

For Lease

**CBRE**

# Hycroft Centre

Professionally Managed  
Medical Premises

3195 Granville Street,  
Vancouver, BC



# Excellent for medical

professionals of any size, from large organizations to individuals running a practice.



## Building Amenities



Intercom  
access system



On-site  
pharmacy



Floor  
washrooms



81 underground parking stalls for tenants and clients

Upgraded Elevator (2023)

Extensive building hours, including Saturday operation

## Property Description

### Base Rent

Contact Listing Agents

### Additional Rent\*

\$23.30 PSF (2024 estimate)

*\* Management fee not included.*

*\* Hydro is separately metered and paid directly by the Tenant.*

### Parking & Signage

Random and reserved stalls available for monthly rent

# The Opportunity

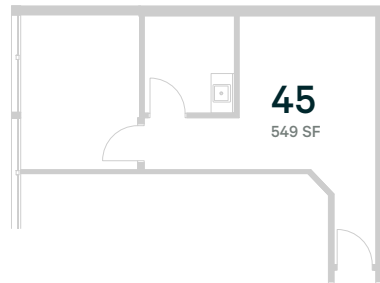
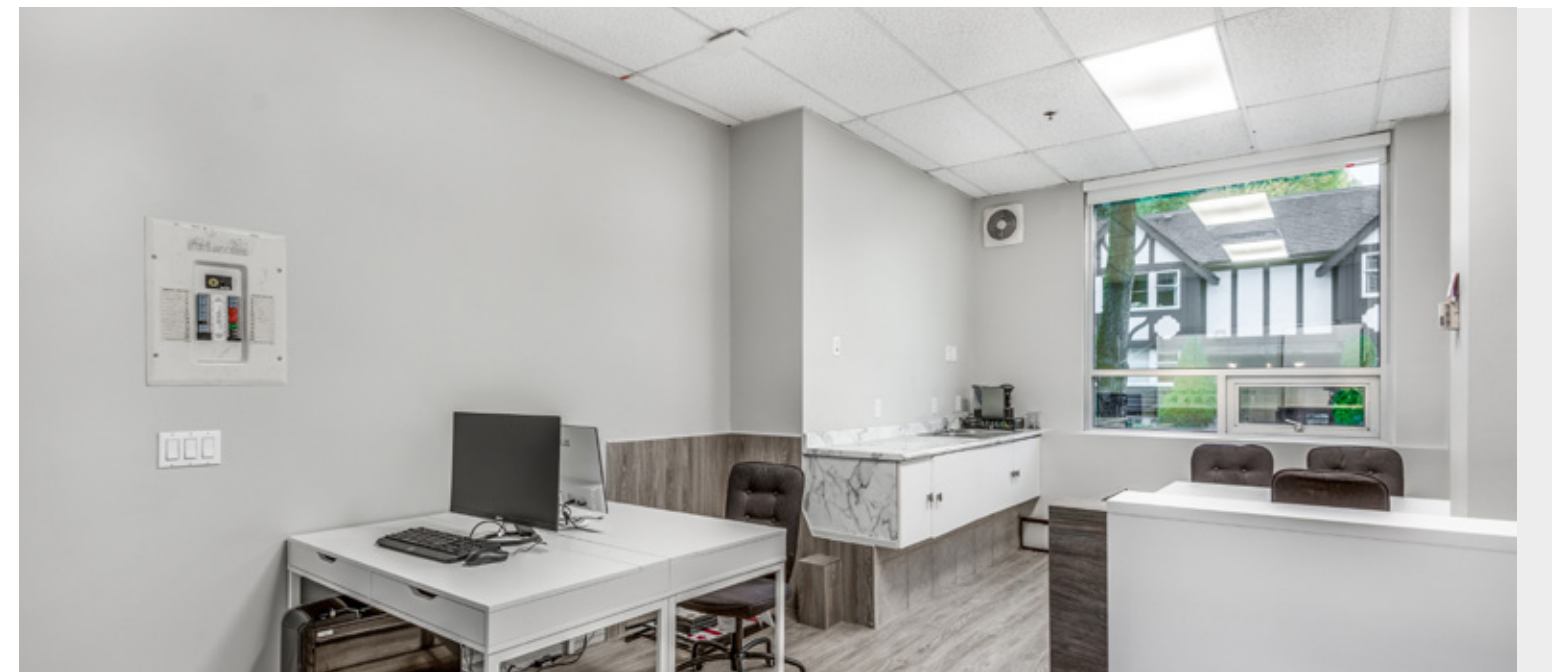
To lease an office or medical space in a central and highly visible location.

A variety of available offices provide opportunities to find the right space for your business in a remarkably accessible area for your clients. The Hycroft Centre has an abundance of existing medical users that complement one another within the building and within the medical field. Extended operational hours and visitor parking allow users and their clients to make the most of the space on their schedule.

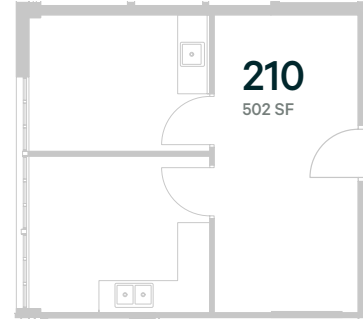


Suite	Area	Description
45	549 SF	Available September 1, 2025
109	952 SF	Available immediately. Sink, open plan with north facing views.
111	1,195 SF	Available immediately. Warm shell condition for tenant improvements with demising potential.
120	1,046 SF	Available immediately. Warm shell condition.

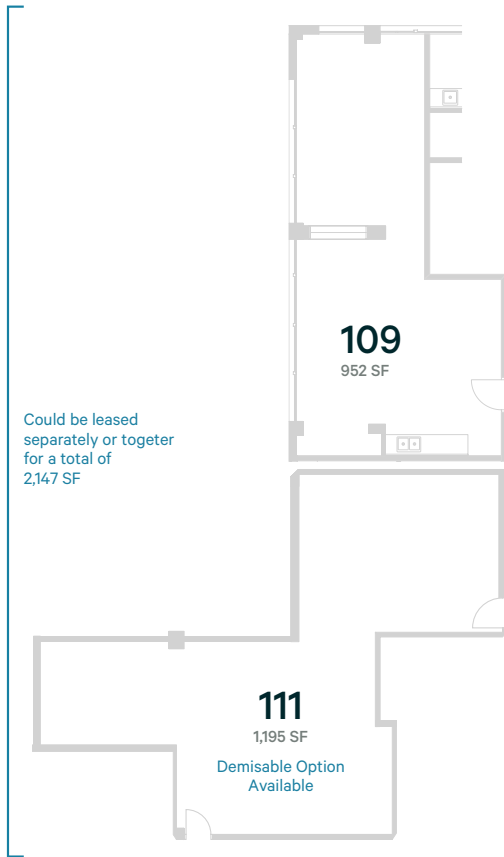
Suite	Area	Description
210	502 SF	Available February 1, 2025.
215	517 SF	Available immediately. Newly improved with updated lighting and carpet. Open plan.
216	420 SF	Available immediately. Western exposure, open plan.



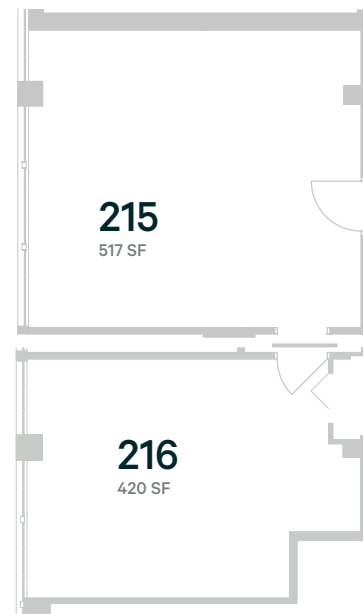
Available September 1, 2025



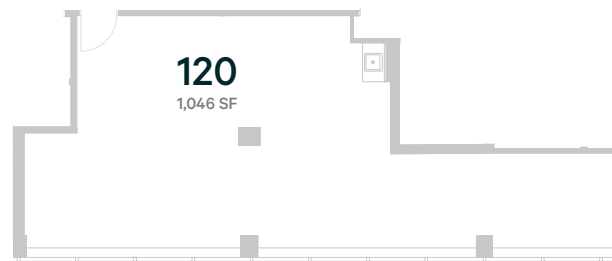
Available February 1, 2025



Could be leased separately or together for a total of 2,147 SF



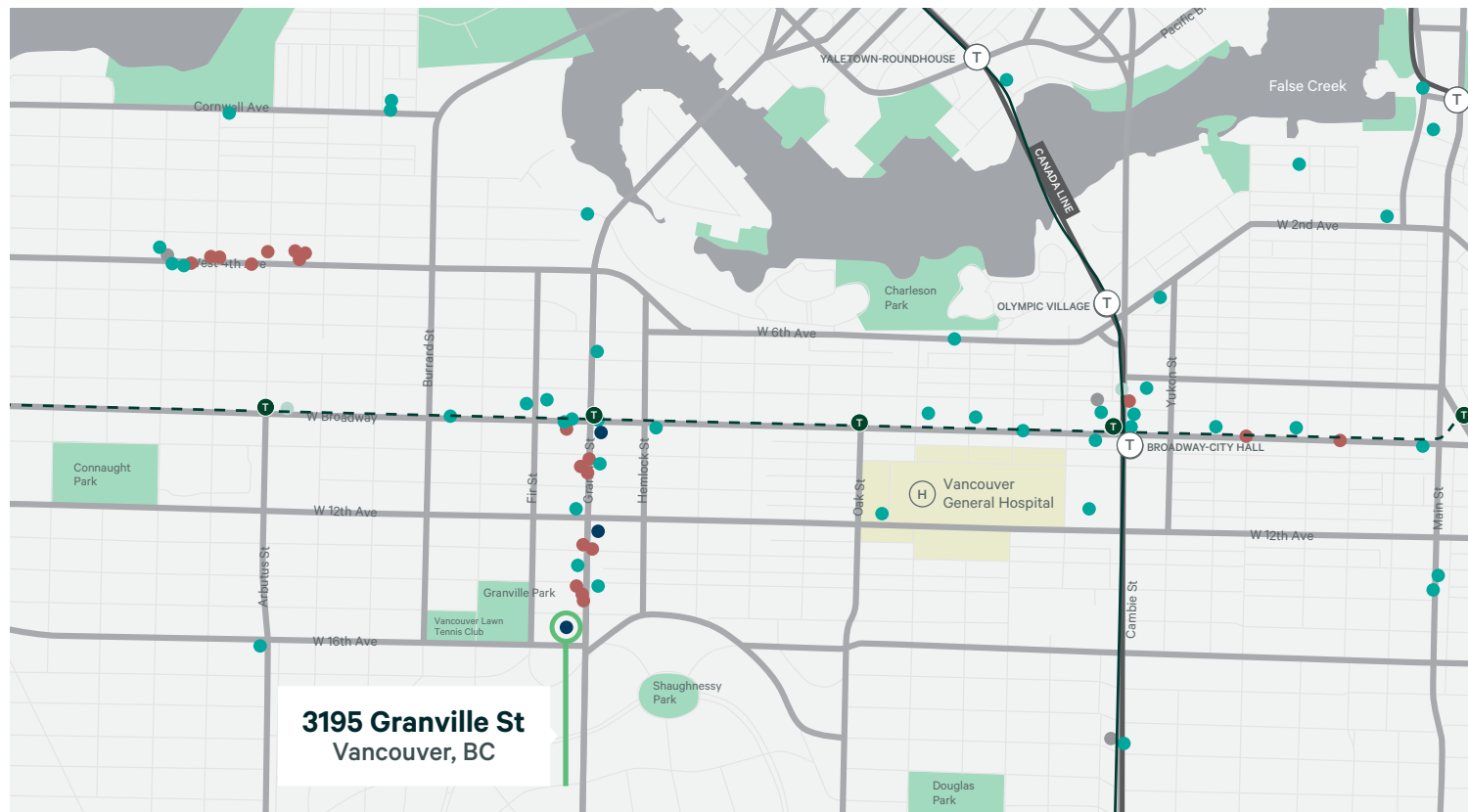
Could be leased together or separately for a total of 937 SF



# 5 minute drive

from Vancouver General Hospital provides visitors and clients significant ease of access.

Situated at the cross street of 16th Street and Granville offers excellent exposure as people travel between the residential and commercial portions of the city



## Neighbourhood Amenities

- | Pharmacy ●            | Shopping ●        | Food ●                | Grocery ●     | Transit  |
|-----------------------|-------------------|-----------------------|---------------|--|
| + The Medicine Shoppe | + West Elm        | + Meinhardt           | + Urban Fare  | 🚇 Future Broadway Subway Project Stations                        |
| + Shoppers Drug Mart  | + Pottery Barn    | + Caffe Barney        | + Whole Foods | + Adjacent to multiple bus routes                                |
| + Pharmasave          | + Williams-Sonoma | + Heirloom Vegetarian | + City Market | + Only 12 minutes away from Vancouver General Hospital           |
|                       | + Lululemon       | + Chipotle            | + Choices     | + 16 minutes from BC Children's Hospital and BC Women's Hospital |
|                       | + Anthropologie   | + Starbucks           |               | + 17 minutes from St. Paul's Hospital                            |

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## Contact Agents

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