

# 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



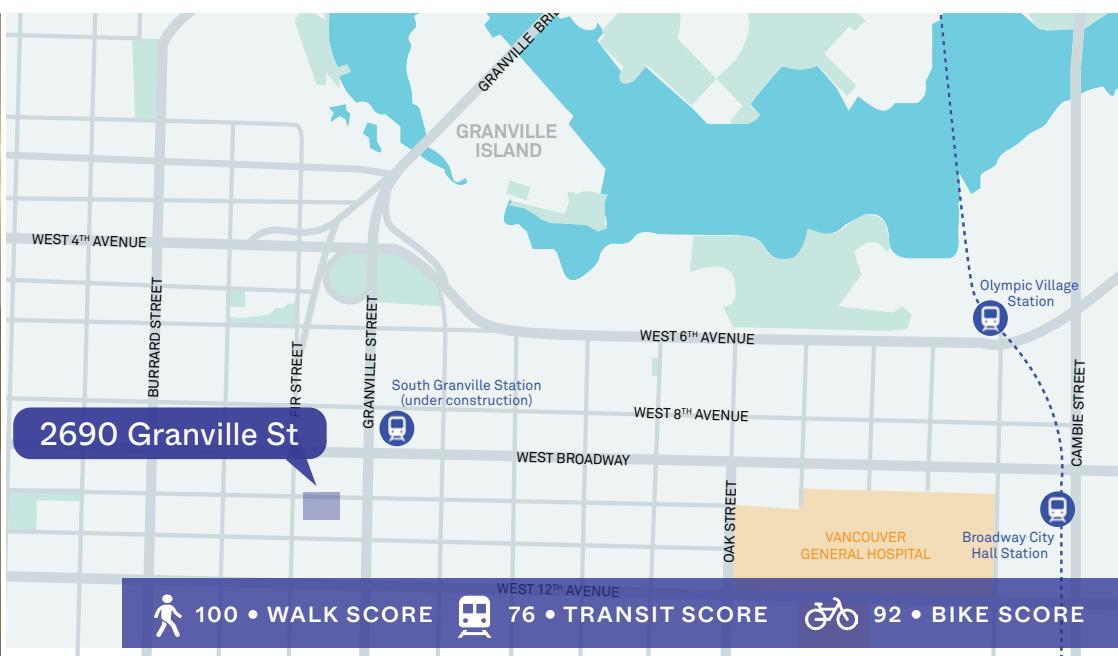
**Recreational Spaces:** Kitsilano Beach, Charleston Park, Vancouver Lawn Tennis & Badminton Club, False Creek Seawall



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



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



# #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



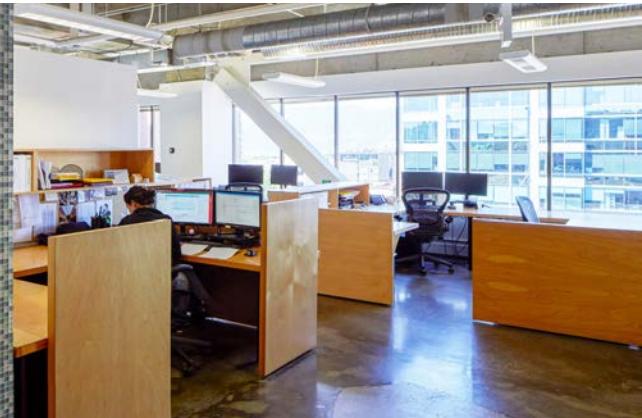
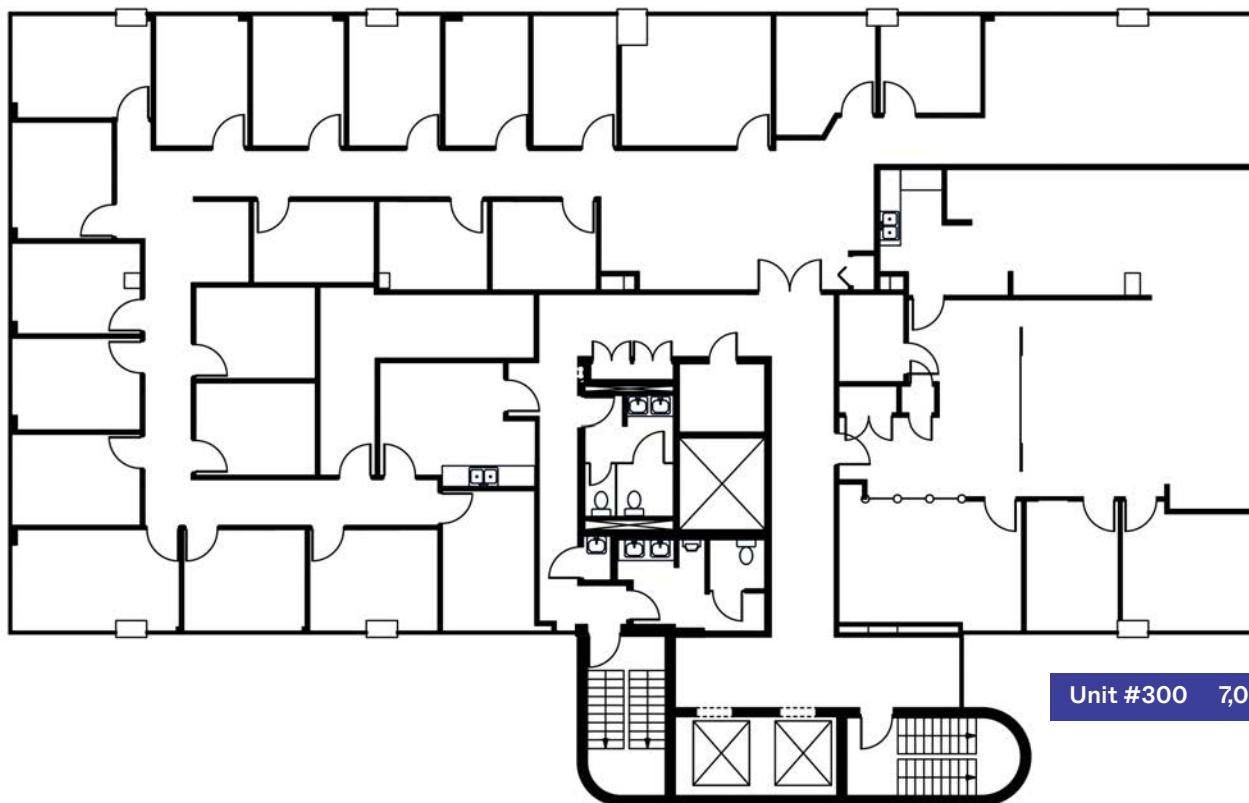
Coffee Bar



2 Boardrooms



Private Washrooms



# #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

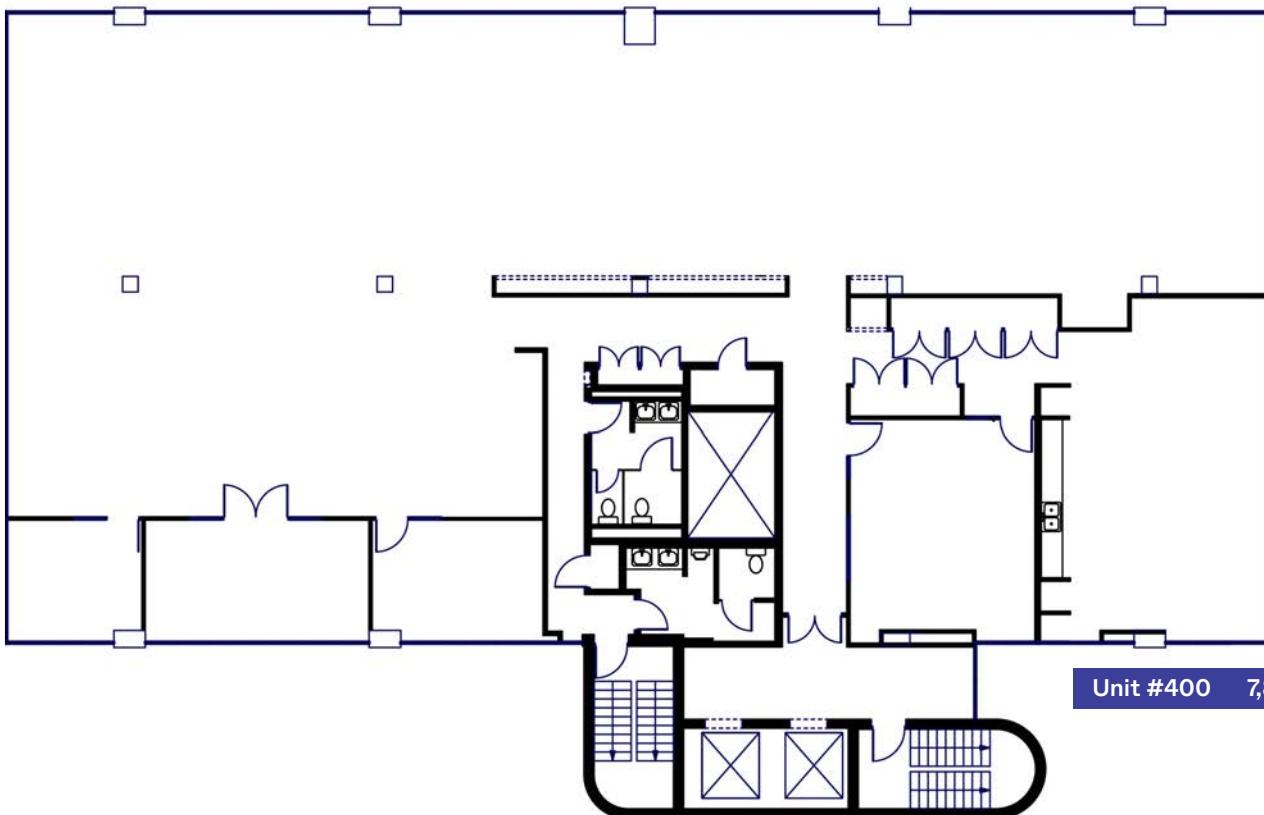
 Staff Kitchen

 3 Private Offices

 Dedicated Reception with Direct Elevator Exposure

 1 Boardroom

 Private Washrooms



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 RELIANCE  
PROPERTIES

# #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

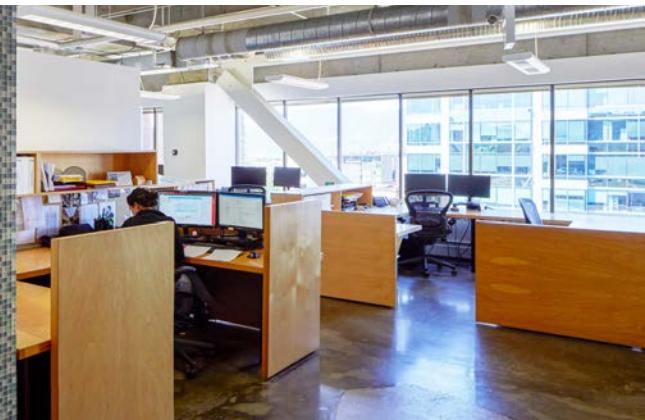
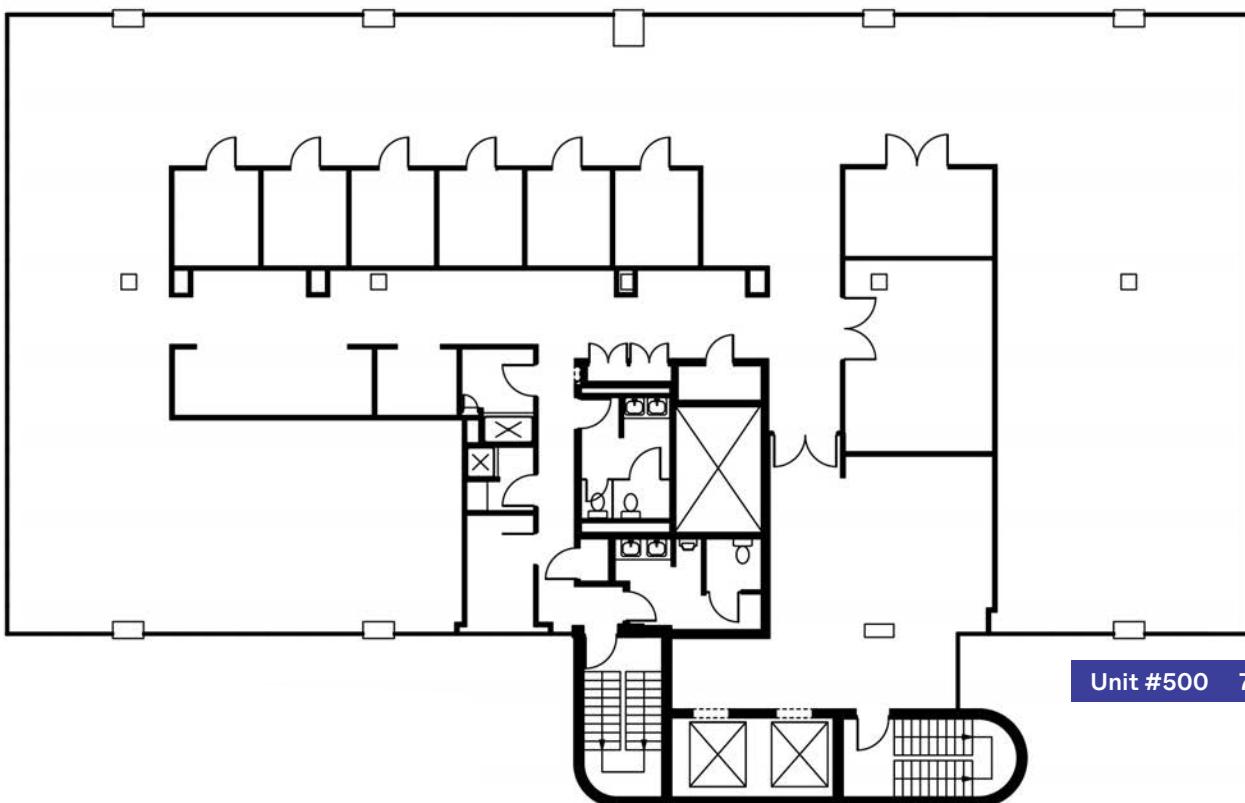
 Direct Elevator Exposure

 6 Private Offices

 Polished Concrete Floors

 2 Boardrooms

 Private Washrooms



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 RELIANCE  
PROPERTIES



### 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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