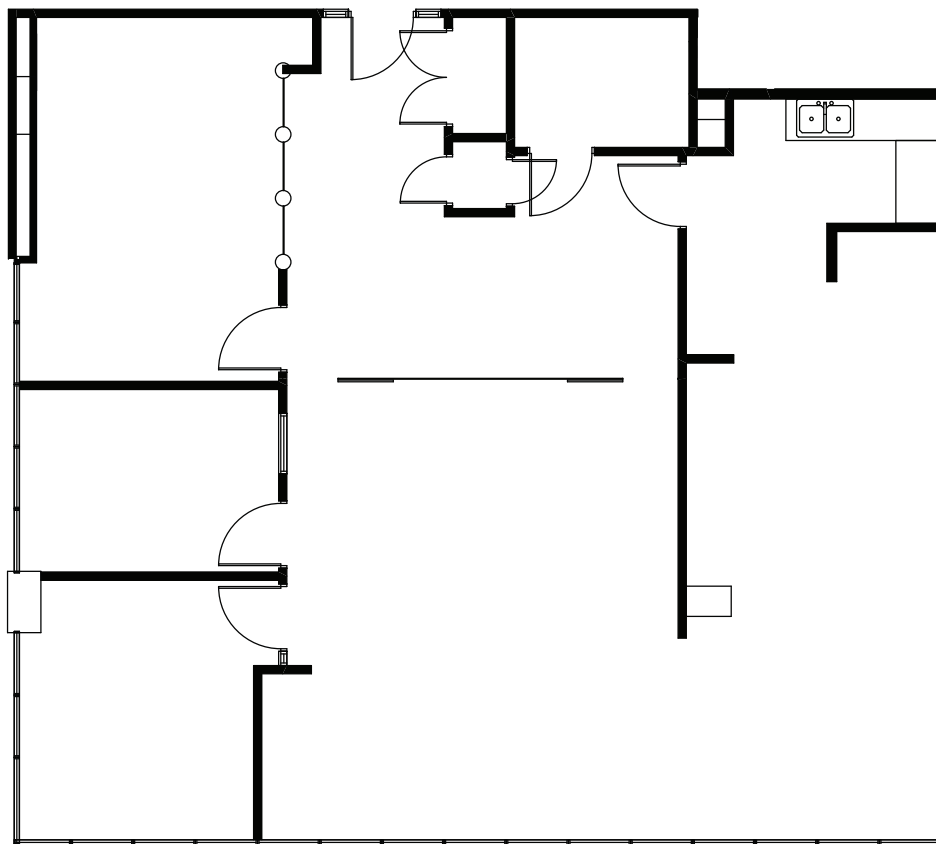


Large Boardroom



Branding Wall

*Layout can be customized to suit tenant requirements*



Unit #310 1,971 sf




# #400 - 2609 GRANVILLE STREET


RENTABLE AREA	7,847 sf
<i>* Lease with floor 3 for a total of 14,859 SF</i>	
<i>* Lease with floor 5 for a total of 15,689 SF</i>	
<i>* Lease with floor 3 &amp; 5 for a total of 22,701 SF</i>	
AVAILABLE	Immediately
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$33,441 + GST

 Full Floor with customizable layout

 Staff Kitchen

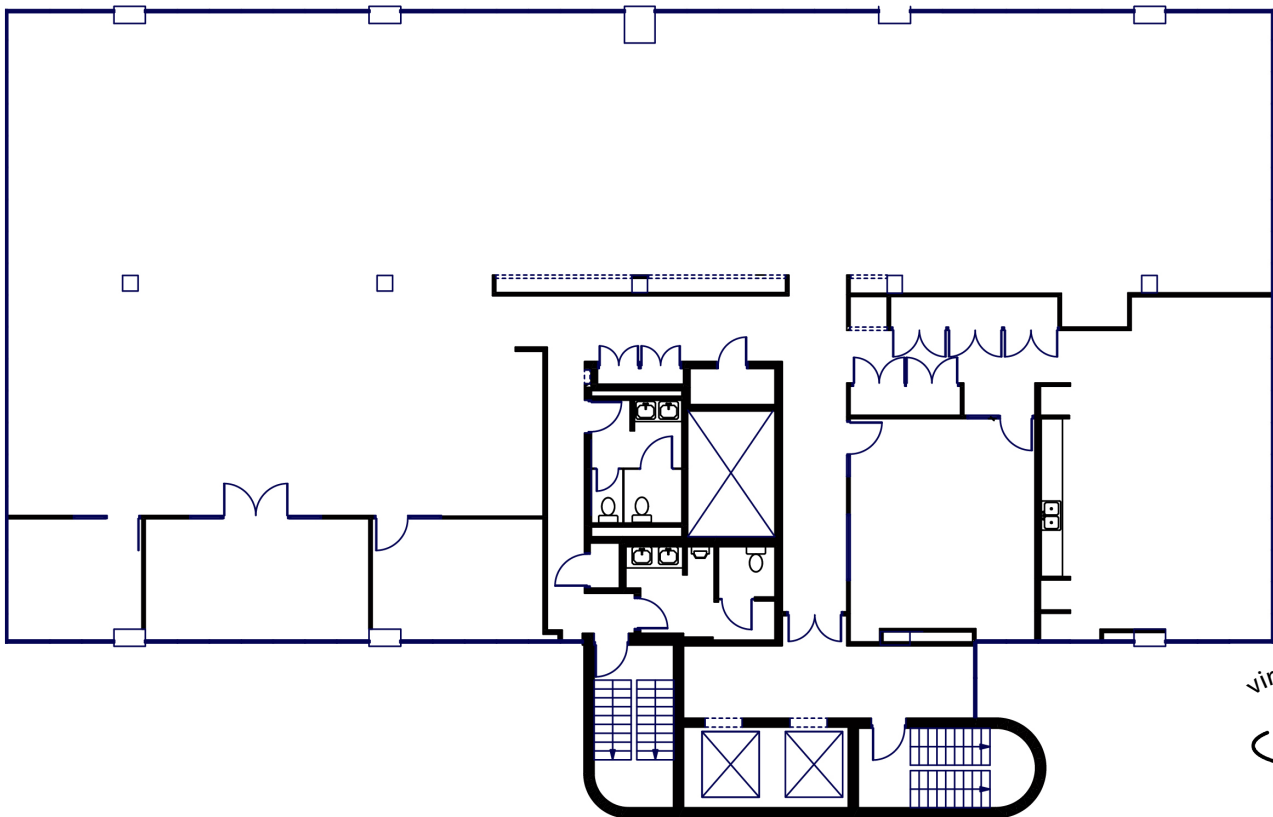
 3 Private Offices

 Dedicated Reception with Direct Elevator Exposure

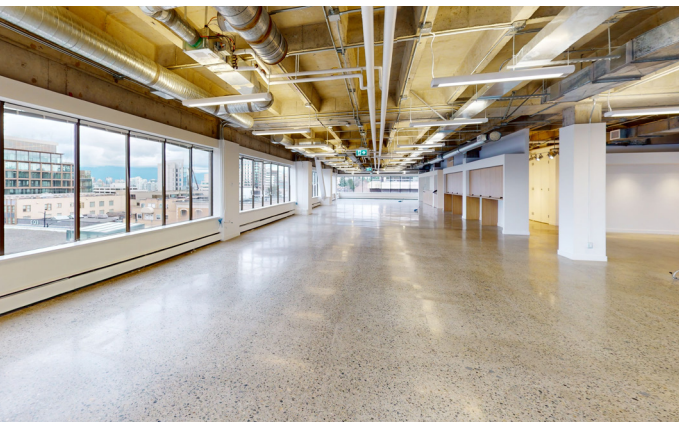
 1 Boardroom

 Private Washrooms

*Layout can be customized to suit tenant requirements*









Unit #400 7,847 sf



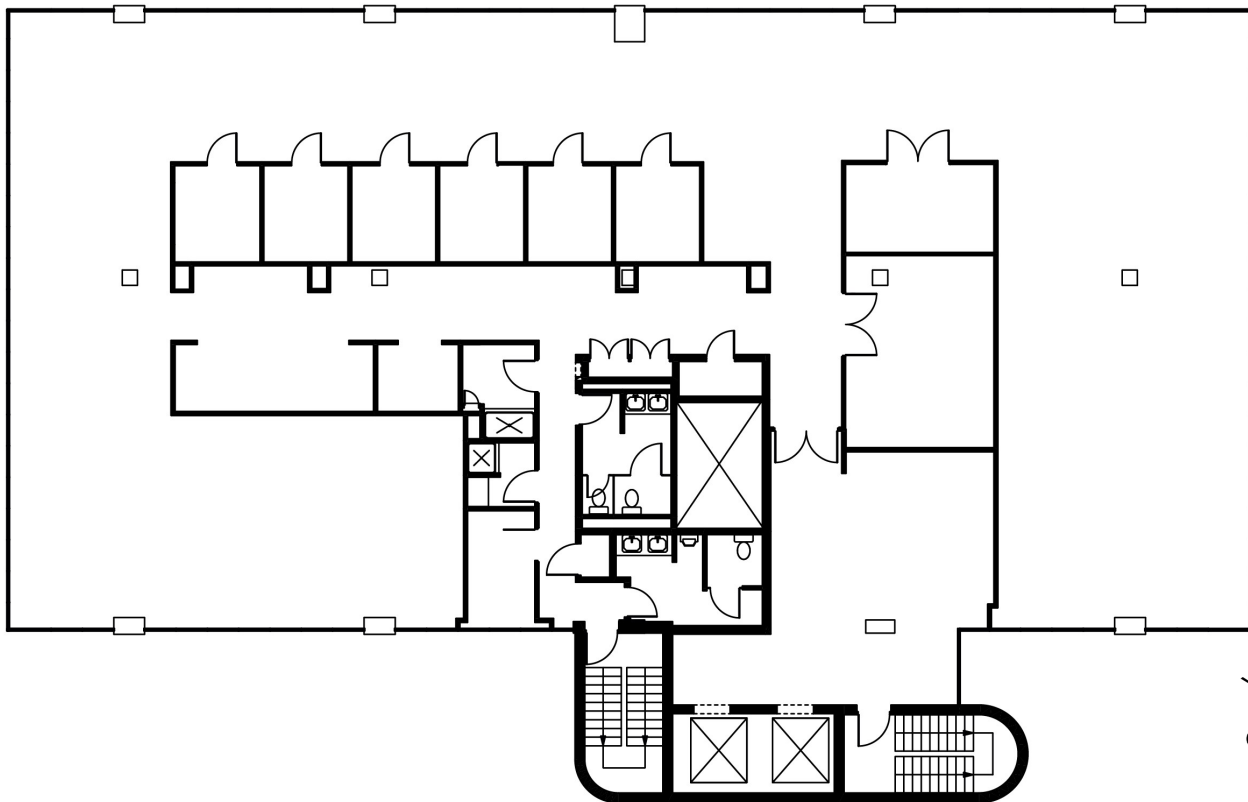
DAN SMITH, Director of Leasing  
604.689.1119 • dans@relianceproperties.ca  
relianceproperties.ca | leasing@relianceproperties.ca



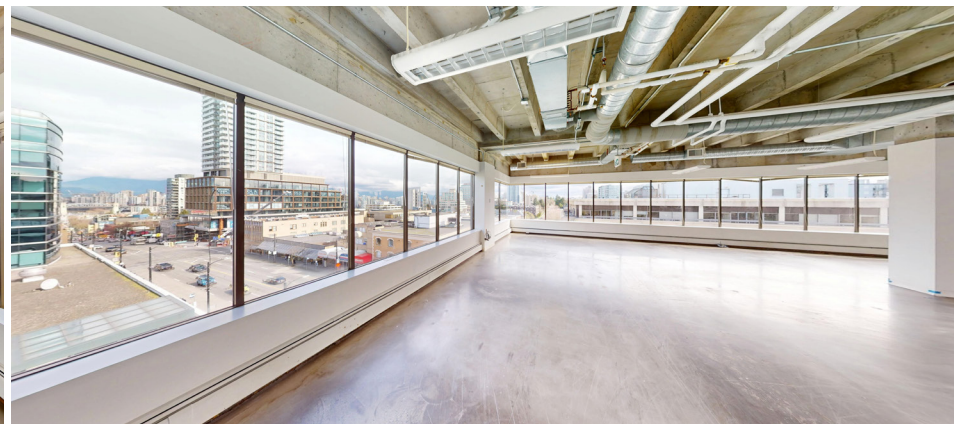
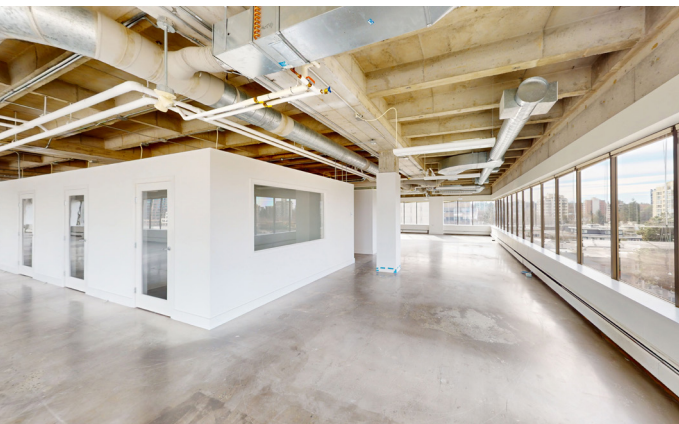
# #500 - 2609 GRANVILLE STREET

RENTABLE AREA	7,842 sf	 Full Floor	 Direct Elevator Exposure
<i>* Lease with floor 4 for a total of 15,689 SF</i> <i>* Lease with floor 3 &amp; 4 for a total of 22,701 SF</i>		 6 Private Offices	 Polished Concrete Floors
AVAILABLE	Immediately	 2 Boardrooms	 Private Washrooms
BASIC RENT	\$29.00 PSF per annum		
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee		
MONTHLY	\$33,420 + GST		

*Layout can be customized to suit tenant requirements*



Unit #500 7,842 sf





**FLOOR 5 | 7,842 SQ.FT.**  
AVAILABLE MARCH 2026

**FLOOR 4 | 7,847 SQ.FT.**  
AVAILABLE MARCH 2026

**FLOOR 3 | 7,012 SQ.FT.**  
AVAILABLE NOW

### FLOOR 3 & 4

RENTABLE AREA	14,859 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$64,476 + GST

### FLOOR 4 & 5

RENTABLE AREA	15,689 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$68,077 + GST

### FLOOR 3, 4 & 5

RENTABLE AREA	22,701 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$21.33 PSF (2026 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$98,503 + GST



**RELIANCE  
PROPERTIES**

**DAN SMITH**, *Director of Leasing*  
604.689.1119 • [dans@relianceproperties.ca](mailto:dans@relianceproperties.ca)  
[relianceproperties.ca](http://relianceproperties.ca) | [leasing@relianceproperties.ca](mailto:leasing@relianceproperties.ca)