

For Lease

Hycroft Centre
3195 Granville Street
Vancouver, BC



- South Granville shopping district
- Medical & health care building



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LOCATION

- Granville Street and the 1500 block of West 16th Avenue in the South Granville Area of Vancouver
- Well known landmark at the entrance of thriving South Granville shopping district
- Steady exposure to daily car and pedestrian traffic

OPPORTUNITY

- South Granville location
- Synergies with other health care tenants
- Strategically located between three hospitals
- Over 4,000 cars per day during peak periods

BUILDING AND UNIT FEATURES

- Themed building for high end medical and health related uses
- Close proximity to hospitals and amenities
- Integrated health care services - one stop destination for clients
- Quality office space in a landmark building
- Professionally managed
- Flexible zoning that allows a wide range of uses such as office, retail and restaurant
- 24 hours a day, 7 days a week property management through the Wesgroup Service Centre
- Year 2010 Operating Costs: \$12.83 per square foot per annum



AVAILABLE UNITS

UNIT	SIZE (sq ft)	AVAILABILITY	BASIC RENT + OP. COSTS (per month)
#206	1,050	December 1, 2010 or earlier	\$3,000
#216	408	Negotiable	\$1,350

All information is believed to be accurate but is not guaranteed and should be independently verified. No warranties or representations are made of any kind.

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