

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.




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.


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

Hydro is separately metered for each Tenant.

Property Description

Base Rent

Contact Listing Agents.

Additional Rent

\$25.99 PSF (2024 estimate).
Management fee not included.

Parking & Signage

Random and reserved stalls available for monthly rent.



Available Immediately

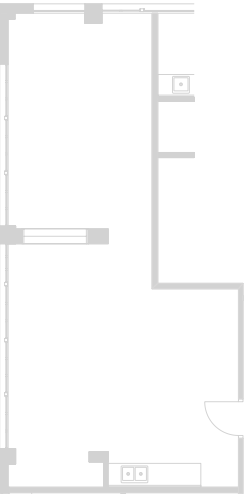
Suite	Area	Description
109	954 SF	Sink, open plan with north facing views.
111	1,195 SF	Warm shell condition for tenant improvements with demising potential.
120	1,046 SF	Warm shell condition.

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



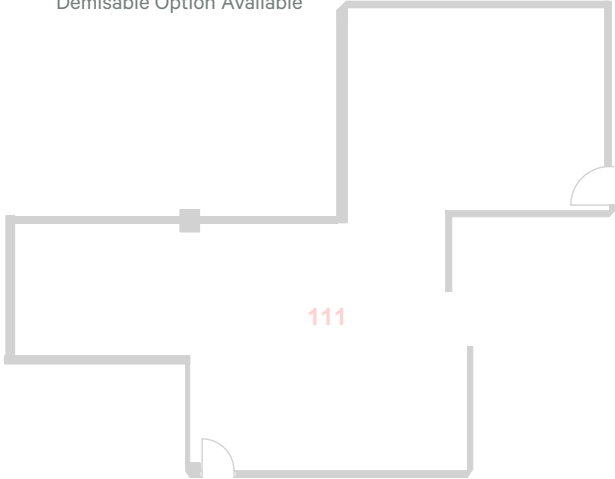
109

952 SF



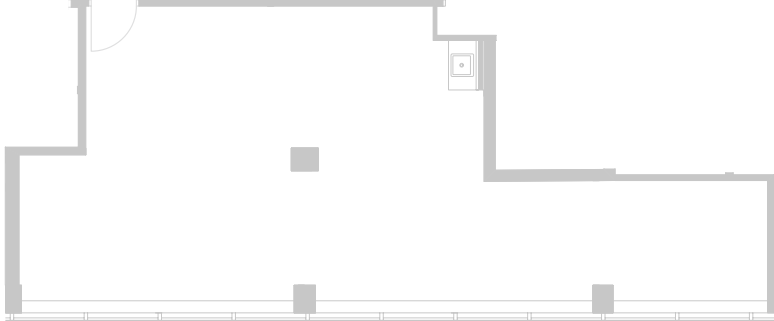
111

1,191 SF
Demisable Option Available



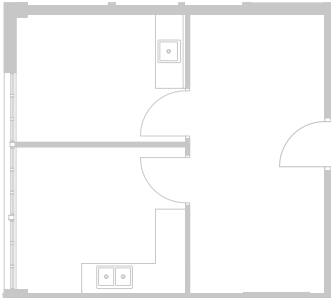
120

1,046 SF



210

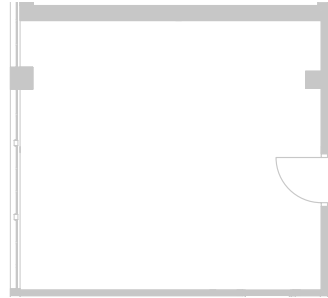
502 SF



Available January 1, 2025

215

517 SF



216

420 SF



FLOOR PLANS NOT TO SCALE



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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