



FOR LEASE

2609 GRANVILLE STREET

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

LEASING INQUIRIES

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**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 7,012 sf

* Lease with **floor 4** for a total of **14,859 SF**

* Lease with **floor 4 & 5** for a total of **22,701 SF**

AVAILABLE August 1, 2025

BASIC RENT \$29.00 PSF per annum

ADDITIONAL RENT \$21.33 PSF (2026 est.)
+ 6% Basic Rent Mgmt Fee

MONTHLY \$29,883 + GST



Full Floor



Staff Kitchen



23 Private Offices



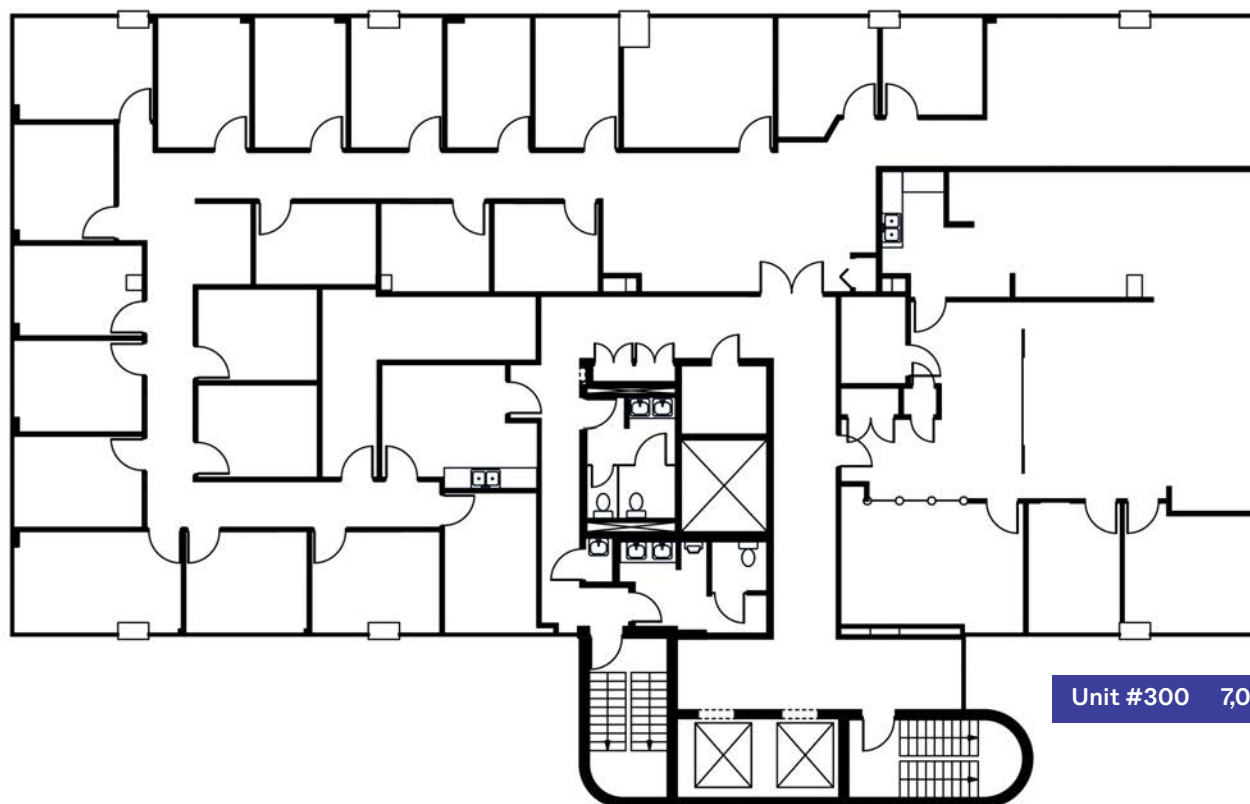
Coffee Bar



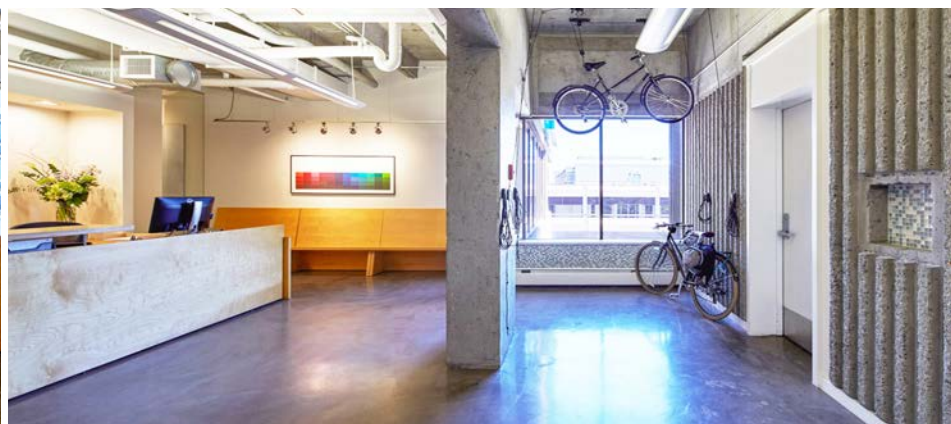
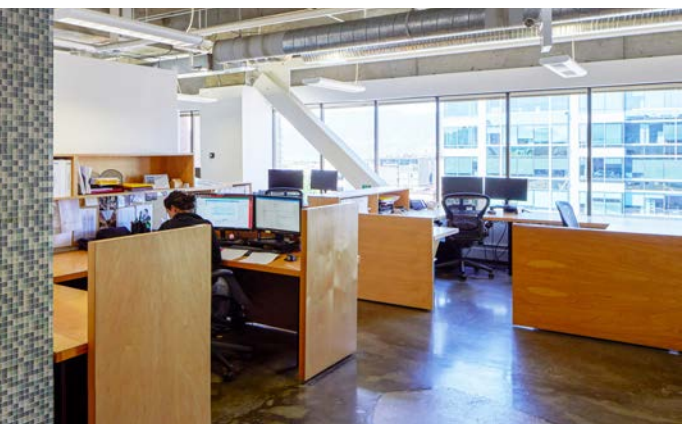
2 Boardrooms



Private Washrooms



Unit #300 7,012 sf



#400 - 2609 GRANVILLE STREET

RENTABLE AREA 7,847 sf

* Lease with **floor 3** for a total of **14,859 SF**

* Lease with **floor 5** for a total of **15,689 SF**

* Lease with **floor 3 & 5** for a total of **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 \$33,441 + GST

 Full Floor with customizable layout

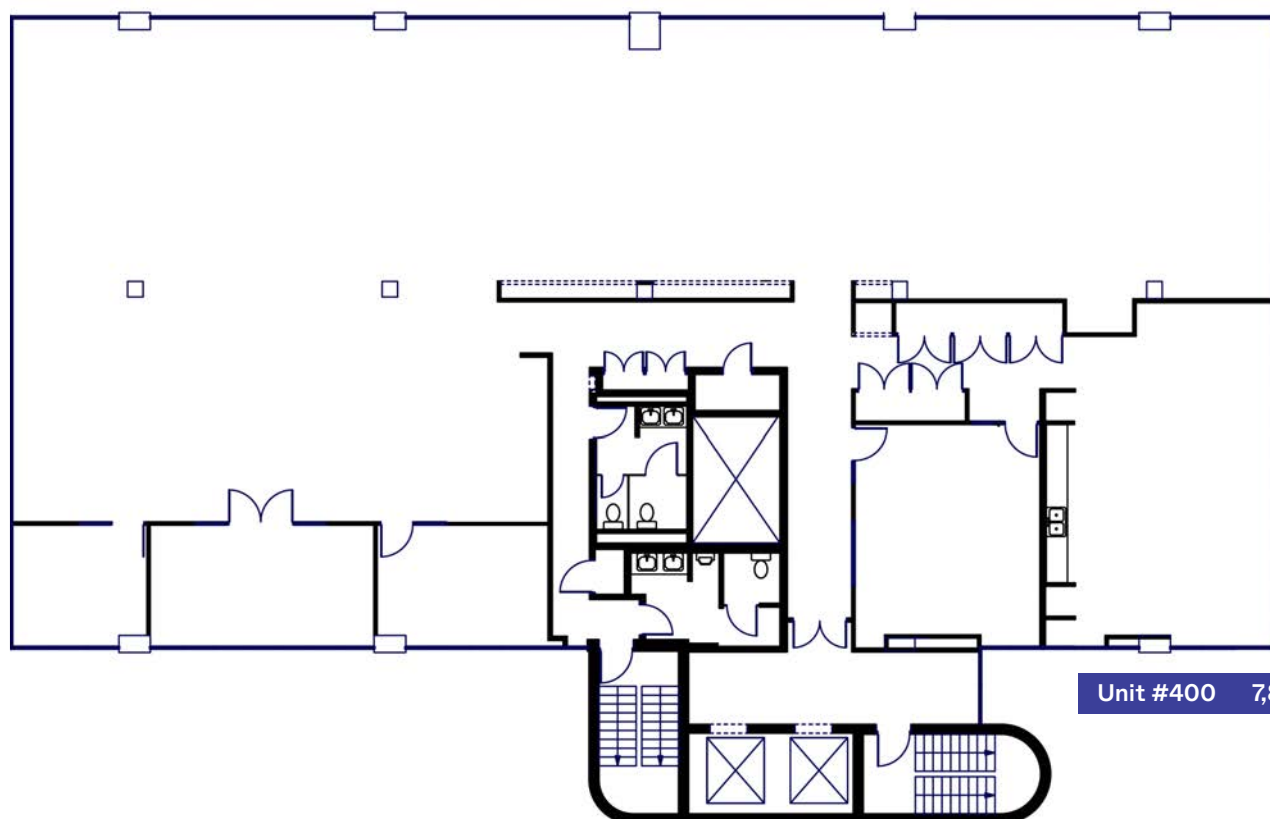
 Staff Kitchen

 3 Private Offices

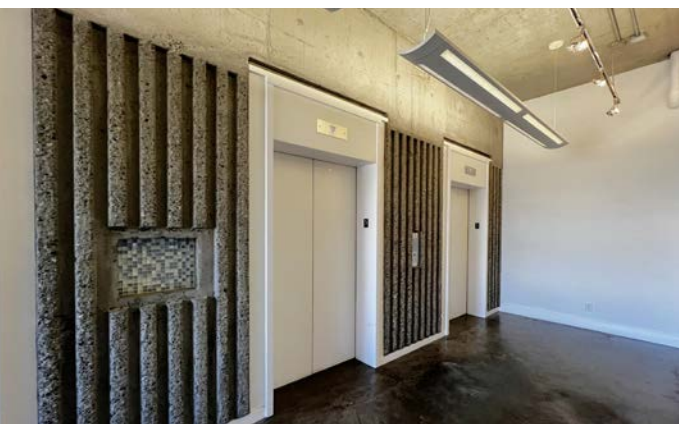
 Dedicated Reception with Direct Elevator Exposure

 1 Boardroom

 Private Washrooms



Unit #400 7,847 sf



#500 - 2609 GRANVILLE STREET

RENTABLE AREA 7,842 sf

* Lease with **floor 4** for a total of **15,689 SF**

* Lease with **floor 3 & 4** for a total of **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 \$33,420 + GST

 Full Floor with customizable layout

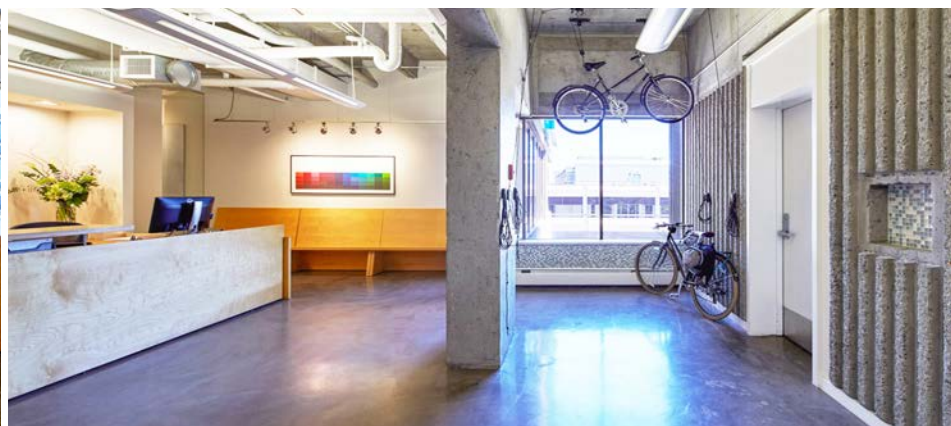
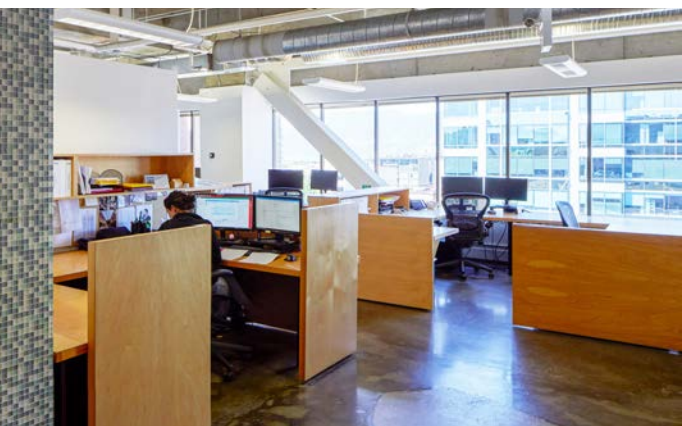
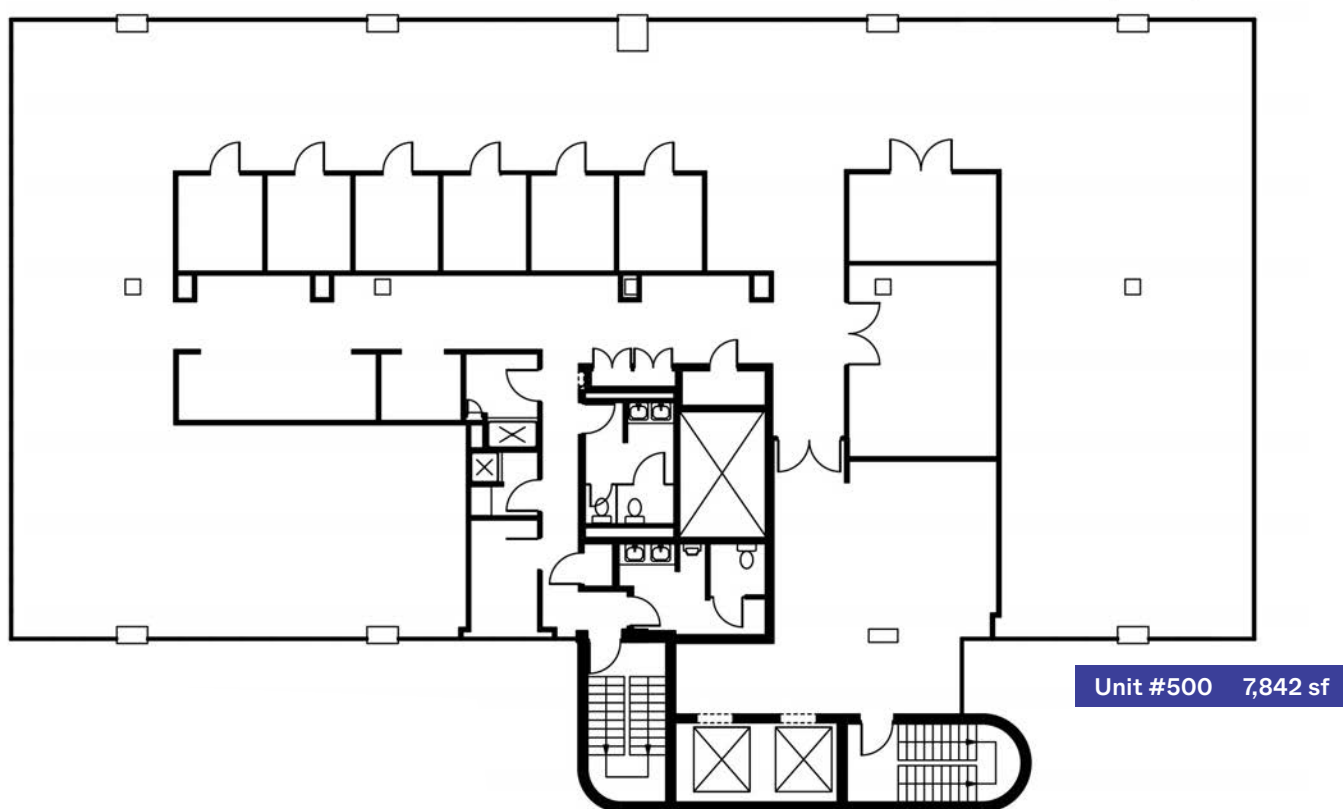
 Direct Elevator Exposure

 6 Private Offices

 Polished Concrete Floors

 2 Boardrooms

 Private Washrooms





FLOOR 3 & 4

RENTABLE AREA	14,859 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$63,324 + GST

FLOOR 4 & 5

RENTABLE AREA	15,689 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$66,861 + GST

FLOOR 3, 4 & 5

RENTABLE AREA	22,701 sf
AVAILABLE	March 1, 2026
BASIC RENT	\$29.00 PSF per annum
ADDITIONAL RENT	\$20.40 PSF (2025 est.) + 6% Basic Rent Mgmt Fee
MONTHLY	\$96,744 + GST



**RELIANCE
PROPERTIES**

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