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ADAPTING TO AN EVOLVING OFFICE SPACE LANDSCAPE

On behalf of BOMA BC, it is my pleasure to welcome you to the latest issue of *Office Space*. This publication delves into the challenges and opportunities faced by commercial real estate owners and managers in today's constantly evolving business landscape.

Everyone is grappling with how to adapt to changing market conditions and shifting tenant expectations. Our industry is finding new and innovative ways to meet tenant needs and provide safe and healthy spaces in which to operate.

Building owners who successfully adapt can position themselves as market leaders.

This also extends to the retail space, which can play a crucial role in activating not only a building's ground floor, but the whole neighbourhood around it. We've seen significant changes to the retail landscape and smart landlords are doubling down on using retail experiences to create a stronger sense of community.

Another topic on everyone's mind is sustainability. At BOMA BC, we are committed to helping our members reduce their carbon footprint. Governments at all levels, as well as an increasing number of tenants, are demanding that buildings be more sustainable in their operations.

Coupled with more focus on resiliency, building owners are going to be spending significant resources on ensuring their portfolio meets the required benchmarks.

I am optimistic about the future of our industry. Our industry plays a critical role in driving economic growth and creating jobs in our province.

Damian Stathonikos
President, BOMA BC

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DO WE HAVE THE TIME AND SPACE FOR A 15-MINUTE CITY?

New urbanism outlook generating controversy
over office space and other city amenities

TIMOTHY RENSHAW

In the 1960s, pop artist Andy Warhol predicted that in the future everyone would be world-famous for 15 minutes; in the 2020s, urbanist Carlos Moreno has proposed that everyone in cities should have access to all the services they need in 15 minutes.

Warhol might have been peddling pop culture irony with his prophecy, but Moreno is earnest about his 15-minute mantra.

He has dubbed it the 15-minute city plan. It champions the proposition that modern cities need a major overhaul – not just a politically expedient tinkering around the edges to lighten up the more down and dirty aspects of 21st century urban life. Moreno's 15-minute plan proposes a top to bottom city makeover that shifts city planning from prioritizing automobiles to prioritizing humans.

"In a nutshell," he explains in the October 2022 TED talk that kickstarted debate over his plan's impact and practicality, "the idea is that cities should be designed or redesigned, so that within the distance of your 15-minute work drive, people should be able to lead the essence of what constitutes the urban experience, to access work, housing, food, health, education, culture and leisure."

What could be wrong with that?

Nothing, say 15-minute city (FMC) proponents; a lot, say FMC critics and government conspiracy theorists.

Consider, for example, the opinions of Itxu Díaz.

In a February 2023 *National Review* opinion piece, the Spanish journalist, author and satirist cites reports in the French daily *Le Parisien* and conservative newspaper *Boulevard Voltaire* that citizens are fleeing the city in part because of high costs and a precipitous drop in the quality of life in the city's core, but also because Paris, one of the first major world cities to adopt FMC initiatives, is preparing to ban car traffic from its downtown core in 2024.

That elimination of traffic-driven urban vibrancy, Díaz argues, is bad for city business. Moreover, he writes, it is bad for human interaction.

"Turning cities into dozens of small, self-contained

ecosystems would only worsen our own epidemic of alienation and make us even more insular in our habits."

Worse still, he adds, an FMC "could only work by giving too much power to the government."

And therein lies fodder for conspiracy theorists when it comes to the FMC movement.

Top-down edicts from government are not big with a lot of people; big ideas from urbanists in the European Union are even less palatable for people in North America.

But, as Wes Regan points out, Moreno's 15-minute city concept is neither new nor nefarious. Regan is a PhD student at the University of British Columbia's School of Community and Regional Planning and a former City of Vancouver community economic planner.

Regan says that the new urbanism at the heart of FMC planning dates to the 1992 Rio Earth Summit: "When we started talking seriously about sustainability."

That sparked discussion of city planning as a foundational piece of the sustainability puzzle.

"Having access to parks or health-care services," Regan says, "or just having a walkable city, where you can get out and ride your bike somewhere safely and use different non-automobile modes of transportation."

But the idea of neighbourhood units is far older than the new urbanism of the late 20th century. It dates to the 1920s and American city planner Clarence Perry.

Regan says Moreno's mnemonic messaging of the new urbanism planning approach in a 15-minute package provides an easily digestible and visual way of thinking about its convenience and appeal: 15 minutes to work; 15 minutes to shops; 15 minutes to health care, etc.

But what about those 15-minute city conspiracy theories?



How compatible are City of Vancouver downtown office towers with 15-minute city planning principles and new urbanism initiatives to make cities more livable and their services more convenient and accessible? • CHUNG CHOW

“It really is not about trying to limit people’s movement,” Regan argues. “In cities, it’s more about empowering access to everything people typically need, and planning in such a way that it’s easier to walk and cycle. And that it’s easier to make that choice instead of hopping in the car and having to go further afield for something. So, really, it’s about empowering people, not disempowering people.”

Simply put, the FMC, he says, is more about an overall approach to city planning than a rigid 15-minute government top-down decree.

Fair enough, but how practical is it? Would it work in Metro Vancouver? What does it mean for businesses and their offices?

Practicality varies widely depending on the vintage of a given neighbourhood or municipality.

The City of Vancouver, for example, has better FMC potential than other Lower Mainland municipalities, says Andy Yan, director of Simon Fraser University’s City Program.

“Vancouver does quite well, simply because its urban fabric was determined not only by the walking city but by streetcars.”

However, as Yan points out, 75 per cent of Metro Vancouver residents live outside of Vancouver, so Surrey, Burnaby and other more-recently established Lower Mainland municipalities whose planning has catered to the automobile will consequently have a harder time adopting FMC principles.

“The bigger challenges are probably going to be in those communities as opposed to the City of Vancouver.... It’s particularly challenging to incorporate [FMC] from now on [because planning] has already been laid out in certain ways.”

Challenging for residents and urban redesign initiatives, but also challenging for businesses, employees and office building

economics.

For starters, population density dictates business viability. That is one of the key conclusions in a retail-commercial district small business study prepared for the City of Vancouver in 2020.

It found that local shopping areas with fewer than 40 people per hectare in an approximate 15-minute “walk shed” “were more likely to have ‘red flags’ for health and vitality.”

Also, as Yan points out, Kerrisdale-Dunbar and other high cost-of-living neighbourhoods already have a challenging time attracting employees for local businesses.

IT REALLY IS NOT ABOUT TRYING TO LIMIT PEOPLE’S MOVEMENT. IN CITIES, IT’S MORE ABOUT EMPOWERING ACCESS TO EVERYTHING PEOPLE TYPICALLY NEED ... IT’S ABOUT EMPOWERING PEOPLE, NOT DISEMPOWERING PEOPLE



Wes Regan

PhD student, University of British Columbia’s School of Community and Regional Planning

A 15-MINUTE CITY



Wes Regan is a PhD student at UBC's School of Community and Regional Planning and a former community economic planner • CHUNG CHOW

Finding workers who could afford to live 15 minutes from those businesses would make staffing even harder.

COVID-19 ignited debate over office space and how it is used. The battle to balance the pandemic economy's remote working model with the push to repopulate business centres and downtown office cores is far from resolved.

FMC initiatives could raise the temperature of that battle.

For example, Deloitte's *Urban Future with a Purpose* report notes that in Paris, which began its FMC initiatives of hyper-proximity and multipurpose localities in earnest in 2019, the mayor has committed the city to creating cycling lanes in every street and eliminating 60,000 parking spaces.

Parking lots in some areas have been replaced with public gardens, and buildings have been converted into public housing that includes offices, day-care facilities and clinics.

Diversifying the use of office and other commercial buildings that are unoccupied in the evening and other set times is another planning principle pushed by FMC advocates.

But the practicality of repurposing office space in downtown cores varies depending on the economic state of those cores.

Consider, for example, Calgary versus Vancouver.

Calgary's downtown office space vacancy rate has been hovering around 30 per cent since late 2021; Vancouver's was closer to 10 per cent in 2023's first quarter.

While he sees Calgary as somewhat of an outlier in the downtown office building vacancy category, Adam Jacobs, senior national research director for Colliers, says the city has "kind of

reached the point of, OK, this is a bad thing."

Repurposing its downtown office real estate to fulfilment centres, affordable housing or other uses therefore might make more sense, he says, than "waiting around for the next big resource company to lease five million square feet."

Demolition, he adds, is another Plan B.

"I think we're seeing in a lot of cities across the country – Winnipeg, Calgary – [where] you've got a lot of old buildings [and] maybe the demand for them just isn't there the way it was five years ago."

However, Jacobs says the office market is not as bad as people perceive it to be.

"If you asked a random person who didn't work in the [commercial real estate] industry, they'd probably say it was like 30 or 40 per cent vacant; it's nothing like that."

But leased office space is not necessarily occupied office space. And that is at the heart of concerns over hollowed-out downtown business cores.

Regan also points out that balancing employee remote work demands with office leasing costs is challenging. Adjusting municipal land-use zoning to make it easier for offices to be built in residential areas, he says, could be one way to achieve a workable balance.

But, as Jacobs points out, Vancouver is well served by transit, and its downtown is well connected to the city's neighbourhoods.

The FMC planning model to him is more about mobility and connectivity.

It does not mean "don't go downtown. And I also don't think

it means build office towers out in Kerrisdale. And – between interest rates and work from home – nobody would do that anyway, right now.... It’s not practical.... You’ve got transit, and you’ve got work from home. So why do people need to have an office built in the suburbs?”

Jacobs adds that part of the attraction of a downtown business core is its energy and social buzz. For employers wanting to attract the best employees, that matters. “We sometimes hear that the suburban office is an obstacle ... [that] ‘I don’t want to drive out to work in some suburban office park. I want to be able to work downtown. My friends work downtown, it’s more convenient, it’s less expensive.’ I think downtown is still where it’s at for a lot of occupiers.”

On those counts, Jacobs says, Vancouver is still performing very well.

However, he notes that amenities are increasingly being used to lure people back to offices in what he describes as a “flight to quality” – swapping overall office space for less space but less space in a higher quality office with more amenities.

Zoning and density are key considerations in cultivating FMC philosophies.

“On the whole,” says Regan, “if more office spaces come available [closer] to desirable and emerging neighbourhoods, this is one plausible scenario businesses may have to closely consider.”

He adds that increasing residential density in commercial corridors such as Broadway and Kingsway in Vancouver will increase customers and demand for legal, accounting, health care and other service providers.

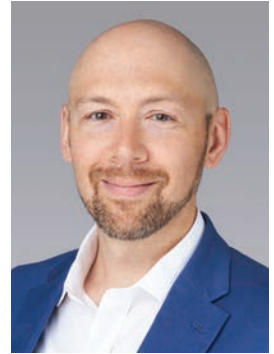
That, he says, “would be good news for commercial property owners and developers and even existing tenants who may benefit from the additional foot traffic.”

But Regan adds that widespread marketplace disruption from remote work setups, artificial intelligence and other technology and urban planning overhauls complicates any predictions about the future of office space in city business districts and elsewhere.

However, here is one prediction city planners can take to the bank: The success of new urbanism planning or any other radical retooling of communities will depend on open two-way communication and buy-in from residents and businesses from the outset.

Without it, the seeds of conspiracy are sown.

“This is what happens when you exclude the public,” says Yan. “Rumours or innuendo start floating around [when] you have not included them in the process of talking about their future and their future city. This is inevitably going to happen, especially in an era of social media. But it’s also a lesson in community planning, right, that to do community planning, you need to include the community.”



Adam Jacobs is a senior national research director for Colliers -

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‘PRIDE *of* PLACE’

Indigenous-led projects are creating culturally significant office space opportunities

CLAIRE WILSON

Indigenous development in Metro Vancouver is challenging the way office space is envisioned by taking a holistic approach to the real estate asset class in a way that is fostering community living and “pride of place.”

More mixed-use, Indigenous-led real estate projects are being introduced to the region. Their inclusion of office space is contributing to the effort to create livable, diverse and active meeting places.

The result will be a new way to conceptualize how office space can be used.

This is already being seen in one purpose-built Indigenous office project.

The key for any Indigenous project that includes office space, whether purpose-built or a part of mixed-use development, is that it serves the needs of the developer nation and surrounding community.

The First Nations Health Authority (FNHA) is in the construction phase of their Metro Vancouver office project on Tsleil-Waututh Nation land in North Vancouver, south of Mount Seymour Parkway at the end of Apex Road. It is expected to be completed in the summer of 2023, according to the FNHA.

The office project includes a new administrative building with 97,000 square feet of space that will accommodate 350 employees, according to FNHA.

Harry Wong, a board member of Tsleil-Waututh Nation's Takaya Development and MST Development Corp., says this is the “one and only lease” on the nation's land that has been granted to an outside organization.

“It was because FNHA represents an organization that serves specifically the Indigenous community,” he said.

The project has been created with the intention to

highlight the Tsleil-Waututh Nation's culture, and the Indigenous groups that the health authority serves. The result is a workplace that creates “pride of place,” says Ron McIntyre, partner and architect at Dialog, the company responsible for the design of the building.

“Office space is largely a generic environment that you could drop anywhere,” he says. “You could walk onto any floor and there's no identity of culture and place. What this project is doing is rooted in culture and the culture of the organization, which is rooted in its place. It very much acknowledges its spatial context of being part of the Tsleil-Waututh Nation.... There's a lesson to be drawn here on how we create environments that people want to work in.”

The building is designed with a Rick Hansen Gold Level Accessibility Standard, a rating system which measures and certifies the level of meaningful access to buildings and sites. This is in addition to a Salmon-Safe BC certification, which works to protect water quality and habitat.

Each floor is designed to represent the five regions that the health authority services. The main floor is also designed to be transparent, to honour the natural environment around the building.

Mass timber is being used in the project, and the exterior design of the building references the plank-house tradition of the Coast Salish and Tsleil-Waututh peoples. Plants native to North Vancouver, and traditional plant medicines, will be used around the building.

The goal of office space in mixed-use developments is

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Ron McIntyre

Partner and architect
Dialog

to help create communities where members can live, work and play. Every project should aim to offer a mix of uses, says Mindy Wight, CEO of Nch'kay Development Corp, the development arm of the Squamish Nation that is partnering with Westbank Projects Corp. on the Senakw development on Squamish land in Vancouver.

"There is a shortage of office space on our reserve lands. In our experience, many people desire to live near their work, their service providers and retail in order to reduce their carbon footprint and shorten their commuting time in an effort to achieve better balance in their lives,"

she said in a statement to Glacier Media.

"There has been substantial interest in this office space given its location. While this may counter a current trend in other major centres who are converting empty office space into housing, it simply hasn't been the case for us."

Notable Indigenous real estate projects that will add office space to the Metro Vancouver market are Senakw, Willingdon Lands in Burnaby and the Heather Lands and Jericho Lands projects in Vancouver.

Senakw will include a 12-storey office tower with 45,000 square feet of space. The Heather Lands development includes 20,000 to 60,000 square feet of commercial space. An unknown portion of the square footage will be dedicated to professional offices, according to the project's policy statement.

Office space within these developments not only contributes to a balanced portfolio, but works towards meeting the needs of a specific Indigenous group, Wong says.

The new FNHA administrative office space highlights Tsleil-Waututh Nation culture and the culture of the various Indigenous groups served by the health authority • DIALOG

“I’ve been working with the [Tsleil-Waututh Nation] for over 30 years and, being non-Indigenous myself, our goals are always to create not only revenue but opportunities for members of the nation. The opportunities could be business owners leasing the built units or it could be career jobs,” he says.

Communal living is an important aspect of Indigenous culture in the region and has to be reflected in these mixed-use developments, says Babu Kadiyala, vice-president of real estate at Musqueam Capital Corp.

“The holistic approach that the First Nations can bring is: ‘How do we create communities, which are self-sustaining and livable?’ It’s a concept that is born out of the history, the culture and what they’ve done in the past,” he says.

Willington Lands is a perfect example of the creation of a community that incorporates all asset classes, including office space. These developments move away from the concept of having to work in a different area than where one lives, Kadiyala says.

“We created a downtown core and then we built housing, which is outside in the suburbs, and it created this huge gap,” he says. “People have to live in the suburbs, and then come downtown to work and that creates logistical and transportation problems and increases your cost of living.” 🐦



Mindy Wight is CEO of Nch'kay Development Corp. • SUBMITTED



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RESURRECTING OFFICE RETAIL

High office vacancies, hybrid work environments and street safety concerns have not stopped post-pandemic demand for retail space in downtown Vancouver office buildings

GLEN KORSTROM

Retailers could be forgiven for not wanting to lease space in downtown Vancouver office buildings. The city's downtown office vacancy rate sits at a 19-year high and is above 10 per cent for the first time since 2004, according to Avison Young.

Retailers could be forgiven for not wanting to lease space in downtown Vancouver office buildings. The city's downtown office vacancy rate sits at a 19-year high and is above 10 per cent for the first time since 2004, according to Avison Young.

That empty office space translates into fewer potential nearby customers for retailers.

Office employees working in space that is leased tend to still work from home at least part time.

Add this to a steady stream of headlines that highlight property crime and violence downtown – including high-profile stabbing deaths – and there is enough rationale to give a shrewd entrepreneur pause.

Industry insiders, however, say demand for retail space in office buildings remains high, despite industry headwinds.

“While COVID-19 mandates had an impact on our office retailers’ performance, they have since bounced back strong,” says Oxford Properties Group director and general manager Jess Hague about his company’s downtown Vancouver properties.

“Our retail portfolio within our [downtown Vancouver] office assets is currently 92 per cent leased, and we expect to be 100 per cent leased by May.”

He says his company’s properties are patrolled by security teams and have not had any major security events in years.

“Every deal is unique, especially in retail, so it’s difficult to generalize about incentives [to encourage retailers to sign lease agreements],” he says.

Brokers and researchers similarly stress that downtown Vancouver’s retail sector in office buildings is robust.

“Sometimes spaces are vacant but they have been leased,” Marcus & Millichap senior vice-president Martin Moriarty tells BIV.

He explains that many spaces are either waiting for new tenants to leave existing locations, for tenants to do renovations or for landlords to do redevelopments.

“Office-driven retail spaces have probably not been as strong as more generic retail markets, but it has not lagged far behind,” he says.

“If you want to open a coffee shop or a restaurant and



you're looking to pick off a space in an office building, you won't find many options."

CBRE senior vice-president Adrian Beruschi tells BIV that competition for space is sufficient to keep landlords from buckling on lease rates and adding lucrative incentives.

"There's very, very little retail vacancy in the central business district right now in the base, or the ground floors, of office buildings," he says.

"I don't think there's been a substantial difference in either lease rates or incentives for retailers."

He, Moriarty and GWL Realty Advisors vice-president Wendy Waters say that landlords tend to want specific kinds of retailers in their buildings because

the right retail mix can help them sustain lease rates for office tenants.

That right retail mix usually means coffee shops and quick-service restaurants as well as fitness facilities.

It can also include full-service restaurants.

Moriarty, for example, last year helped negotiate a deal to put Glowbal Restaurant Group's new high-end Riley's Fish and Steak in Cadillac Fairview's Waterfront Centre building at 200 Burrard St.

"You need to have the right retail immediately nearby," Waters says. "You could take advantage of being right next door to a fantastic complex, for example, where you wouldn't have to do as much

GWL Realty Advisors vice-president Wendy Waters says the right retail mix can help landlords sustain lease rates for office tenants •

CHUNG CHOW



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The biggest new office building set to open this year in downtown Vancouver is Quadreal Property Group's Post development • CHUNG CHOW

yourself, but you need to have the right retail in the building or in the immediate block.”

Her company developed the recently opened Vancouver Centre II building, and plans are afoot to lease a small space in the base of that building to a coffee-shop operator that already has a presence downtown, she said. The building also connects to a mall level that leads to the Canada Line, and a hallway where there are many fast-service restaurants.

The general-purpose retailer London Drugs and coffee giant Starbucks Corp. are one block away.

Having that retail, Waters says, helps landlords charge more for office space.

The biggest new office building set to open this year in downtown Vancouver is Quadreal Property Group's Post development, bounded by West Georgia, Hamilton, Dunsmuir and Homer streets.

Technology giant Amazon.com Inc. has leased all 1,050,000 square feet of the Post's office space.

Amazon is expected to start filling one of the project's two towers by summer and the other one by the end of the year.

Global staff layoffs have spurred rumours that Amazon may sublease some of its space. Regardless, its presence will undoubtedly generate demand for retail and food-service businesses in that neighbourhood.

Quadreal selected B.C.'s fast-growing Joseph Richard Group,

which owns dozens of restaurants and pubs, to oversee the Post's 26,000-square-foot food hall.

“We're operating it, but we will be partnering with a number of different operators,” Joseph Richard Group CEO Ryan Moreno told BIV last summer.

“We haven't disclosed who that's going to be.”

BIV caught up with Moreno in April and he said he was still not able to disclose names of the food hall's tenants or an anticipated launch date.

Brazilian steakhouse chain Fogo de Chão says it plans to open its first Canadian location in a 7,800-square-foot space in the Post by spring 2024.

Fitness facility Evolve Strength is set to open a 35,000-square-foot gym in the complex.

Fitness facilities that are open to the public are prime tenants for office buildings that do not already have gyms that are designated for those who work in the buildings, brokers say.

The 230,000-square-foot Nordstrom Inc. space at Pacific Centre is arguably the largest soon-to-be empty retail space in an office building in downtown Vancouver.

Cadillac Fairview's senior vice-president for Canadian retail, Tom Knoepfel, told BIV that many potential tenants have contacted him.

“We've had significant interest from multiple parties considering leasing all of the space, and a portion of the space,” he says.



Cadillac Fairview has had multiple offers from retailers wanting to occupy some or all of the soon-to-be-vacant Nordstrom space at Pacific Centre -

CHUNG CHOW

“We’re confident that we’ll be able to put together a retail offering that the general public will once again be excited about.”

Cadillac Fairview does its leasing internally, without outside brokers, so Knoepfel is aware of all interested parties, he said.

Most parties that have expressed interest are retailers, although “there have been other groups as well,” he says.

Knoepfel anticipates that the site will remain a retail hub. The question is whether one tenant will take the entire space, or whether Cadillac Fairview will redevelop the inside space to accommodate “three to five” retailers that would have flagship stores, he says.

“Nothing’s decided, and realistically it’ll take a few months to formalize a plan,” he said in April. 🐦



Marcus & Millichap senior vice-president Martin Moriarty last year negotiated a deal to put Riley’s Fish and Steak at Waterfront Centre -

CHUNG CHOW

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BUYER BAN AMENDMENT

Federal regulations caused confusion, uncertainty and delays on much-needed developments

CLAIRE WILSON

Canada's foreign buyer ban was meant to cool foreign buying activity in the country's residential real estate market. It was one of many government policies that took aim at housing demand in an attempt to address housing affordability.

Instead, the ban in its original form sent a chill through the country's real estate and development industry by restricting foreign investment in office, commercial and other asset classes.

This caused uncertainty and confusion that dampened investment interest in much-needed mixed-use developments.

"I don't know why we would have an issue with non-Canadian sources funding supply in Vancouver and B.C. We need access to deeper capital markets that are willing to invest," says Brendon Ogmundson, chief economist at the British Columbia Real Estate Association.

The regulations originally prohibited Canadian companies with more than three per cent foreign ownership from buying vacant land for residential development and from purchasing properties with fewer than four units on them.

The regulations were then changed in March of this year – three months after the introduction of The Prohibition on the Purchase of Residential Property by Non-Canadians Act – to allow for a 10-per-cent threshold of foreign control. Exceptions were also added for work permit holders, according to Canada Mortgage and Housing Corp.

The ban no longer applies to vacant lands and will allow foreign entities to purchase residential properties for the purpose of development.

"What it really speaks to is how rushed that legislation was and how little consultation there was," says Ogmundson. "I think that if they had properly asked the commercial real estate community, they would have flagged this immediately to the government that this puts a lot of our potential developments at risk."

According to Emmanuel Fung, a partner in law firm Dentons' real estate group, there was a lot of concern among real estate professionals when the legislature first came out.

"The piece of the regulations that was really concerning, was what the federal government had framed as a vacant land inclusion – you can see the logic behind wanting to capture vacant residential land as part of a broader ban on acquisitions



Bryan Yu is chief economist at

Central 1 • SUBMITTED

of residential real estate," he says.

Fung describes the definition of vacant land as "worrisome," due to it being outlined in the regulations as any land that is zoned for mixed-use development with no dwelling units currently present. This means that vacant land zoned for a mixed-use development, but with vacant residential units on it, would be captured by the legislation.

The ban also caused confusion and uncertainty for real estate investment trusts (REITs), which have the capacity to fund mixed-use developments that may combine office space and residences in one project, says Bryan Yu, chief economist at Central 1. "Because of the higher rate environment, adding on some regulatory pressures or challenges around foreign ownership, that just adds legal costs and uncertainty," he says. "If you're talking about a commercial or institutional investor, you have other options. It's not only the Canadian market or the B.C. market, you could go elsewhere."

Before it was amended, the ban put pressure on developers' ability to lease properties. Companies would have had to ensure that residential leasing was not being provided to a non-Canadian other than for personal use. This could have also applied to commercial leases.

If an American company, such as Apple, wanted to lease space

in a commercial property with some residential zoning or a planned mixed-use development with a residential component, the ban potentially impacted Apple's ability to do so.

"If you have a purely commercial building with some residential zoning or a planned building on a vacant site zoned for some ground floor retail, second and third floor office space, and then a residential component. That would be a mixed-use site and so leasing by an American company would have been prohibited," Yu says.

Currently, the restriction on residential rentals still applies, but no longer affects commercial leases.

Fung says he knows of two mixed-use development clients who experienced delays in land acquisition as a result of the federal regulations. He was not able to disclose who the clients were, but said that they were in the early stages of the development process.

Had the amendments not followed, the impact on investment would have been more pronounced, he says.

"A six-month wait would have been a serious issue. Typically, it would be hard for a purchaser or an investor to be on hold or hold funds for the investment

for six months and with no assurances as to what was about to happen," Fung says.

The effort on the part of the federal government to change the regulations meant that the only impact on mixed-use investment was uncertainty and confusion.

"The three-month period did not really stop development, because it was such a short period of time. And within that time, the federal government indirectly indicated that they would be revising the ban to address the specific concerns. That's really to their credit, that they very, very quickly gave messaging that this would be addressed."

While the changes were made in a relatively timely manner, the ban highlights the pressure that the development community faces when it comes to real estate regulation, according to Fung.

There are administrative and legal costs attached to navigating policies such as Vancouver's empty homes tax, the landowner transparency act and the speculation and vacancy tax.

"I think that the cost of complying, understanding and dealing with all this legislation overall, as a trend is something that developers have had to account for. It's not cheap. That's the simplest way of putting it," he says. 📌



Brendon Ogmundson is chief economist of the BC Real Estate Association • SUBMITTED



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CO-WORKING CONTINUES TO COMPETE

After the fall of WeWork, and even with endemic hybrid work environments, co-working spaces are meeting office space needs

ALBERT VAN SANTVOORT

WeWork burst onto the market in 2019 with its disruptive, headline grabbing real estate play. The company's valuation has since fallen dramatically.

Since its first day of trading in October 2021 – after an initial public offering that was delayed for two years – WeWork stock has dropped by more than 95 per cent, and was trading around US\$0.41 per share at the time of writing (May 1, 2023).

Despite the credit WeWork claims for rethinking co-working in the pre-pandemic environment, the company is just one chapter – albeit a fascinating one – of an industry that has been evolving over the past three decades.

Locally, co-working spaces have existed in the Lower Mainland since at least 2006. At the time, Minna Van and her team started The Network Hub, which Van says is one of the first, and likely the oldest, dedicated co-working space in Canada.

Since 2006, numerous other shared workspace companies have started operations in Canada, including WeWork, which was founded in 2010 and expanded to the country a decade after The Network Hub set up shop.

According to a 2020 report from the publication

Coworking Resources, B.C. makes up 22 per cent (roughly \$157.3 million) of Canada's \$715 million co-working space industry.

Van says that, despite the pandemic, much of her business hasn't changed over the past 16 years – that is, with the exception of growing demand.

Challenging economic times for others often mean the busiest years for her company, says Van.

“People still need to work; people still have to meet; people still need an address; people still need to work with your team. So that hasn't changed,” says Van. “I think the need is actually even greater for us now because everyone's looking at cutting costs. But they also want that flexibility for their employees to still meet.”

The financial crisis, the pandemic and WeWork's massive, high-dollar entry into the Canadian market have all had an impact on Canada's co-working industry.

“[WeWork] disrupted that industry kind of for all the small guys,” says Mitchell Purdy, owner of Suite Genius. “We reap the benefit of the popularity and awareness of



Co-working spaces continue to serve a purpose, particularly for workers who want to separate their work and home lives • UNSPLASH

coworking in general, and then they took the brunt of the downfall because they were so aggressive”

Van says the main difference between WeWork and local companies is that WeWork was a high-risk, low-leverage real estate play focused more on a lofty vision than on providing a sound, reliable product and service.

“[The local coworking space industry] offers a service, whereas they are more interested in the stock game aspect and the real estate aspect to it. So I think the nature of their focus is a little bit different,” says Van.

B.C.’s fastest-growing city has become a foothold for shared workspaces.

Jason Wong opened his first coworking space, Beta Collective, in 2014. He chose to start his business in Surrey in part because he grew up in the area, but mostly because of the saturation of the market in Vancouver’s downtown core.

Purdy says it can be difficult to operate outside of Vancouver in other parts of the Lower Mainland because many people have single-family houses with office space and aren’t necessarily looking for extra room.

But Wong says this hasn’t negatively impacted his business in Surrey. His client base, he says, wants to separate home-life from work-life, and requires outside-the-home space to be more productive than they would be at home.

“When I talk to a lot of my clients and members that work out of our space, for them, they really don’t enjoy the blurred lines between work and personal life,” says Wong. 🐾

PEOPLE STILL NEED TO WORK; PEOPLE STILL
HAVE TO MEET; PEOPLE STILL NEED AN ADDRESS;
PEOPLE STILL NEED TO WORK WITH YOUR TEAM



Minna Van
Partner
The Network Hub

BIGGEST COMMERCIAL REAL ESTATE BROKERAGES IN B.C.

RANKED BY | Total number of B.C.-licensed commercial agents

Rank '23	Company	Top executive(s)	Services	Year founded	No. commercial agents '23
1	Colliers 200 Granville St Suite 1900, Vancouver V6C 2R6 P: 604-681-4111 collierscanada.com	Douglas Pulver , executive managing director, Vancouver and Lower Mainland, Darrell Hurst , senior managing director, Vancouver and Lower Mainland, Tyler Dolan , managing director, Vancouver Island and Okanagan, Madeleine Nichols , managing director, brokerage, Vancouver	Full-service commercial real estate services and investment management company. End-to-end real estate solutions for occupiers and investors: Sales, leasing, property management, project management, corporate solutions, workplace strategy, valuations and tax services.	1898	120
2	Re/Max Commercial 1060 Manhattan Dr Suite 340, Kelowna V1Y 9X9 P: 250-860-3628 remaxcommercial.ca	Derek Thorvaldson , director, Western Canada	Commercial sales, leasing and property management	1982	100 ¹
3	CBRE Ltd 1021 Hastings St W Suite 2500, Vancouver V6E 0C3 P: 604-662-3000 cbre.ca/vancouver	Jason Kiselbach , senior vice-president and managing director	Asset services, brokerage services, corporate services, valuation and appraisal, mortgage and financial services, research and consulting services	1906	80
3	Cushman & Wakefield ULC 700 Georgia St W Suite 700, Vancouver V7Y 1A1 P: 604-683-3111 cushmanwakefield.com	Hendrik Zessel , executive managing director and vice-chair	A leading global real estate services firm that delivers value for real estate occupiers and owners	1913	80
5	Avison Young 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P: 604-687-7331 avisonyoung.com	Michael Keenan , managing director, Vancouver, Jessica Toppazzini , managing director	Full-service commercial real estate services company providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services	1978	72
5	NAI Commercial 1075 Georgia St W Suite 1300, Vancouver V6E 3C9 P: 604-683-7535 naibc.ca	Rob DesBrisay , managing partner, B.C.	Full-service commercial real estate brokerage with local offices in Vancouver, Langley, Nanaimo, Victoria and the Okanagan	1981	72
7	Macdonald Commercial Real Estate Services Ltd 1827 5th Ave W, Vancouver V6J 1P5 P: 604-736-5611 macdonaldcommercial.com	Tony Letvinchuk , managing director	Provides creative real estate solutions for commercial sales and leasing and property management to an international and entrepreneurial client base	1996	46
7	William Wright Commercial Real Estate Services 605 Robson St Suite 430, Vancouver V6B 5J3 P: 604-428-5255 williamwright.ca	Cory Wright , managing director	A full-service commercial brokerage with offices in Vancouver, New Westminster, Langley, Victoria, Central Island, Kamloops and Kelowna	2012	46
9	JLL 510 Georgia St W Suite 2150, Vancouver V6B 0M3 P: 604-998-6001 jll.ca	Gavin Reynolds , executive vice-president, Stella Xu , managing broker	Offers tenant and landlord representation, project and development services, multi-family investment sales, capital markets, debt capital markets and integrated facilities management services to owners and tenants in Canada	2011	41
10	Marcus & Millichap Inc 333 Seymour St Suite 1280, Vancouver V6B 5A6 P: 604-638-2121 marcusmillichap.ca	Michael Heck , vice-president and regional manager	A leading commercial real estate brokerage firm focusing on investment sales, leasing, financing, research and advisory services	1971	31
11	Lee & Associates Vancouver 475 Georgia St W Suite 800, Vancouver V6B 4M9 P: 604-684-7117 leevancouver.com	Scott Primrose , partner	Large broker-owned commercial real estate brokerage, with an integrated team of professionals across North America, consisting of supply chain and logistics consulting, financial services and property management	1968	22
12	Peterson Group Commercial 1166 Alberni St Suite 1701, Vancouver V6E 3Z3 P: 604-688-4885 petersonbc.com	Mark Boden , vice-president, asset management and managing director	NP	1991	16
13	London Pacific Property Agents Inc 3660 Charles St, Vancouver V5K 5A9 P: 604-420-2600 londonpacific.ca	Keath Williams , president and managing broker, Ben Williams , executive vice-president, land development and investment properties, Erin Williams , director, business development	Boutique brokerage specializing in land assemblies and acquisition sales for redevelopment; provides consulting services including appraisals, development advisory services and investment analysis	1986	15
14	CDNGLOBAL 555 Burrard St Suite 1155 Box 260, Vancouver V7X 1M8 P: 604-681-3334 cdnglobal.com	Jon Bishop , president and co-founder, Agron Miloti , CEO and co-founder	Full-service industrial, office and retail brokerage; tenant and landlord representation; investment sales and capital markets; consulting services; legal services	1998	11
14	Claridge Real Estate Advisors Inc 2052 41st Ave W Suite 408, Vancouver V6M 1Y8 P: 778-985-4639 claridgeadvisors.com	Yoyoe Lu , managing principal	Land assembly on future development sites, investment real estate sales, commercial leasing services	2013	11
16	Frontline Real Estate Services Ltd 8621 201 St Suite 160, Langley V2Y 0G9 P: 604-687-8300 fire.ca	Justin Mitchell , founding partner, Todd Bohn , partner, Derek Senft , partner, Jennifer Wu-DiPopolo , vice-president, operations and managing broker	Full-service real estate agency offering real estate broker and marketing services across the Fraser Valley and suburban Metro Vancouver	2009	8
17	Newmark Canada Inc 925 Georgia St W Suite 1100, Vancouver V6C 3L2 P: 604-256-2680 nmrk.com	Patrick Langdon , managing broker, Vancouver and Toronto, Mark Gallagher , executive managing director	Office leasing, sales, seniors' housing	2018	7
18	Goodman Commercial Inc 2608 Granville Street Suite 560, Vancouver V6H 3V3 P: 604-558-5511 goodmanreport.com	Mark Goodman , principal, Cynthia Jagger , principal	Metro Vancouver's authority on the sale of apartment buildings, development sites and commercial investment property	2019	6
19	Mayfair Commercial R.E. Advisors Inc 6081 No 3 Rd Suite 906, Richmond V6Y 2B2 P: 778-297-7801 mayfaircommercial.ca	Lawrence Lim , managing broker	Commercial real estate brokerage, leasing services and property management services	2008	4
20	Paradigm Group Commercial Real Estate Services 211 Georgia St E Suite 501, Vancouver V6A1Z6 P: 604-398-8836 paradigmvancouver.com	Steven Fast , managing broker, founder and CEO	Specialized boutique operation focusing on the sale, leasing and redevelopment of creative, design-based work environments	1994	3

Sources: Interviews with above companies, information from the Real Estate Council of BC, and BIV research. NR Not ranked NP Not provided 1-BV estimate

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BIGGEST COMMERCIAL PROPERTY MANAGERS IN B.C.

RANKED BY | Total commercial square footage managed in B.C.

Rank '23	Company	Top local manager(s)	Partial list of properties managed	Head office/ Year founded	Managed sq. ft. Industrial/ Office/ Retail	Total commercial sq. ft. managed '23/'22
1	Warrington PCI Management 1030 Georgia St W Suite 300, Vancouver V6E 2Y3 P: 604-602-1887 F: 604-688-2328 warringtonpci.com	Adam Spear , president, Lorna Park , senior vice-president, property management, Jennifer Woolley , vice-president, corporate operations	NP	Vancouver 2004	4.9 million 8.7 million 3.9 million	17.55 million/ 17.09 million
2	Beedle 3030 Gilmore Diversion, Burnaby V5G 3B4 P: 604-435-3321 F: 604-432-7349 beedle.ca	Ryan Beedle , president	Amazon Sobeys McKesson BMW Saputo Mazda Kruger	Burnaby 1954	14.1 million 0 130,014	14.24 million/ 11.94 million
3	Colliers 200 Granville St Suite 1900, Vancouver V6C 2R6 P: 604-681-4111 F: 604-681-2911 collierscanada.com	Lesley Heiels , vice-president and managing broker	NP	Vancouver 1898	2.2 million 5.7 million 3.1 million	10.98 million/ 12.35 million
4	BentallGreenOak (Canada) LP 1055 Dunsmuir St Suite 1800, Vancouver V7X 1B1 P: 604-661-5000 F: 604-661-5055 bentallgreenoak.com	Tony Astles , managing partner and head of Canadian real estate services, Dion Chrapko , vice-president, real estate management	NP	Vancouver 1911	3.8 million 1.7 million 3.9 million	9.43 million/ 9.16 million
5	Transpacific Realty Advisors 4300 North Fraser Way Unit 203, Burnaby V5J 0B3 P: 604-873-8591 F: 604-873-8876 transpacificrealty.com	Rod Fram , president, Shirleen Weng , controller, Josephine Chi , senior property manager, team lead	NP	Burnaby 1972	5 million 1.5 million 1.1 million	7.57 million/ 5.57 million
6	JLL 510 Georgia St W Suite 2150, Vancouver V6B 0M3 P: 604-998-6001 F: 604-998-6018 jll.ca	Charles Fleck , vice-president, retail operations, Kathryn Ireland , property director, office and industrial, Denis Pelletier , vice-president, retail portfolio	Metropolis at Metrotown, Guildford Town Centre, The Bay Centre, 980 Howe, 1095 W Pender, 1175 Douglas	Chicago (Toronto for Canada) 2011	1.2 million 943,766 4 million	6.07 million/ NP
7	Dorset Realty Group 10451 Shellbridge Way Suite 215, Richmond V6X 2W8 P: 604-270-1711 F: 604-270-8446 dorsetrealty.com	Damien Roussin , president and CEO, Kim Schuss , vice-president, property management, Colin Schuss , vice-president, leasing and sales	Central at Garden City Vancity Tower (Richmond)	Richmond 1975	2.1 million 1.4 million 2.3 million	5.85 million/ 5.52 million
8	Shape Property Management Corp 505 Burrard St Suite 2020, Vancouver V7X 1M6 P: 604-681-2358 F: 604-681-2378 shapeproperties.com	NP	NP	Vancouver 2006	0 2.3 million 3.6 million	5.85 million/ 5.3 million ¹
9	Canreal Management Corp 808 Nelson St Suite 409, Vancouver V6Z 2H2 P: 604-688-8851 F: 604-664-8228 canreal.com	Melissa Rogers , president	NP	Vancouver 1979	3.7 million 204,830 1.4 million	5.33 million/ 5.36 million
10	Cadillac Fairview Corp Ltd 609 Granville St Suite 410, Vancouver V7Y 1E8 P: 604-688-7236 F: NP cadillacfairview.com	Tom Knoepfel , senior vice-president, retail, Lou Ficocelli , vice-president, office leasing, Lillian Tummonds , vice-president, office operations	CF Pacific Centre, CF Richmond Centre, CF Toronto Eaton Centre	Toronto, Ont. 1968	0 3.4 million 1.9 million	5.31 million/ 5.31 million
11	Avison Young Real Estate Management Services LP 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P: 604-687-7331 F: 604-687-0031 avisonyoung.com	Aaron Burry , principal and practice leader of property management, B.C.	NP	Toronto, Ont. 2014	3.1 million 1 million 577,631	4.67 million/ 3.58 million
12	Anthem Properties Group Ltd 1055 Dunsmuir St Suite 1100, Vancouver V7X 1K8 P: 604-689-3040 F: NP anthemproperties.com	Eric Carlson , CEO	NP	Vancouver 1991	NP NP NP	4.4 million²/ 4.4 million
13	QuadReal Property Group 666 Burrard St Suite 800, Vancouver V6C 2X8 P: 604-975-9500 F: NP quadreal.com	Remco Daal , president, Canadian real estate	Park Place, Capilano Mall	Vancouver 2016	NP NP NP	4.2 million¹/ 6.6 million ¹
14	Oxford Properties Group 1021 Hastings St W Suite 1280, Vancouver V6E 0C3 P: 604-893-3200 F: 604-893-3294 oxfordproperties.com	Ted Mildon , vice-president, office leasing and operations, Drew Gilbertson , director, development and industrial, Jesse Hague , senior director, real estate management	401 West Georgia Street 402 Dunsmuir Oceanic Plaza Guinness Tower MNP Tower Marine Building The Stack	Toronto, Ont. 1960	2 million 2 million 53,132	4.05 million/ 3.54 million
15	Morguard 969 Robson St Suite 320, Vancouver V6Z 2V7 P: 604-681-9474 F: 604-685-0161 morguard.com	Tom Johnston , senior vice-president, asset and property management, Western Canada, Michael Walker , regional general manager, B.C. commercial industrial division	111 Dunsmuir 865 Hornby 969 Robson Colebrook Business Centre East Kent Industrial 4000 Seymour Place	Toronto, Ont. 1973	916,889 727,749 2 million	3.66 million/ 3.66 million
16	SmartCentres 1120 Horseshoe Way Suite 201, Richmond V7A 5H7 P: 604-448-9112 F: 604-448-9114 smartcentres.com	Mauro J Padula , vice-president, leasing, western region	Manages shopping centres province-wide	Vaughan, Ont. NP	0 0 3 million	3 million/ 3.94 million
17	Martello Property Services Inc 808 Hastings St W Suite 200, Vancouver V6C 2X4 P: 604-681-6544 F: 604-681-5114 martello.group	Wayne Smithies , president, Warren Smithies , CEO	NP	Vancouver 1988	NP NP NP	2.95 million²/ 2.95 million
18	Concert Properties 1190 Hornby St 8th Floor, Vancouver V6Z 2K5 P: 604-688-9460 F: 604-688-6882 concertproperties.com	David Podmore , chair, president and CEO	NP	Vancouver 1989	1.5 million 764,771 35,591	2.3 million/ 2.14 million
19	Gulf Pacific Property Management Ltd 351 Bewicke Ave, North Vancouver V7M 3E9 P: 604-990-1500 F: 604-990-1766 gulfpacific.ca	Ryan Russell , vice-president and managing broker, Wayne Lee , vice-president	NP	North Vancouver 1982	106,074 438,668 1.3 million	1.89 million/ NP
20	Macdonald Commercial Real Estate Services Ltd 1827 5th Ave W, Vancouver V6J 1P5 P: 604-736-5611 F: 604-736-7976 macdonaldpm.com	Nick Marin , vice-president and general manager, Macdonald Property Management	NP	Vancouver 1996	200,000 550,000 900,000	1.65 million/ 1.5 million

First published in Office Space magazine in spring 2022. Sources: Interviews with above firms and BIV research. Other firms may have ranked but did not provide information by deadline. NP Not provided 1 - BIV estimate 2 - 2022 figure

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BIGGEST REAL ESTATE DEALS OF 2022

RANKED BY | Total value of the deal

Rank '23	Property	Purchaser	Seller	Description of the deal	Date deal closed	Partial list of primary law firms	Partial list of primary advisers	Primary financial and accounting firms	Deal value
1	Alpha Gardens site, 2350 Willingdon Ave, 2375 Alpha Ave, Burnaby	Anthem Alpha Master Limited Partnership and Anthem Alpha One Developments Limited Partnership	Aoyuan Properties (B.C.) Ltd	Acquisition of development lands	March 15, 2022	Fasken Martineau DuMoulin LLP, Koffman Kalef LLP, Terra Law Corp., Bennett Jones LLP, Stikeman Elliott LLP, Lawson Lundell LLP	NP	NP	\$215 million
2	Bristol Estates, 13301 104th Ave, Surrey	13301-104 Property Inc	NP	The site is approved for approximately two million square feet of residential and commercial construction in five towers	July 26, 2022	Borden Ladner Gervais LLP	NP	NP	\$170 million
3	65 retail gas stations and convenience stores in B.C.	Parkland Corp	Husky Energy Inc and Cenovus Energy	Parkland acquisition of the retail gas station and convenience stores from Husky/Cenovus across Canada	NP	Dentons Canada LLP, Torys LLP, MLT Atkins	NP	NP	\$156 million
4	4444 and 4488 Kingsway Ave, Burnaby	Keltic Canada Development Co. Ltd	Bosa Properties Inc. and Bosa Blue Sky Properties	Acquisition of development parcel from Bosa Properties and Bosa Blue Sky Properties	November 30, 2022	Bennett Jones LLP, Borden Ladner Gervais LLP	NP	NP	\$145.5 million
5	Coronation Park, Collection of properties on Windsor Dr, Buckingham Dr, Edinburgh Place, Edinburgh Dr, Balmoral Dr and Guilford Dr, Port Moody	Wesgroup Coronation Park Investments Ltd	Group of private sellers	Land assembly	June 27, 2022	Fasken Martineau DuMoulin LLP	London Pacific	NP	\$140.17 million
6	Columbia Square Shopping Centre, 88 10th St, New Westminster	Columbia Square Development Limited Partnership	1100368 B.C. Ltd	Acquisition of retail shopping centre	March 8, 2022	Collingwood Law Office, Koffman Kalef LLP and Bennett Jones LLP, Lawson Lundell LLP	NP	NP	\$135.8 million
7	1185 West Georgia St, Vancouver	Allied Properties REIT	NP	Part of a \$794 million multi-property deal including properties in Toronto and Montreal	March 7, 2022	NP	NP	NP	\$135 million
8	220 Prior St, Vancouver	Masimo Corp	Keltic Canada Development Co. Ltd	New building is in False Creek Flats and will complete in 2024	February 14, 2022	NP	NP	NP	\$123 million
9	7590, 7664 and 7688 80th St, Delta	Beeidle Group	Cosulich Group Investments	The sale of the assembled property, 22-acre vacant industrial site in Delta	February 1, 2022	NP	NP	NP	\$117 million
10	1795 Willingdon Ave	Concert Properties	Private seller	Contains 160,654 square feet of leasable office space	May 31, 2022	NP	NP	NP	\$112.5 million
11	19469 and 19511 92nd Ave, Surrey	Conwest (PK92) Limited Partnership	Lloyd Investments Ltd	14.2 acres of light industrial land	October 6, 2022	NP	NP	NP	\$111 million
12	10355 King George Blvd, Surrey	Wesgroup Properties	Crombie REIT	Planning to transform the former Safeway grocery store into a mixed-use development	NP	NP	NP	NP	\$108 million
13	900 block of West 12th Ave, Vancouver	Vancouver General Hospital and UBC Hospital Foundation	Private seller	Largest of its type by a health care foundation in B.C. Site includes the Windermere Care Centre (Windermere), a 14-storey, 207-bed long-term care facility	March 30, 2022	NP	NP	NP	\$100 million
14	Scott Building 2, 11088 - 126A St and 12667 110A Ave, Surrey	Centurion Apartment Properties Limited Partnership	WS Scott Station Development Limited Partnership	NP	December 21, 2022	Cassels and McMillan LLP	NP	NP	\$98.46 million
15	3956 Shelbourne St, Victoria	UH Property Owner HD Limited Partnership and UH Property Owner Limited Partnership	Victoria Property Holdings Limited Partnership	Sale	March 24, 2022	Clark Wilson LLP, Stikeman Elliot LLP	NP	NP	\$85 million
16	Scott Building 1, 11018 126A St and 12685 110 Ave, Surrey	Centurion Apartment Properties Limited Partnership	WS Scott Station Development Limited Partnership	NP	February 3, 2022	Cassels and McMillan LLP	NP	NP	\$82.54 million
17	Quilchena Garden, 4683 Arbutus St, Vancouver	Cressey Quilchena Holdings Ltd	Ronald S. Roadburg Foundation	Sale	April 12, 2022	Clark Wilson LLP, Koffman Kalef LLP	NP	NP	\$76 million
17	AMCO Portfolio	NP	Amco Pacific Properties Inc	Multi-family	January 1, 2022	Cushman & Wakefield	NP	NP	\$76 million
19	1560 Rand Ave, Vancouver	Keltic Canada Development	Granville South Business Centre Holdings Ltd and International Horizon Lands Ltd	Industrial	February 10, 2022	Gowling WLG, McMillan LLP	NP	NP	\$73 million
20	Il Mercato Shopping Centre,	Dava Developments Ltd	KR Pacific Properties Inc	Retail	May 9, 2022	Gowling WLG McMillan LLP	NP	NP	\$62.9 million
21	9800 Van Horne Way, Richmond	Cedar Coast Capital	Pacific Bay Development	ICI Land	January 12, 2022	NP	NP	NP	\$60.58 million
22	5744 268 St, Langley	Kingsett Real Estate Growth LP No. 7	More or Les Ventures Ltd	Industrial	March 21, 2022	Lawson Lundell LLP, Bennett Jones LLP		NP	\$60 million
23	9800 Van Horne Way, Richmond	1321791 B.C. Ltd Van Horne 9800 Limited Partnership	Pacific Bay Development Corp	Purchase	January 12, 2022	Clark Wilson LLP, Hammerco Lawyers LLP	CBRE Ltd, Avison Young Commercial Real Estate, LP	NP	\$59.98 million
24	2763 Beverly St, Duncan	Skyline Real Estate Acquisitions (III) Inc	Beverly Corners Management Ltd	Retail	September 2, 2022	NP	NP	NP	\$59 million
25		Union Allied Capital	Kelowna Two	Industrial	March 1, 2022	NP	NP	NP	\$58.8 million

Sources: Interviews with above companies, advisers and BIV research. Companies may have not been included in deals as information was not available at press time. NP Not provided

Business in Vancouver makes every attempt to publish accurate information in the List, but accuracy cannot be guaranteed. Researched by Albert Van Santvoort, reporter and researcher, avansantvoort@biv.com.

ELEVATING WORK EXPERIENCE

CF Cadillac
Fairview

AMENITY OFFERINGS



ROOFTOP AMENITIES



FITNESS FACILITIES



END OF TRIP FACILITIES



CONFERENCE ROOMS

LEASING INQUIRIES

Lou Ficocelli
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BIGGEST REAL ESTATE DEALS OF 2022

RANKED BY | Total value of the deal

Rank	Property	Purchaser	Seller	Description of the deal	Date deal closed	Partial list of primary law firms	Partial list of primary advisers	Primary financial and accounting firms	Deal value
26	20020 and 20055 Willowbrook Dr, Langley	1328251 B.C. Ltd	1160357 B.C. Ltd, 1160361 B.C. Ltd, 1160352 B.C. Ltd and 1160354 B.C. Ltd	Retail	May 5, 2022	NP	NP	NP	\$57.25 million
27	Quilchena Park Estates, 7491 No. 1 Rd and 3900 Moresby Dr, Richmond	QPE Townhouse Project BT Ltd	McEown and Associates, as Liquidator, for Strata Plan NW 243	68-unit residential strata windup	October 31, 2022	NP	Macdonald Commercial Real Estate Services Ltd	NP	\$52 million
27	Quilchena Park Estates, 7491 No. 1 Rd and 3900 Moresby Dr, Richmond	Strata Plan NW 243	The Owners, Strata Plan NWS243	Sale	October 24, 2022	Lawson Lundell LLP, Clark Wilson LLP, Koffman Kalef LLP	Lawson Lundell LLP, Allyson Baker, Clark Wilson LLP, Koffman Kalef LLP	NP	\$52 million
27	Lots 9 and 10 of Iel?? neighbourhood	Parcel J & K Development Limited Partnership	Musqueam Block F Land Ltd	99-year prepaid lease	October 12, 2022	Clark Wilson LLP, Norton Rose Fulbright Canada LLP, Gowling WLG	NP	HSBC Bank Canada	\$52 million
30	The Lotus Hotel and the Pint Public House, 455 Abbott St, Vancouver	Forum Equity Partners Inc	PR Lotus Hotel Limited Partnership	Acquisition and financing of The Lotus Hotel and the Pint Public House	February 14, 2022	Bennett Jones LLP, McMillan, BLG, Norton Rose Fulbright	NP	NP	\$46.3 million
30	The Lotus Hotel and the Pint Public House, 455 Abbott St, Vancouver	Forum Equity Partners Inc	PR Lotus Hotel Limited Partnership	Acquisition and financing of The Lotus Hotel and the Pint Public House	February 14, 2022	Bennett Jones LLP, McMillan LLP, BLG, Norton Rose Fulbright	NP	NP	\$46.3 million
32	The Aurora, 230 Aurora Cres, Kelowna	Centurion Apartment Properties Limited Partnership	Ironclad Developments Aurora Limited Partnership	Multi-family	December 8, 2022	Cassels and Fillmore Riley LLP	Avison Young	NP	\$44 million
33	9666 King George Blvd, Surrey	9666 King George Property Inc	Robco Enterprises ULC, Yen Hoy Enterprises Ltd, Rummel Holdings Ltd	Purchase	March 7, 2022	Clark Wilson LLP, Koffman Kalef LLP	Yenik Realty Ltd, Colliers Macaulay Nicolls Inc	NP	\$40.5 million
34	3333 Bridgeway St, Vancouver	Access Self Storage Inc	0876242 B.C. Ltd	Industrial, warehouse and distribution	November 11, 2022	NP	NP	NP	\$38.25 million
35	19500 56th Ave, 5533 Production Blvd and 5555 Production Blvd, Surrey	Greater Vancouver Water District	Revolution Infrastructure	Industrial	June 30, 2022	NP	NP	NP	\$38 million
36	11760 Mitchell Rd, Richmond	Richmond Steel Recycling Ltd	Ronald S. Roadburg Foundation	Sale	March 31, 2022	Clark Wilson LLP, Farris LLP	NP	NP	\$37.4 million
37	2225-184 St and 2246-180 St, Surrey	Grandview Holdings Ltd, Grandview Area4 Developments Ltd	0775593 BC Ltd, 0782706 BC Ltd	18.31 acres land	November 30, 2022	NP	Macdonald Commercial Real Estate Services Ltd	NP	\$37.08 million
38	Maplewood Plaza, 229 Seymour River Place and 2015 Dollarton Hwy, North Vancouver	Darwin Properties (Canada) Ltd and QR Mar Holdings LP	Maplewood Ltd, Partnership and Fomie International Investments Ltd	Investment	June 10, 2022	Alexander Holburn Beaudin & Lang LLP, Dentons Canada LLP	NP	NP	\$36.1 million
39	19315, 19325 and 19335 96 Ave, Surrey	The Beedie Group Developments Ltd	Ceekek Holdings Ltd	Industrial	March 28, 2022	NP	NP	NP	\$34.75 million
40	6117 Uplands Dr, West Vancouver,	Skyline Real Estate Acquisitions (III) Inc	Denciti Developments Corp	Multi-family	July 10, 2022	NP	NP	NP	\$34.7 million
41	5838 274 St, Langley	Bulldog Bag Ltd	Beedie Group	Industrial	January 25, 2022	NP	NP	NP	\$33.78 million
42	1849 and 1876 Riverside Lane, Courtenay	Killam Apartment REIT	Cliffe Ave (Courtenay) Limited Partnership	Acquisition of 1849 and 1876 Riverside Lane, Courtenay	May 18, 2022	Bennett Jones LLP, Jawl Bundon LLP,	NP	NP	\$33.7 million
43	Oakdale Assembly, Collection of properties on Clarke Rd, Robinson St and Sproule Ave	Woodbridge Homes Ltd	Various	Land assembly	December 16, 2022	NP	Frontline Real Estate Services Ltd	NP	\$33.26 million
44	Rideau Retirement Residence, 1850 Rosser Ave, Burnaby	The Chalmers Foundation	The Royale West Coast LP	Investment	February 4, 2002	Farris Vaughan Wills & Murphy LLP, Terra Law Corp.	TD Cornerstone Commercial Realty	NP	\$33.25 million
45	19464 94 Ave, Surrey	Conwest (PK94 Ave) Limited Partnership	Tenold Transportation Ltd	Industrial	December 16, 2022	Terra Law Corp, Cassels Brock & Blackwell LLP	Conwest Group of Cos	NP	\$33.2 million
46	2121 West 44th Ave, Vancouver	Sunnyshore Kerridale Holding Ltd	AI Roadburg Foundation	Sale	May 30, 2022	Clark Wilson LLP, Lawson Lundell LLP	Avison Young Commercial Real Estate Services LP	NP	\$29.5 million
46	7802 Express St, Burnaby	Austeville Properties Ltd	Shindler Enterprises Ltd	Industrial	May 13, 2022	NP	Coal Harbour Realty Advisors Inc	NP	\$29.5 million
46	1229 Richter St, Kelowna	Capreit Limited Partnership	Kerkhoff Development Ltd	Multi-family	January 1, 2027	NP	NP	NP	\$29.5 million
46	2224 Alberta St, 210 West 6th Ave, 220 West 6th Ave, Vancouver	PC Urban (Acquisitions) Corp	2224 Alberta St Holdings Inc, Action Athletic, Wear & Crest Ltd and Hans Friedrich Meier Zu Sieker and Ralf Konrad De La Haye	Land assembly	March 8, 2022	NP	NP	NP	\$29.5 million
50	17351 16 Ave, Surrey	City of Surrey	0910943 B.C. Ltd	14.091 acres for park	January 13, 2022	NP	Macdonald Commercial Real Estate Services Ltd	NP	\$29.41 million

Sources: Interviews with above companies, advisers and BIV research. Companies may have not been included in deals as information was not available at press time. NP Not provided

Business in Vancouver makes every attempt to publish accurate information in the List, but accuracy cannot be guaranteed. Researched by Albert Van Santvoort, reporter and researcher, avansantvoort@biv.com.

OFFICE BUILDING DIRECTORY

How to use the office listings

Refer to the large map (page 30) for the general location of properties. Areas on the map are colour-coded to match the corresponding areas in the directory.

Office buildings are listed by their street addresses within districts and suburbs. In each listing, when available, names and telephone numbers of the building managers have been included. Other listed information includes the date the building was constructed, the date of the most recent renovation, the

number of storeys, the square footage of the office and retail components and parking details.

When applicable, Building Owners and Managers Association of BC (BOMA BC) members have been identified with a bullet in the right-hand column.

Prior to publication, survey forms were emailed to building owners and managers for verification. Business in Vancouver Media Group is unable to guarantee, and does not guarantee, the accuracy of all the

information supplied. Only buildings with more than 20,000 square feet of office space have been listed.

Every effort has been made to include all office buildings in the Vancouver region that have 20,000 square feet of office space or more. If your building has been left out, please send this information to *Office Space, c/o Business in Vancouver*, 303 5th Avenue West, Vancouver, B.C. V5Y 1J6, 604-688-2398, fax 604-688-6058.

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE (DOLLAR PER SQUARE FOOT)	BOMA
VANCOUVER DOWNTOWN NORTH										
650 Georgia St W/Vancouver Centre	M—GWL Realty Advisors/Carol Onstein 604-713-6481/L—GWL Realty Advisors/Peter Jenkins 604-713-8920	387,426	86,697	474,123	35	473	1977	2015	27.39	•
1090 Georgia St W	M—Warrington PCI 778-383-6273/L—Warrington PCI/Jeff Toews 778-220-9519	140,501	4,682	145,183	16	69	1987	2013	23.89	•
1281 Georgia St W/Georgia Bldg	L—Gilic Developments 604-688-2942	52,908	14,644	67,552	9	67	1959	2006	22.5	19.18
1455 Georgia St W/Lea Bldg	L—Gilic Developments 604-688-2942	31,853		31,853	8	11	1969	2005	22.5	22
1199 Hastings St W/Hastings Bldg	M—Wicklow West 604-689-5050/L—Wicklow West/Jason Sanders 604-689-5050	63,936		63,936	14		1968	1993		19.57
1050 Pender St W	M—Bentall Green Oak/Bruce Tanner 604-661-5084/L—Bentall Green Oak/Jeff Lim 604-661-5619	220,129		220,129	22	247	1973	1993		21.11
1155 Pender St W/Shorehill Bldg	M—Hollyburn Properties 604-926-7345/Hollyburn Group/Kim Hollett 604-926-7345	83,068		83,068	7	51	1967	2019	25	17.7
1201 Pender St W/East Asiatic House	M—Wicklow West 604-689-5050/L—Wicklow West/Jason Sanders 604-689-5050	59,483		59,483	8	102	1963	2008	26	18.94
375 Water St/The Landing	M—Allied Properties REIT/L—Allied Properties REIT/Sean Keenan 778-317-9751	155,367	30,153	185,520	7	53	1905	1987		21.43
611 Alexander St/Alexander Centre	M—Alexander Centre Management/ 604-687-2554/L—Cushman & Wakefield /David Mackay 604-639-9355	79,200		105,580	5	319	1913	1988		9.44
1100 Melville St/Sun Life Plaza	M—Bentall Green Oak/Richard Northrop 604-661-5624/L—Bentall Green Oak/Jeff Lim 604-661-5619	151,654		151,654	16	120	1982	2006		29.98
200 Burrard St/Waterfront Centre	M—Cadillac Fairview 604-646-8020/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	365,194	29,158		21	607	1990			26.7
601 Cordova St W/The Station	M—Cadillac Fairview 604-646-8021/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	85,967		85,967	5	173	1913	1980		21.1
401 Georgia St W	M—Oxford Properties/Dean De Sousa 604-893-3204/L—Oxford Properties/Andrew Dickson 604-893-3257	263,923	1,780	269,076	22	298	1985	2020	50	24.88
1055 Georgia St W/Royal Centre	M—Warrington PCI/David Basford 604-602-4800/L—Avison Young/Justin Omichinski 604-646-8387	475,392	152,936	612,440	37	688	1973	2015	43	23.6
200 Granville St/Granville Square	M—Cadillac Fairview 604-646-8021/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	381,644		386,601	28	460	1973	2012		25.97
470 Granville St/Rogers Bldg	M—Equitable Real Estate/ 604-683-7571/L—Equitable Real Estate /Sarah Forseth 604-683-7571	98,324	16,183	114,507	12		1911	2018		15.3
736 Granville St/Vancouver Block	M—Equitable Real Estate/ 604-683-7571/L—Equitable Real Estate /Sarah Forseth 604-683-7571	84,733	6,385	91,118	16		1912	2008		18.67
325 Howe St/P Angela Webstert Bldg	M—Equitable Real Estate/ 604-683-7571/L—Equitable Real Estate /Sarah Forseth 604-683-7571	32,725	3,944	36,669	6		1912	2020		18.31
777 Dunsmuir St/Pacific Centre Tower IV	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	264,088		264,088	19	398	1990	2005		26.26
700 Georgia St W/TD Tower (Pacific Centre)	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	470,911		470,911	30	1975	1972	2004		24.86
609 Granville St/Canaccord Genuity Pl	M—Cadillac Fairview 604-688-7236/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	284,170		284,170	24	1575	1981	2005		25.26
207 Hastings St W/The Dominion Bldg	M—Allied Properties REIT/L—Allied Properties REIT/Sean Keenan 778-317-9751	59,659	12,646	72,305	14		1910	1993		20.36
700 Pender St W/Pender Place I	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	142,633		146,850	17	202	1972	2000		23.86
555 Burrard St/Bentall Two	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties /David Haugen 778-328-5964	168,086	6,598	184,644	18	1057	1969	2003		26.75
555 Georgia St W/The Randall Bldg	L—JLL/Andrew Astles 604-998-6045	30,000	10,000	40,000	7		1928	1990	32	16.5
595 Burrard St/Bentall Three	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties /David Haugen 778-328-5964	459,659	13,846	479,218	32	1057	1974	1994		26.25
1055 Dunsmuir St/Bentall Four	M—Hudson Pacific Properties/ 778-328 5960/L—Hudson Pacific Properties /David Haugen 778-328-5964	531,078	14,779	575,173	35	475	1981	1998		26.25
475 Georgia St W/BC Turf Bldg	M—Austeville Properties 604-216-5517/L—Colliers/Rob Chasmar 604-6661-0822	103,361		103,361	10	90	1974		33.5	24.15
602 Hastings St W/Reliance Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	65,000		74,204	8		1956	2003	26	17.78
1130 Pender St W	M—Bentall Green Oak/Richard Northrop 604-661-5624/L—Bentall Green Oak/Jeff Lim 604-661-5619	137,868	2,312	140,165	17	152	1980	2006		22.89
1166 Pender St W	M—Reliance Properties 604-683-2404/L—CBRE/Kevin Nelson/Luke Gibson 604-662-6155	344,000			32	190	2025			
1075 Georgia St W/Arthur Erickson Pl	L—CBRE/Tara Finnegan/Luke Gibson 604-662-6169	360,000			26	236	1968	2002		22.58
1166 Alberni St	M—Peterson Commercial/Stephen Chodos 604-343-0424/L—Peterson Commercial/Hazel Chan 604-335-9033	167,350	25,464	192,814	16	144	1979	1999	35	23.18
88 Pender St E/Vancouver Film School Bldg	M—Prospero Int'l 604-669-7733/L—Prospero Int'l /June Ip 604-669-3475	31,280	6,209	37,489	5	38	1901	1980		16
850 Hastings St W/Credit Foncier	M—Triovest Realty Advisors 604-642-4501/L—Triovest Realty Advisors /Loretta Roth 604-642-4504	76,509	4,418	80,927	10		1914	1992		23.31
789 Pender St W	M—Triovest Realty Advisors/ 604-642-4501/L—Triovest Realty Advisors /Loretta Roth 604-642-4504	213,614	8,946	222,560	15		1929	1991		20.01

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		REPAIR SQUARE FEET		TOTAL SQUARE FEET		STORIES		PARKING SPACES		YEAR BUILT		LAST YEAR RENOVATED		AVERAGE RENTAL RATE (\$/SQ FT)		BOMA
1285 Pender St W/Evergreen Bldg	M—QuadReal Property Group 604-661-5084/L—QuadReal Property Group/Maureen Neilly 604-975-9764	100,000		100,000	10	75	1980	2007	35	21.42	•							
1445 Georgia St W/Phileo Place	L—Gilic Developments 604-688-2942	32,490	4,209	39,620	6	21	1963	1999	22.5	21.55								
595 Howe St/Good Earth Bldg	M—Colliers 604-681-4111/L—NAI Commercial/Rob DesBrisay 604-691-6602	93,038		93,038	13	18	1977	1990	30	20.67	•							
800 Pender St W	M—West Pender Property Group/Mike Rushford 604-638-0331/L—West Pender Property Group 604-638-0327	106,583	6,284	112,867	16	28	1978	1999		21.68	•							
890 Pender St W	M—West Pender Property Group/Mike Rushford 604-683-0331/L—West Pender Property Group 604-638-0327	60,088	6,663	66,751	8		1965	1998		20.93	•							
1090 Pender St W/B6	M—Bentall Green Oak 604-661-5084/L—Bentall Green Oak/Jeff Lim 604-661-5619	534,000		534,000	32		1971	2023	57	23	•							
885 Georgia St W/HSBC Bldg	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	364,713	18,182	382,895	24	450	1986			24.5	•							
780 Beatty St	M—Peal Management Inc 604-734-3400/L—Peal Management Inc/Leo Poulos 604-734-3400	42,000		42,000	6		1914	1989	25	15.87								
815 Hastings St W	M—West Pender Property Group/Mike Rushford 604-638-0331/L—West Pender Property Group 604-638-0327	102,838	9,735	112,573	10	26	1976	1989		21.02	•							
905 Pender St W/King George Group Bldg	M—Colliers/L—Colliers/Derek May 604-661-0837	32,400		32,400	6		1963	2002	28	20.12	•							
750 Cambie St/Centennial Bldg	M—Peterson Commercial/Stephen Chodos 604-343-0424/L—Peterson Commercial/Patty Willetts 604-699-5203	70,000		70,000	7	40	1960	2005	33	18.85	•							
1199 Pender St W	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	72,000		75,254	9	60	1955	2003	34	17.67	•							
190 Alexander St/Harbourview	M—Anthem Properties/Stuart Hamilton 604-235-6971/L—Anthem Properties/Ryan Hall 604-235-3174	42,655		42,655	6	34	1979			15.25	•							
999 Canada Pl/World Trade Centre Office Complex	M—Ocean Pacific Management 604-682-7391/L—NAI Commercial/John Freyvogel 604-691-6640	210,000		210,000	6	160	1986	2000	35	21.33								
925 Georgia St W/Cathedral Place	M—Shon Group Realty Advisors 604-669-3312/L—Shon Group Realty Advisors/Wayne Beattie 604-684-0925	322,914	8,616	331,965	23	351	1991	2018		23.01	•							
128 Pender St W/Sun Tower	M—Allied Properties REIT/L—Allied Properties REIT/Sean Keenan 778-317-9751	76,717	1,672	78,389	17		1912	2011		21.66	•							
580 Granville St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	56,336			5		1959	2000		19.35								
1055 Hastings St W/Guinness Tower	M—Oxford Properties/Brendan Denault 604-893-3202/L—Oxford Properties/Andrew Dickson 604-893-3257	252,339	3,858	256,373	25	280	1969	2014	44	25.71	•							
1066 Hastings St W/Oceanic Plaza	M—Oxford Properties/Dean De Sousa 604-893-3244/L—Oxford Properties/Andrew Dickson 604-893-3257	331,128		345,553	26	195	1977	2005	52	24.72	•							
889 Pender St W/Pender Pacific	M—Impex Management Ltd 604-688-9720/L—Re/Max Commercial Advantage/Moojan Azizi 604-899-9293	34,406	2,060	38,792	8	16	1984			20.45								
885 Dunsmuir St	M—West Pender Property Group/Mike Rushford 604-638-0331/L—West Pender Property Group 604-638-0327	100,460	7,260	107,720	10	16	1970		24	20.11	•							
1111 Georgia St W/FortisBC Centre	M—TA Management/Lee Medd 604-683-1628/L—CBRE/Bill Coulter 604-220-9519	316,512	9,340	349,010	24	394	1992	2003		23.27								
580 Hornby St	M—West Pender Property Group/Mike Rushford 604-638-0331/L—West Pender Property Group/Colin Murray 604-638-0331	53,398	2,716	56,114	9	32	1986	2000	28	21.23	•							
1133 Melville St/The Stack	M—Oxford Properties 604-893-3200/L—Oxford Properties/Ted Mildon 604-893-3230	540,000		540,000	36	577	2022		53	26.21	•							
900 Hastings St W/900 West Hastings	M—UPG Uptown Property Group/Oliver Yau 604-688-7960/L—UPG Uptown Property Group/Bart Slotman 604-688-7750	97,096	5,370	102,466	14		1966	2009			•							
119 Pender St W/Duncan Bldg	M—Equitable Real Estate 604-683-7571/L—Equitable Real Estate/Sarah Forseth 604-683-7571	47,297	13,766	61,063	7		1911	2018		14.81	•							
888 Dunsmuir St/XCHANGE Conference Centre	L—Cushman & Wakefield/David Mackay/Roger Leggatt 604-639-9335	108,450	4,632	113,082	15	120	1991			23.98								
625 Howe St/Standard Life Bldg	L—Cushman & Wakefield/David Mackay/Roger Leggatt 604-639-9355	146,762		146,762	15	120	1975	1993		22.31								
1500 Georgia St W/1500 West Georgia	M—Warrington PCI 604-688-5658/L—Warrington PCI/John Frederickson 604-975-9004	189,368		189,368	20	137	1978	2003	28	26.86	•							
409 Granville St/United Kingdom Bldg	M—UKB Properties 604-336-0445/L—NAI Commercial/Roy Gibbs 604-691-6686	195,956	15,142	215,000	17	64	1961	1988	30	20.05	•							
1185 Georgia St W	M—Allied Properties REIT/L—Allied Properties REIT/Sean Keenan 778-317-9751	160,933	4,357	165,290	16	155	1985	1992		21.05								
1040 Georgia St W/The Grosvenor Bldg	M—Warrington PCI 778-383-6273/L—Warrington PCI/Jeff Toews/John Frederickson 778-383-6280	195,102	8,648	212,042	22	324	1985			25.56	•							
1155 Robson St/John Robson Place	M—Warrington PCI/Deryk Brower 604-331-5232/L—JLL/Andrew Astles/Mark Trepp 604-998-6045	78,964		79,950	7		1947	2018	23	17.5	•							
535 Thurlow St/Phillips Bldg	M—Onni Group 604-802-7711/L—JLL/Scott MacDonald/Andrew Astles 604-990-6020	61,861		61,861	8	21	1966	1990		14.58								
1030 Georgia St W/Burrard Bldg	M—Warrington PCI 604-331-5232/L—CBRE/Eli Applebaum/Bill Coulter 604-662-3000	207,095		250,000	19	158	1957	1990		23.92	•							
744 Hastings St W/Pacific Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	67,500	5,000	72,500	8		1910	1990	27	17.25								
425 Carrall St/Old BC Electric Bldg	M—Anthem Properties/Stuart Hamilton 604-235-6971/L—Anthem Properties/Ryan Hall 604-235-3174	91,950	10,522	102,472	6	117	1912		25	16.07	•							
1444 Alberni St	M—Prospero Int'l 604-669-7733/L—Prospero Int'l/Jeff Nightingale 604-699-348	36,899		36,899	4	36	1970	1996	28									
163 Hastings St W/The Flack Block	M—West Pender Property Group/Mike Rushford 604-638-0331/L—West Pender Property Group/Colin Murray 604-638-0327	36,317	7,490	43,807	5		1899	2008		21.48	•							
510 Hastings St W/Standard Bldg	L—Colliers/Marco di Paolo 604-661-0838	112,000	5,700		15		1913	2023	25	13.77								
555 Hastings St W/Harbour Centre	M—Polaris Realty 604-689-7304/L—NAI Commercial/John Freyvogel 604-691-6640	249,707	50,595	465,068	28	700	1977	2005		22.73	•							
318 Homer St/Mercantile Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	41,255		50,000	8		1910	1999	26	16.06								
1111 Melville St	M—CompuStar Enterprises/Connie Chau 604-687-6790/L—Cushman & Wakefield/Jennifer Robertson 604-640-5894	105,372		116,544	12	112	1976			18.85								
1138 Melville St	M—Epic Investment Svcs/Danielle Diotte 236-858-7253/L—Epic Investment Svcs/Miguel Cortines 236-515-3241	164,787	1,222	160,057	18	125	1980	2000			•							
1190 Melville St/Wyland Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	41,000	7,000	48,000	7		1965	1999		17.65								
402 Pender St W/BC Securities Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	40,000	5,000	46,187	8		1912		25	19.66								
1140 Pender St W/Sun Life Financial Centre	M—Bentall Green Oak/Richard Northrop 604-661-5624/L—Bentall Green Oak/Jeff Lim 604-661-5619	167,087		167,087	18	149	1984	2006		21.34	•							
509 Richards St/The Lumberman's Bldg	M—Lumberman's Building Corp/L—Avison Young/Devin Ringham 604-647-5098	27,600		27,600	8		1912	2022		14.91								
605 Robson St/Vancouver House	M—Unimet Investments Ltd/604-688-1883/L—NAI Commercial/Roy Gibbs 778-834-4050	125,000		144,000	16	200	1989		28	20.08								
525 Seymour St/Seymour Bldg	M—Aquilini Group Properties 604-687-8813/L—Aquilini Group Properties/Drew Hardisty 604-909-7943	51,195		51,195	10		1912	2014	38	16.08								
21 Water St/The Packing House	M—Low Tide Properties 604-737-7232/L—CBRE/Blair Quinn 604-662-5181	50,286	10,000	59,655	6		1910	2015	20	14.66	•							
111 Water St	M—Reliance Properties Ltd 604-684-8890/L—Reliance Properties Ltd/Luke Moran 604-683-2404	24,000		26,000	3	25	1910	1990	28									
355 Burrard St/The Marine Bldg	M—Oxford Properties/Dorothy Cheng 604-893-3247/L—Oxford Properties/Andrew Dickson 604-893-3257	145,727	23,403	176,449	22	280	1930	2014	50	24.58	•							
510 Burrard St	M—Manulife Financial 604-438-2302/L—Manulife Financial/Mark Chambers 604-998-6005	205,055		205,055	14	156	1985	2003		23.82	•							
1095 Pender St W/Manulife Place	M—Manulife Financial 604-438-2302/L—Manulife Financial/Mark Chambers 604-998-6005	210,000	4,000	214,000	22	186	1991	2003		27.35	•							

Address/Building name	M–Management company/Contact/Phone L–Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE /SQM	AVERAGE RENTAL RATE /SQM	SQM
1112 Pender St W	L–Gilic Developments 604-688-2942	62,000	6,437	69,243	10	43	1959	2014	23			20.5		•
808 Hastings St W/Prime Capital Place	M–Martello Property Services/Wayne Smithies 604-681-6544/L–Martello Property Services/Amrita Guram 604-428-5255	96,441	5,889	99,000	11	54	1982	2012	21			20.5		•
666 Burrard St/Park Place	M–QuadReal Property Group/Frank Vecchio 604-975-9671/L–QuadReal Property Group/Maureen Neilly 604-975-9764	577,614	18,775	596,389	35	560	1984	2002				24.94		•
550 Burrard St/B5	M–Bentall Green Oak 604-661-5056/L–Bentall Green Oak /Jeff Lim 604-661-5619	577,796		577,796	33	975	2002	2007				22.96		•
505 Burrard St/Bentall One	M–Hudson Pacific Properties 778-328-5960/L–Hudson Pacific Properties /David Haugen 778-328-5964	240,455	16,185	283,730	21	525	1967	2003				26.75		•
1188 Georgia St W	M–GWL Realty Advisors/Nicole Hadden 604-713-7724/L–GWL Realty Advisors/Peter Jenkins 604-713-8920	199,979	4,594	204,573	21	59	1980	1997				25.05		•
999 Hastings St W/AXA Place	M–Polaris Realty 604-684-4221/L–NAI Commercial/John Freyvogel 604-691-6640	203,219		203,219	19	120	1981	2003				22.11		•
750 Pender St W/Pender Place II	M–Cadillac Fairview 604-630-5308/L–Cadillac Fairview/Lou Ficocelli 604-630-5307	142,000	3,890	146,246	17	116	1974	2000				24.16		•
250 Howe St/PricewaterhouseCoopers Place	M–Cadillac Fairview 604-646-8020/L–Cadillac Fairview/Lou Ficocelli 604-630-5307	238,389	2,271	241,711	20	460	2002					26.45		•
400 Burrard St/Commerce Place	M–QuadReal Property Group/Frank Vecchio 604-975-9671/L–QuadReal Property Group/Maureen Neilly 604-975-9764	211,015	15,734	226,749	21	146	1985					27.77		•
777 Hornby St	M–QuadReal Property Group/L–QuadReal Property Group/Irene Au 604-975-3586	138,585		138,585	20	457	1969	1993	30			27.55		•
675 Hastings St W/Six Seven Five	M–UPG Uptown Property Group/Oliver Yu 604-688-7960/L–UPG Uptown Property Group/Bart Slotman 604-688-7750	108,630		108,630	16		1930	2016						•
68 Water St/Deighton Bldg	M–Re/Max Commercial Advantage/ /L–Re/Max Commercial Advantage/John Moody 778-837-3760	27,000	9,500	45,500	5		1899	1985	22.5	14				
788 Beatty St	M–Reliance Properties 604-683-2404/L–Reliance Properties/Luke Moran 604-683-2404	54,000		59,500	6		1910	1995	27	12.38				
701 Georgia St W	M–Cadillac Fairview 604-630-5308/L–Cadillac Fairview/Lou Ficocelli 604-630-5307	216,690		216,690	18	145	1975	2010				25.36		•
111 Dunsmuir St/AMEC Bldg	M–Morguard 604-681-9474/L–JLL/Mark Chambers 604-998-6005	218,416	3,719	222,135	13	242	1994					21.26		•
225 Smithe St/The Smithe	L–Cushman & Wakefield/Roger Leggatt 604-640-5882	27,717			3		2021			50	22			
333 Seymour St/Grant Thornton Place	M–Warrington PCI 604-602-1887/L–JLL/Mark Chambers/Mark Trepp 604-998-6005	150,735	3,760	159,374	17	141	1985	2005				23.88		•
609 Hastings St W/Princess Bldg	M–Pacific Dawn Management 604-683-8843/L–NAI Commercial /John Freyvogel 604-691-6640	27,483		27,483	11		1982			30	17.4			
1111 Hastings St W	M–Golden Properties/Angela Wong 604 689 1721/L– Avison Young/Justin Omichinski/Anna Robinson 604-647-1342	94,866		107,459	13	250	1966	1996	30	23.82				•
1177 Hastings St W/Board of Trade Tower	M–Golden Properties 604-689-1721/L– Avison Young/Anna Robinson/Justin Omichinski 604-647-1342	265,060		265,060	26	600	1968	2009	45	26.08				•
1067 Cordova St W/Shaw Tower	M–Westbank Corp 604-685-8986/L–Westbank Corp/Emilie Lok 604-685-8986	279,000	2,200	532,000	16	333	2004					25.84		•
543 Granville St/Bower Bldg 1	M–Harwood Corp 604-681-3401/L–Harwood Corp/Daen Campbell 604-681-3401	67,526		67,526	17	60	1997			28	21.71			
560 Beatty St	M–Cowan Properties 604-834-3545/L–Corbel Commercial/Marc Saul 604-609-0882	27,700	5,300	33,000	6		1920					15.86		
698 Seymour St/Seymour Bldg	L–Marcus & Millichap/Claudia Claasen 604-834-6680	31,168	7,107	38,275	4		1971					15.58		
745 Thurlow St	M–QuadReal Property Group/L–QuadReal Property Group/Jeff Rank 604-975-9623	392,598	8,136	400,734	25	314	2013					23.13		•
1021 Hastings St W/MNP Tower	M–Oxford Properties/Brendan Denault 604-893-3202/L–Oxford Properties/Andrew Dickson 604-893-3257	277,061		277,061	35	280	2014			61	24.68			•
564 Beatty St	M–Reliance Properties 604-683-2404/L–Reliance Properties/Luke Moran 604-683-2404	35,900	9,900	45,800	10	6	1909	2013				15		
968 Robson St/Robson Central	M–Morguard 604-681-9474/L–JLL/Mark Chambers 604-998-6005	80,573	47,092	127,665	6		1956	2013				22.73		•
510 Georgia St W/Telus Garden	M–Warrington PCI 604-979-0600/L–Warrington PCI/Sanjay Sudra 604-331-5256	493,854		493,854	24	280	2015							•
725 Granville St	M–Cadillac Fairview 604-630-5308/L–Cadillac Fairview/Lou Ficocelli 604-630-5307	290,000	48,000	348,000	7		2015					23.95		•
475 Howe St/The Exchange	M–Credit Suisse 212-325-2000/L–JLL/Mark Chambers 604-998-6005	360,469	11,531	372,000	31	158	2017					20.21		
320 Granville St/Bosa Waterfront Centre	M–Bosa Development 604-294-2742/L–JLL/Mark Trepp 604-998-6035	355,000		374,790	30		2022			55	29.94			•
151 Hastings St W/Ormindale Block	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	38,512		38,512	6		2017							•
601 Hastings St W	M–Warrington PCI 604-602-1887/L–Warrington PCI/John Frederickson 604-975-9004	208,688		208,688	25		2015	2021	51	22.36				•
349 Georgia St W/The Post - North Tower	M–Quadreal Property Group/L–Quadreal Property Group /Jeff Rank 604-975-9623	574,762	185,000	759,762	22	2022						22.51		•
510 Seymour St/Five I Ten	M–Serracan Properties/L–Avison Young/Glenn Gardner 604-647-5092	71,247	5,042	76,837	10		2017			36	21.99			
733 Seymour St/Vancouver Centre II	M–GWL Realty Advisors/L–GWL Realty Advisors/Peter Jenkins 604-713-8920	371,000		371,000	33	500	2021					23.08		•
400 Georgia St W/Deloitte Summit	L–Colliers/Marco diPaolo 604-661-0838	353,049	7,204	360,253	24	163	2020					27.78		
155 Water St/The Wilson Block	M–Low Tide Properties 604-737-7232/L–CBRE /Blair Quinn 604-662-5161	75,000	8,000	82,000	7	45	2020							
349 Georgia St W/The Post - South Tower	M–Quadreal Property Group/L–Quadreal Property Group /Jeff Rank 604-975-9623	517,375		517,375	19		2019					22.51		•
101 Smithe St	L–Colliers/Blake Davies 604-694-7239	30,000		30,000	5		1910					17.5		

VANCOUVER DOWNTOWN SOUTH

1001-1085 Cambie St/Yaletown Mews	M–Epic Investment Svcs/Slavica Kosmajac 604-678-0239/L–JLL /Andrew Astles 604-363-6673	65,000		65,000	3	82	1990					21.82		
1140 Homer St/Homer Court	M–Transpacific Realty 604-661-0669/L–Colliers/Blake Davies 604-694-7239	26,000		28,000	3	7	1912	1991	25	20.87				•
1122 Mainland St	M–Madison Properties Inc/L–JLL/Mark Trepp 604-998-6035	60,333	20,812	81,145	5	66	1915	1991				16.68		
815 Hornby St	M–Reliance Properties/L–Reliance Properties/Luke Moran 604-683-2404	61,535	12,000	73,535	6	30	1980	1996	30	16.04				
1090 Homer St	M–GWL Realty Advisors/Nicole Hadden 604-713-7724/L–GWL Realty Advisors/Peter Jenkins 604-713-8920	47,273	17,002	64,275	5		1917	1993				24.8		•
808 Nelson St/Nelson Square	M–Nelson Square Management/Rose Ma 604-684-2472/L–Cushman & Wakefield /Jennifer Robertson 604-640-5894	190,000		209,200	25	235	1982	1999				23.86		
1200 Burrard St	M–Warrington PCI 604-602-1887/L–Warrington PCI/Jeff Toews 604-220-9519	61,525		71,355	10	35	1979	1999	30	26.31				•
840 Howe St/Robson Court	M–GWL Realty Advisors 604-713-6481/L–GWL Realty Advisors/Peter Jenkins 604-713-8920	190,029	9,329	199,358	11	169	1986	2017				23.78		•
900 Howe St	M–Warrington PCI 604-331-5232/L–JLL/Andrew Astles/Mark Trepp 604-998-6045	97,840	5,624	106,721	10	109	1987	2012				20.89		•
856 Homer St	M–CCS Properties/L–JLL/Corbin MacDonald/Mark Trepp 604-998-6034	47,000		47,000	5		1971	1982	26	18.45				

OFFICE BUILDING DIRECTORY

Address/Building name	M–Management company/Contact/Phone L–Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORIES	PARKING SPACES	YEAR BUILT	LAST YEAR REDOVATED	AVERAGE RENTAL RATE	AVERAGE COST	BOMA
1128 Hornby St /Copeman Healthcare Centre	M–Wesgroup Properties 604-648-1800/L–Wesgroup Properties/Derek Lee 604-788-5323	42,050		42,050	5	76	1986	2006				22.3		•
1045 Howe St	M–Narland Management–Elan Burghall 604-681-2747/L–CBRE/Geoff Donelly 604-662-5130	98,785	2,361	101,146	9	65	1973	2007				19.5		
840 Cambie St	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	89,377		89,377	6	10	1912	2009						•
1125 Howe St	M–Wicklow West 604-689-5050/L–Wicklow West/Jason Sanders 604-689-5050	128,912		128,912	14	150	1985	2007				14.58		
970 Burrard St /Electra	L–William Wright Commercial/Amrita Guram 604-428-5255	10,000	10,000	50,000	25	200	1955	1998	32			25.93		
1033 Davie St /Davie Bldg	M–Pacific Crown Management/Lucilla Leung 604-263-0907/L–Colliers /Derek May 604-661-0837	33,293		33,293	6	84	1959	2013	25			18.75		
855 Homer St /855 Homer Street Inc	M–H&R Building Management/Brendan Richardson 604-689-3800/L–Cushman & Wakefield/Max Zessel 604-640-5824	94,464	12,252	106,716	6	130	1991				27	18.56		
1008 Homer St /North Western Bldg	M–Zen Properties 604-681-1816/L–JLL/Corbin Macdonald 604-998-6034	44,500		60,000	5		1908	1998						
1190 Hornby St	M–Concert/Carla Fassbender 604-602-3802/L–Concert/Faye Tam 604-220-9519	100,085		104,494	12	117	1983	2001				19.58		•
1080 Mainland St /Yaletown Galleria	L–Colliers/Blake Davies 778-980-3540	39,674		55,964	5	67	1925	1989	26		26			
1152 Mainland St /Yaletown Bldg	L–Avison Young/Robin Buntain 604-647-5085	34,244		38,444	4	30	1911	1990				18.5		
1380 Burrard St /Kilborn Bldg	M–Bentall Green Oak 604-661-5000/L–Bentall Green Oak /Jeff Lim 604-661-5619	114,256		114,256	7	117	1982	2001				21.52		•
910 Richards St	L–CBRE/Alain Rivere 604-662-5110	30,000		30,000	3		1910					23.5	9.05	
1168 Hamilton St	M–BC Centre 86/Paula Eng 604-682-1339/L–CBRE/Tara Finnegan 604-220-9519	46,200		46,200	5	39	1916	1989	25			17.5		
1040 Hamilton St /Yaletown Centre	M–Allied Properties REIT 587-779-7452/L–Allied Properties REIT/Sean Keenan 778-317-9751	37,540	7,898	45,438	4	26	1920	1988	44			21.56		•
1110 Hamilton St	M–Triple F Investments/L–Avison Young/Matt Walker/Robin Buntain 604-647-5074	45,000		45,000	5		1908	2009				21.5		
1120 Hamilton St	L–Avison Young/Matt Walker 604-647-5074	20,000		25,000	4		1918	1996	25			21.5		
1080 Howe St /Executive Place Tower	L–NAI Commercial/Brian Mackenzie 604-691-6618	66,000		66,000	12	52	1996		30		20			
865 Hornby St /Chancery Place	M–Morguard 604-681-9474/L–Morguard/Michael Walker 604-602-6455	132,399	10,235	142,634	13	197	1982					25.32		•
948-950 Homer St /Chintz Bldg	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	34,604	10,399	45,003	4	7	1930	1998						•
1085 Homer St /The Cossette	M–Epic Investment Svcs/Danielle Diotte 236-858-7253/L–Epic Investment Svcs/Miguel Cortines 236-515-3241	39,000	14,000	54,185	6	77	2003					19.63		•
1050 Homer St	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	28,482	14,616	43,098	4		1950	2006	44			20.36		•
1290 Homer St /Yaletown Square	L–CBRE/Blair Quinn 604-662-5161	28,252			6		1910	2021				15.06		
980 Howe St	M–Manulife Real Estate/ 604-438-2302/L–JLL /Mark Chambers 604-998-6005	246,582	4,836		16	217	2015					24.31		•
1286 Homer St	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	25,577		25,577	5		1910					22.17		•
1280 Burrard St /Offices at Burrard Place	M–Reliance Properties Ltd/ 604-684-8890/L–Reliance Properties Ltd /Luke Moran 604-683-2404	130,000		130,000	13		2019					22		
1220 Homer St	M–Allied Properties REIT/L–Sean Keenan 778-317-9751	21,708		21,708	3		1946	2000						•
1022 Seymour St	M–Onni Group/Glen Wornor 604-602-7711/L–Onni Group/Mark Reid 604-488-2773	22,000	5,000	27,000										
980 Granville St	L–Avison Young/Fergus Cameron 604-647-5099	74,217		74,217	4	54	2023				50	18		
837 Beatty St	M–Reliance Properties/L–Reliance Properties/Luke Moran 604-694-8683	30,000	8,000	75,254	6		1911	2023						
VANCOUVER BROADWAY – SURROUNDING AREA														
333 Terminal Ave /Uniserve Bldg	M–369 Terminal Holdings 604-899-2788/L–Lee & Associates/Howard Malchy 604-895-2226	114,000	4,198	133,000	8	151	1990	1996	28		11			
369 Terminal Ave /Vantech Centre II	M–369 Terminal Holdings Lee & Associates 604-605-0166/L–Lee & Associates/Russell Long 604-895-2226	144,000	1,658	159,000	8	172	2000				32	14		
2955 Virtual Way /Broadway Tech Centre - Bldg 2	M–QuadReal Property Group/Michael Shumas 604-563-5098/L–QuadReal Property Group/Jeff Rank 604-975-9623	146,000		146,000	5		2001					20.28		•
2985 Virtual Way /Broadway Tech Centre - Bldg 3	M–QuadReal Property Group/Michael Shumas 604-563-5098/L–QuadReal Property Group/Jeff Rank 604-975-9623	112,000		112,000	4		2001					21.59		•
1750 10th Ave E /Eastvan Medical Centre	M–TPMG Capital 604-739-6188/L–TPMG Capital/Ivy Yung 604-742-3675	28,226		28,226	5	86	1972				25	20.57		•
2425 Quebec St /Mountainview Professional Bldg	M–Eurocan Industries Inc/L–NAI Commercial /Conor Finucane 604-691-6604	21,000		21,000	3	35	1980				28	14.26		
1505 2nd Ave W /Main Gate	M–Gulf Pacific Group 778-668-9808/L–Avison Young /Justin Omichinski 604-646-8387	30,767		59,048	5	60	1988	2004	28			20.11		
2925 Virtual Way /Broadway Tech Centre - Bldg 1	M–QuadReal Property Group/Michael Shumas 604-563-5098/L–QuadReal Property Group/Jeff Rank 604-975-9623	113,000		113,000	4		2008					21.9		•
1770 Burrard St	L–Avison Young/Justin Omichinski 604-646-8387	44,708		46,127	4	80	1973	1988				20.85		
1669 Broadway E /Robert & Lily Lee Family Health Ctr	L–Wesgroup Properties 604-633-2898/L–Wesgroup Properties/Derek Lee 604-788-5323	47,940	12,845	58,926	4		2010					15.32		•
111 5th Ave E /Main Alley M3	L–CBRE/Blair Quinn/Tara Finnegan 604-662-3000	63,295		63,295	3		1977					20		
2930 Virtual Way /Broadway Tech Centre - Bldg 5	M–QuadReal Property Group/Michael Shumas 604-563-5098/L–QuadReal Property Group/Jeff Rank 604-975-9623	78,322		78,322	3	190	2010					21.39		•
2940 Virtual Way /Broadway Tech Centre - Bldg 7	M–QuadReal Property Group/Michael Shumas 604-563-5098/L–QuadReal Property Group/Jeff Rank 604-975-9623	78,000		78,000	3	190	2010					20.98		•
1553-1557 Main St /Central	M–Onni Group/Rodney LeGrow 604-323-9662/L–Onni Group/Mark Reid 604-488-2773	90,000	10,000	100,000	7		2014							
2920 Virtual Way /Broadway Tech Centre - Bldg 6	M–QuadReal Property Group/Michael Shumas 604-563-5098/L–QuadReal Property Group/Jeff Rank 604-975-9623	178,000		178,000	4		2012					19.05		•
30 6th Ave E	M–Wesgroup Properties 604-648-1800/L–Wesgroup Properties/Derek Lee 604-788-5323	26,481		26,481	3	25	1980	2020	12			12.62		•
828 8th Ave W	M–TPMG Capital 604-739-6188/L–TPMG Capital/Ivy Yung 604-742-3675	28,000		28,000	4		1978	2018				16.88		•
525 8th Ave W /Citylink	L–NAI Commercial/Rob DesBrisay/John Freyvogel 604-691-6602	62,165	2,277	64,442	8	88	2020					19.51		
425 6th Ave W	M–Cressey Development/L–CBRE/Luke Gibson 604-662-5142	140,750	14,500	175,250	10		2021					17		
2238 Yukon St /The Yukon	L–CBRE/Luke Gibson 604-662-5575	49,000		49,000	4		2021					18		
2910 Virtual Way /Broadway Tech Centre - Bldg 4	M–Quadreal Property Group/Michael Shumas 604-563-5098/L–Quadreal Property Group/Jeff Rank 604-975-9623	175,546		175,546	4		2001					18.56		•

Address/Building name	M–Management company/Contact/Phone L–Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STORIES	PARKING STALLS	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE PER SQ FT	AVG. OPERATING COST	BBMA
114 4th Ave E/Main Alley M2	L–CBRE/Blair Quinn/Tara Finnegan 604-662-3000	50,000			8	311	2020			20	
107 3rd Ave E/Focal	M–Shon Group/L–Cushman & Wakefield/Matthew MacLean/Andrei Jelescu 604-640-5855	30,000	30,000	8			2022	40	17		
8 Broadway E/Eight on Broadway	L–CBRE/Blair Quinn/Luke Gibson 604-662-5161	116,035	122,474	11	118	2025					
VANCOUVER BROADWAY CORRIDOR											
1401 8th Ave W/Malvern Bldg	M–Wicklow West 604-689-5050/L–Wicklow West/Jason Sanders 604-689-5050	54,544		54,544	4	109	1979	2004		18.71	
999 Broadway W/BCAA Bldg	M–TPMG Capital 604-739-6188/L–TPMG Capital/Ivy Yung 604-742-3675	50,862	6,336	62,297	9	150	1972	2012		23.32	•
2184 Broadway W/Regent Medical Bldg	M–TPMG Capital 604-739-6188/L–TPMG Capital/Ivy Yung 604-742-3675	34,339	8,106	41,187	5	64	1959	2001	26	24.82	•
1508 Broadway W	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	82,291	64,183	146,474	9	265	1998				
2609 Granville St/Bank of Montreal Bldg	M–Reliance Properties/L–Reliance Properties/Luke Moran 604-683-2404	45,500	45,500	5	50	1970	2005	22	17.74		
805 Broadway W/805 Broadway Centre	M–Warrington PCI 604-688-5658/L–Warrington PCI/Jeff Toews 778-383-6280	85,100		101,127	19	292	1974		25	27.75	•
2590 Granville St/Chapman Bldg	M–Turner Meakin/Brian Meakin 604-736-7020/L–Colliers/Blake Davies 604-694-7239	21,398		24,622	3	22	1920	1971	28	22.43	
1385 8th Ave W	M–Warrington PCI 604-602-1887/L–Warrington PCI/Lenia Calico 604-220-9519	140,163		140,163	6	159	1982	2021		22.2	•
1285 Broadway W	M–Warrington PCI Mgmt 604-602-1887/L–Triovest Realty Advisors/Lenia Calico 604-220-9519	105,908		105,908	8	209	1984	2017		23.57	•
1333 Broadway W	M–Warrington PCI 604-602-1887/L–Warrington PCI/Lenia Calico 604-220-9519	229,986	11,199	241,185	14	419	1991	2017		23.84	•
1212 Broadway W/BC Heart Bldg	L–Dorset Realty/Colin Schuss 604-270-1711	40,845	7,187	48,032	5	102	1981		30	18	
1401 Broadway W	M–Warrington PCI 604-602-1887/L–CBRE/Brad Haw 604-662-5132	30,000		34,000	8		1994			21.75	•
1195 Broadway W/King Day Bldg	M–King Day Holdings/ 604-738-8819/L–CBRE /Brad Haw 604-662-5132	30,603	4,643	35,246	5	66	1984		25	18.34	
1985 Broadway W/Wawanasa Bldg	L–CBRE/Brad Haw 604-642-3463	55,669		55,669	5	108	1985		25	20	
1727-1755 Broadway W/Burrard & Broadway Office Complex	M–Northland Properties 604-735-6638/L–Colliers/Derek May 604-661-0837	66,568		66,568	5	170	1970	2003	32	17.16	
601 Broadway W/Broadway Plaza	M–Broadway Plaza Management 604-872-4551/L–CBRE /Brad Haw 604-662-5132	132,000		132,000	12	240	1980		23	20.04	
1060 8th Ave W	L–CBRE/Ed Ferreira/Brad Haw 604-662-5122	22,488			4	42	1972	2000		15.25	
1245 Broadway W	M–Value Property Group 604-606-7000/L–Value Property Group 604-606-7016	20,000		23,000	4		1990		28	21.39	
1788 Broadway W/Prospect Centre	M–Gammon/William Yuen 604-736-6761/L–Colliers/Dan Jordan 604-692-1472	40,000		53,000	9	142	1993	2001	35	28.97	•
1867 Broadway W/CGA Bldg	M–Austeville Properties 604-216-5503/L–JLL/Mark Trepp 604-998-6028	34,000	2,000	36,000	3	60	1979			19.47	•
2525 Willow St/Willow Professional Bldg	M–Prospero Int'l 604-669-7733/L–Cushman & Wakefield /David Mackay 604-639-9355	22,300		22,300	7		1972		18	21.19	
2608 Granville St/South Granville Centre	M–Macdonald Commercial/Nick Marini 604-736-5611/L–Macdonald Commercial/Eric Poon 604-714-4768	58,204	38,280	96,484	5	196	1974	2002	27	25.66	
1665 Broadway W/BC Medical Bldg	M–Warrington PCI 604-331-5259/L–Warrington PCI/Sanjay Sudra 604-331-5256	42,200		45,506	6	95	1973	1998		22.72	•
777 Broadway W	M–777 West Broadway Holdings/L–CBRE/Geoff Donelly 604-662-5130	53,000		75,000	12	156	1988		26	19	
1001 Broadway W	M–Rosebud Properties Ltd 604-738-4777/L–Cushman & Wakefield/Matthew MacLean Andrei Jelescu 604-640-5855	46,659	10,401	57,060	6	134	1989	2008		21.77	
2025 Broadway W/Mainframe Bldg	M–Epic Investment Svcs/Slavica Kosmajac 604-678-0239/L–CBRE /Brad Haw 604-662-5132	72,757	14,722	91,086	5	187	1988			22.26	
1338 Broadway W/Broadway Pacific Place	L–Dorset Realty Group/Colin Schuss 604-270-1711	31,982	20,413	58,970	4	120	1990		24	21.65	
750 Broadway W/Fairmont Medical Bldg	M–Peterson Commercial/Stephen Chodoss 604-343-0424/L–Peterson Commercial/Hazel Chan 604-335-9033	122,880		133,000	14	144	1960	1997	29	25.25	•
888 8th Ave W/Laurel Medical Centre	M–Value Property Group/L–Value Property Group 604-606-7016	21,000		21,000	3		1973			25.24	•
812 Broadway W/Willow Professional Bldg	M–Prospero Int'l 604-669-7733/L–Prospero Int'l /Jeff Nightingale 604-669-7733	20,500	5,202	25,702	7	96	1971		17	21.19	
988 Broadway W/Broadway & Oak	M–BlueSky Properties 604-336-8971/L–Colliers/Marco diPaolo 604-661-0838	82,000		102,301	11	169	2018			19.83	
2515 Burrard St	L–NAI Commercial/Chris Oteman 604-691-6633	30,000		30,000	3		1920		19	19.5	
365 Railway St	M–Allied Properties REIT/L–Allied Properties REIT/Sean Keenan 778-317-9751	31,528		31,528	2	7	1949			8.1	•
1477 Broadway W	L–CBRE/Luke Gibson 604-662-5142	97,104		569,728	8		2028			22	
WEST VANCOUVER											
545 Clyde Ave	L–Macdonald Commercial/Mark Hagedorn 604-715-5524	27,858		27,858	4	78	1972	1992	26	15.46	
100 Park Royal South	M–Maple Leaf Property Management/Dustin Cromie 604-923-4714/L–Maple Leaf Property Management 604-923-4714	120,000			12	172	1972	2004	39	17	
575 16th St/Hollyburn Medical Centre	M–Warrington PCI 778-383-6273/L–Warrington PCI/Jeff Toews 604-723-4990	21,694	15,541	37,236	3	91	2002				•
NORTH VANCOUVER											
1200 Lonsdale Ave/Lonsdale Place	M–Turner Meakin/Brian Meakin 604-736-7020/L–Avision Young/Matt Thomas 604-687-7331	27,095	9,992	34,460	3	61	1980	2002	20	21.21	
267 Esplanade W/West Quay Centre	M–Dorset Realty 604-270-1711/L–Dorset Realty/Damien Roussin 604-270-1711	50,507		52,737	3	160	1986		18	12.25	
949 3rd St W/Capilano Business Park III	M–Bentall Green Oak 604-646-2880/L–Bentall Green Oak /Tim Evans 604-661-5099	121,197		121,197	2	160	1994		19	9.14	•
126 15th St E/Eastern House	M–Sodican 604-988-0646/L–Forman Pilkington/Ross Forman 604-980-3003	27,805	10,184	37,989	4	73	1979		27	19.39	•
132 Esplanade W/Esplanade Place 1	M–Wesgroup Properties 604-648-1800/L–Avision Young/Terry Thies/Ian Whitcelo 604-646-8398	65,000	8,000	73,000	5	100	1991		23	17.31	•
171 Esplanade W/Esplanade Place	M–Gulf Pacific Group/Ryan Russell 778-668-9808/L–Forman Pilkington/Ross Forman/Jeff Pilkington 604-980-3003	66,266		71,325	6	87	1984	1992	27	17.82	
221 Esplanade W	M–Warrington PCI 778-383-6273/L–Warrington PCI/Jeff Toews 604-723-4990	154,000		154,000	6	233	1983			20.91	•
224 Esplanade W/Harbour Quay	M–Sodican 604-988-0646/L–Forman Pilkington/Ross Forman 604-980-3003	45,605		63,000	6	139	1981		25	18.77	•
38 Fall Ave/Harbourside Centre	M–GWL Realty Advisors/L–Avision Young/Terry Thies/Ian Whitcelo 604-646-8398	37,476		37,476	4	76	2001			17.27	•

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		REPAIR SQUARE FEET		TOTAL SQUARE FEET		STORIES	PARKING STALLS	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE /SQ FT	AVERAGE OFFERING /SQ FT	DOMA
889 Harbourside Dr /Harbourside Business Park - Waterfront Bldg 1	M—Concert 604-602-3802/L—Concert/Faye Tam 604-602-3736	74,670		74,670	3	160	2002			24	13.85	•		
788 Harbourside Dr /Harbourside Centre	M—GWL Realty Advisors/Jeevan Bathina/L—Avison Young/Terry Thies/Ian Whitcheo 604-646-8398	33,750		33,750	2	58	2001				14.86	•		
1200 Lynn Valley Rd /The Valley Centre	M—Warrington PCI 778-383-6273/L—Warrington PCI/John Frederickson 604-975-9004	38,539		40,000	3	126	1988	2000			23.85	•		
1861 Welch St /Cypress Business Centre	L—Avison Young/Terry Thies/Ian Whitcheo 604-647-5095	25,201		26,616	2	25	1971			18	12.82			
1111 Lonsdale Ave	L—Avison Young/Terry Thies/Ian Whitcheo 604-646-8398	33,736		33,736	4	70	1997			23.5	16.57			
930 1st St W /Capilano Business Park II	M—Bentall Green Oak 604-646-2880/L—Brantall Green Oak /Tim Evans 604-661-5099	86,618		86,618	2	129	1992			9		•		
980 1st St W /Capilano Business Park I	M—Bentall Green Oak 604-646-2880/L—Avison Young/Ian Whitcheo/Terry Thies 604-687-7331	84,059		84,059	2	133	1991			9		•		
1501 Lonsdale Ave /Central Block	M—Austeville Properties/Scott Reid 604-216-5517/L—Forman Pilkington/Ross Forman 604-980-3003	20,500		20,500	2		1974			20	25.4	•		
1801 Welch St /Cypress Business Centre	L—Avison Young/Ian Whitcheo/Terry Thies 604-647-5095	20,140		22,000	2		1975			18	12.82			
850 Harbourside Dr /Harbourside Corporate Centre	M—Avison Young/L—Avison Young/Terry Thies/Ian Whitcheo 604-646-8398	33,750		33,750	4		2009			28	12.45	•		
1133 Lonsdale Ave	L—Avison Young/Terry Thies/Ian Whitcheo 604-646-8398	21,800	7,000	26,175	4		2010			23.5	15.56			
111 Forester St /North Shore Corporate Centre	L—Re/Max Crest Realty/Ross Forman Jeff Pilkington 604-980-3003	30,000		30,000	2		2009			25	14.07			
131 13th St E /Millennium Central Lonsdale	L—Avison Young/Terry Thies/Ian Whitcheo 604-646-8398	31,224	18,000		2		2024							
VANCOUVER														
5511 West Blvd /Cedarhurst Professional Bldg	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	19,742	6,841	26,583	3	57	1976	2003		21.6		•		
1200 73rd Ave W /Airport Square	M—Colliers/Daniel Mok 604-662-2687/L—NAI Commercial/Rob DesBrisay 604-691-6602	222,000		222,000	14	444	1975	2000	23	16.07		•		
3425 Crowley Dr /Evergreen Health Centre	M—Concert/Penny Hall 604-602-3829/L—Concert/Faye Tam 604-602-3736	20,207		20,207	3	36	2000						•	
2695 Granville St /Block Bldg	L—TPMG Capital/Ivy Yung 604-742-3675	32,531		32,531	7	66	1965	2005		21.5				
3195 Granville St /Hycroft Centre	L—Wesgroup Properties 604-633-2890/L—CBRE/Luke Gibson/Blake Newton 604-662-5142	35,245	500	36,500	3	81	1957	1999		23		•		
329 Railway St	M—Paradigm Group 604-328-2524/L—Paradigm Group/Jordan Armstrong 778-990-4715	36,000		36,000	6		1910	1998	18	13.38				
1868 Glen Dr /GX Bldg	M—Oxford Properties/L—Oxford Properties/Andrew Dickson 604-893-3257	50,000		50,000	2		2002		14	12.24		•		
5655 Cambie St /Oakridge Place	M—Prospero Int'l 604-669-7733/L—Prospero Int'l /Jeff Nightingale 604-669-7733	20,149	6,749	26,898	3		1965		19	32				
211 Georgia St E /Golden Crown Centre	M—Paradigm Group 604-328-2524/L—Paradigm Group/Jordan Armstrong 778-990-4715	20,500		45,000	6	163	1989	2013	27	15				
2889 12th Ave E /Renfrew Centre	M—Epic Investments Svcs/Danielle Diotte 236-858-7253/L—Epic Investments Svcs/Miguel Cortines 236-515-3241	151,143		170,021	7	425	2016			21.85		•		
450 Marine Dr SW /Marine Drive	M—Triovest 604-484-0901/L—Triovest/Julie De Cotiis 604-642-4514	372,230	480	372,710	17		2015			18.19		•		
1296 Station St /False Creek Station	M—GWL Realty Advisors Inc./L—Colliers/Rob Chasmar 604-661-0822	270,000	6,000	276,000	13		2021							
2055 Columbia St /Fifth + Columbia by Nicola Wealth	L—CBRE/Tara Finnegan/Blair Quinn 604-662-5159	25,000			4	29	2022			20				
2710 Kaslo St /Kaslo at Renfrew District	L—Cushman & Wakefield/Roger Leggett 604-640-5882	218,350		218,350	7	190	2023							
2233 Columbia St	M—Allied Properties REIT/L—Allied Properties REIT/Sean Keenan 778-317-9751	28,443		28,443	4	25	2018						•	
2425 Health Sciences Mall /TEF 4	L—CBRE/Alain Rivere/Blair Quinn 604-662-5110	203,742		203,742	12		2025			18				
1629 Scotia St /Lab 29	L—CBRE/Blair Quinn 604-662-5161	212,000	6,000	218,000	8	338	2026			20				
2150 Keith Dr /HIVE	L—Colliers/Marco DiPaolo/Dan Jordan 604-661-0838	164,000		164,000	10		2025			20				
BURNABY														
4400 Dominion St	M—Redstone Group/Jamie Fiander 604-596-5622/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	69,167		91,039	5	225	1977	2006		21.39				
4190 Lougheed Hwy /Lougheed Commerce Court II	M—Onni Group 604-373-4436/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	69,973		69,973	5	453	1983	1996		15.71				
4940 Canada Way /Deer Lake Centre II	M—Colliers 604-681-4111/L—Avison Young/Matthew Craig/Matt Walker 604-647-5076	97,204		107,880	5		1981		18	18.5		•		
4946 Canada Way /Deer Lake Centre I	M—Colliers 604-681-4111/L—Avison Young/Matthew Craig/Matt Walker 604-647-5076	88,572		103,008	5		1981		18	14.98		•		
8900 Glenlyon Pky /Tekmira Bldg	M—Canadian Urban/L—CBRE/Blair Quinn/Alain Rivere 604-662-5161	52,486		52,486	2	170	1997		24	12				
3665 Kingsway /Boundary Plaza	M—Warrington PCI/Karin Fung 604-331-5236/L—Cushman & Wakefield/Max Zessel/Kyle Wilson 604-640-5824	44,000		57,000	3	100	1980			15.84		•		
4185 Still Creek Dr /1501 Willingdon Park	M—Narland Management/Elan Burghall 604-681-2747	51,416		51,416	3	131	1990			16.95		•		
4555 Kingsway /Central Park Place	L—Bosa Commercial/Alycia Kramer 604-558-8665	170,000	30,000	200,000	18	390	2000	2008		16.78				
4370 Dominion St /Central Place	M—Redstone Group/Jamie Fiander 604-596-5622/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	58,542		63,894	6	167	1983	1999		20.43				
4299 Canada Way /Canada Way II	M—Redstone Group/Jamie Fiander 604-596-5622/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	30,499	28,928	59,500	2	175	1972	1999		19.86				
4200 North Fraser Way	L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-683-3111	31,769		31,769	2	135	2007			13.15				
4710 Kingsway /Metrotower I	M—Avison Young 604-283-0888/L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	261,000		261,000	28	500	1989			21.88		•		
4720 Kingsway /Metrotower II	M—Avison Young 604-283-0888/L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	352,000		352,000	30	415	1991			21.32		•		
4321 Still Creek Dr /1506 Willingdon Park	M—Triovest Realty Advisors 604-294-3544/L—Triovest Realty Advisors /Julie de Cotiis 604-642-4514	332,844		332,844	6	684	2001			15.92		•		
8525 Baxter Pl /Production Court I	M—Narland Management/Elan Burghall 604-681-2747/L—Narland Management/Rob Chasmar 604-661-0822	44,071		44,071	2	296	1999		22	17.71				
8555 Baxter Pl /Production Court II	M—Narland Management/Elan Burghall 604-681-2747/L—Narland Management/Rob Chasmar 604-661-0822	44,071		134,161	3	296	1999							
4250 Canada Way /Pacific Blue Cross	M—GWL Realty Advisors/Stephanie Davies 604-713-7724/L—GWL Realty Advisors/Brian Wong 604-713-6480	119,315		119,315	6	338	1998			19.1		•		
4585 Canada Way /Canada Way Business Park	M—Warrington PCI 604-602-1887/L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	98,802		98,802	4	94	1982	1996		15.61				
4595 Canada Way /Canada Way Business Park	M—Warrington PCI 604-602-1887/L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	50,035		50,035	4	94	1982	1996		15.89				
4611 Canada Way /Canada Way Business Park - Bldg B	M—Warrington PCI 604-602-1887/L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	72,000		72,000	4	298	2001			15.48				

Address/Building name	M–Management company/Contact/Phone L–Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORIES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE /SQ FT	AVERAGE RENTAL RATE /CU FT	DOMA
9100 Glenhy Pkwy	M–Concert/Marc Rothberg 604-602-3841/L–Concert/Faye Tam 604-602-3736	61,833		61,833	2	313	1998							•
4211 Kingsway/Burnaby Centre	M–Burnaby Centre Management 604-438-4544/L–NAI Commercial/Rob DesBrisay/Jesse Godin 604-691-6602	52,666		52,666	7		1985	2000	21.5	15				•
4603 Kingsway/Metropointe	M–Macdonald Commercial/Nick Marini 604-736-5611/L–Macdonald Commercial/Eric Poon 604-714-4768	79,000		89,759	4	266	1989		25	19.02				
4800 Kingsway/Metropolis @ Metrotown Office Galleria	M–JLL 604-438-4700/L–CBRE/Blake Newton/Luke Gibson 604-662-5575	80,000		80,000	4		1986	1996	28	22.92				•
4180 Lougheed Hwy/Lougheed Commerce Court I	M–Onni Group 604-373-4436/L–Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	86,521		86,521	6	453	1984			14.93				
4664 Lougheed Hwy/Brentwood Office Centre	M–Peterson Commercial/Stephen Chodos 604-343-0424/L–Peterson Commercial/Hazel Chan 604-335-9033	195,883		195,883	3	348	1975	1999	25	16.96				•
2700 Production Way/Production Crt III	M–Narland Management 604-681-2747/L–Colliers/Rob Chasmar/Brian MacKenzie 604-661-0822	117,031		134,161	6	296	1999		17	15				
6400 Roberts St/Sperling Plaza I	M–Bosa Development 604-294-0666/L–JLL/Mark Trepp 604-998-6035	66,228		66,228	4	321	1975	2012		15.08				•
6450 Roberts St/Sperling Plaza II	M–Bosa Development 604-294-0666/L–JLL/Mark Trepp 604-998-6035	65,354		65,354	4	321	1975	2012		15.08				•
3001 Wayburne Dr/Canada Way Business Park North	M–Warrington PCI 604-602-1887/L–Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	102,000		102,000	2	340	1996	2001		17.31				•
5172 Kingsway/Burlington Square	L–NAI Commercial/Brian Mackenzie 604-691-6618	23,000		25,984	3	75	1982	1991	22	17.13				
4259 Canada Way/Canada Way I	M–Redstone Group/Jamie Fiander 604-596-5622/L–Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	59,008		59,008	2	196	1973	1998		18.89				
3605 Gilmore Way/Gilmore Place 2	M–Redstone Group 604-596-5622/L–Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-5076	47,000		47,000	3	138	2000			21.59				
3500 Gilmore Way/Telus Bldg	M–Redstone Group 604-596-5622/L–Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	56,201		56,201	3	154	1997			22				
4601 Canada Way/Canada Way Business Park - Bldg A	M–Warrington PCI 604-602-1887/L–Avison Young/Glenn Gardner/Matthew Craig/Sean Keenan 604-647-5076	87,051		101,100	5	345	2000			15.96				
4621 Canada Way/Canada Way Business Park - Bldg C	M–Warrington PCI 604-602-1887/L–Avison Young/Glenn Gardner/Matthew Craig/Sean Keenan 604-647-5076	72,000		72,000	4	279	2001			18.18				
4789 Kingsway/Centrepoint	M–Orr Development 604-731-8261/L–Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	71,236		73,934	6	154	2007		26	16.5				•
3292 Production Way/Lake City Centre	M–Epic Investment Svcs/Slavica Kosmajac 604-678-0239/L–Epic Investment Svcs/Miguel Cortines 236-515-3241	108,966	7,225	113,413	6	218	2008		26	15.34				•
3480 Gilmore Way/Gilmore Place 1	M–Redstone Group 604-596-5622/L–Avison Young/Matthew Craig 604-647-5076	51,805		51,805	3	144	2002			19.7				
4445 Lougheed Hwy/Commerce@citi	M–Warrington PCI 604-602-1887/L–Warrington PCI/Jeff Toews 604-220-9519	110,000	23,000	137,512	12	275	2010			15.52				
3185 Willingdon Green/Willingdon Green Bldg	M–Redstone Group/Jamie Fiander 604-596-5622/L–Cushman & Wakefield/Max Zessel/Roger Leggatt 604-640-5824	46,782		46,782	3	147	1986	2009		19.87				
3383 Gilmore Way/DiscoveryGreen	M–Manulife Real Estate 604-438-2302/L–JLL/Mark Chambers 604-998-6005	146,537		146,537	5	414	2009							•
3555 Gilmore Way/West Wing	M–Warrington PCI 604-602-1887/L–Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	55,251		55,251	3	331	2001		19.5	17.24				•
4225 Kincaid St/Kodak Bldg	M–Warrington PCI 604-602-1887/L–Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	70,550		168,499	5	314	1986	1999	26.5	15.57				•
4350 Still Creek Dr/1508 Willingdon Park	M–Triovest Realty Advisors/Dean de Sousa 604-294-3544/L–Triovest Realty Advisors/Julie DeCotiis 604-642-4514	180,943		180,943	4	333	2010			16.13				•
4370 Still Creek Dr/1509 Willingdon Park	M–Triovest Realty Advisors/Dean de Sousa 604-294-3544/L–Triovest Realty Advisors/Julie DeCotiis 604-642-4514	200,345		200,345	4	247	2010			15.67				•
3577 Gilmore Way/Discovery Place - Phase III	M–Warrington PCI 604-688-5658/L–Warrington PCI/John Frederickson 604-975-9004	50,715		50,715	3	331	2022			19.43				•
3999 Henning Dr/Bridge Corporate Centre	L–Re/Max Central/Peter Hall/Braden Hall 604-718-7300	73,992		73,992	4	22	1998		23	14.63				
7350 Edmonds St/Kings Crossing	M–Cressey Development/L–CBRE/Luke Gibson 604-662-5142	63,372	7,055	70,427	6	24	2018		28	17				
6060 Silver Ave/Station Square Phase 2	M–Anthem Properties/Ken Wood 604-449-2431/L–JLL/Mark Chambers/Mark Trepp 604-998-6005	52,804		78,000	3	1150	2018			17.5				•
0 Lougheed Hwy/Gilmore Place Phase 1	M–Onni Group 604-602-7711/L–Onni Group/Hilary Turnbull 604-488-8988	80,500	272,309			34	2024							
6051 Silver Ave/Station Square Phase 5	M–Anthem Properties/Ken Wood 604-449-2431/L–JLL/Mark Chambers/Mark Trepp 604-998-6005	45,276			3		2021			17.5				•
6023 Silver Ave/Station Square Phase 6	M–Anthem Properties/Ken Wood 604-449-2431/L–JLL/Mark Chambers/Mark Trepp 604-998-6005	42,478					2022			17.5				•
4676 Brentwood Blvd/The Amazing Brentwood Bldg 3	M–Shape Properties 604-681-2358/L–Shape Properties/Helen Rego 604-694-2282	78,000			3		2022			13.46				

COQUITLAM

2963 Glen Dr/Westwood Corporate Centre	L–CBRE/Tara Finnegan 604-662-5159	50,000		50,000	4		1993		26	13.4				
2950 Glen Dr/The Oasis	M–Onni Group 604-602-7711/L–Cushman & Wakefield/Craig Ballantyne 604-608-5928	24,000	15,000	39,000	7		2013			12.5				

PORT COQUITLAM

2755 Lougheed Hwy/Poco Place	M–Narland Management/Elan Burghall 604-681-2747/L–Cushman & Wakefield/Craig Ballantyne/Liam Boulbee 604-608-5928	59,993	103,929	163,844	7	573	1981	2003		19.97				
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PORT MOODY

130 Brew St/Suter Brook Village North	M–Onni Group 604-602-7711/L–Cushman & Wakefield/Craig Ballantyne 604-608-5928	185,000	100,000	285,000	6	78	2008			12.98				
220 Brew St/Suter Brook Village South	M–Onni Group 604-602-7711/L–Cushman & Wakefield/Craig Ballantyne 604-608-5928	138,946	26,170	163,772	9		2016			10.5				

MAPLE RIDGE

22470 Dewdney Trunk Rd/Maple Ridge Business Centre	M–Warrington PCI/Chris Kasianchuk 604-331-5264/L–Cushman & Wakefield/Craig Ballantyne 604-608-5928	91,395		91,395	6	560	2003			16.27				•
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NEW WESTMINSTER

435 Columbia St/The Boucher Bldg	L–Warrington PCI/Jeff Toews 778-383-6280	34,696	9,596	45,763	3		1989			18.06				
625 Agnes St/Queen's Court	M–Narland Management/Elan Burghall 604-681-2747/L–Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	67,562		85,042	5	97	1981	1991		13.19				
555 Sixth St/Westminster Centre	M–UPG Uptown Property Group/Donna Bisaro 604-525-8866/L–UPG Uptown Property Group 604-688-7750	86,000	82,000	168,000	4	354	1978	2012						•

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		REPAIR SQUARE FEET		TOTAL SQUARE FEET		STORIES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE (\$/SQ FT)	AVERAGE OFFERING (\$/SQ FT)	•
601 Sixth St/Uptown Centre	M—UPG Uptown Property Group/Donna Bisaro 604-525-8866/U—UPG Uptown Property Group 604-688-7750	30,000	10,000	40,000	4	79	2001					26	15.9	
960 Quayside Dr/First Capital Place	L—CBRE/Luke Gibson/Michael White 604-662-5142	48,094	16,998	65,092	4	130	1988							
522 Seventh St/Seventh St Professional Building	L—William Wright Commercial/Stathis Savvis/Nathan Armour 604-545-0636	25,183		25,183	3	70	1974	2001	20	15				
505 Sixth St/Latitude Uptown	M—UPG Uptown Property Group/Donna Bisaro 604-525-8618/L—UPG Uptown Property Group/Bart Slotman 604-688-7750	41,000	12,000	54,000	4	162	2008	2019						
628 Sixth Ave/Royal Bank Bldg	M—Value Property Group 604-606-7001/L—Value Property Group 604-606-7001	55,581	13,929	69,510	6	140	2000	2014					18.23	
500 Sixth Ave/Queen's Park West	M—UPG Uptown Property Group/Donna Bisaro 604-525-8618/L—UPG Uptown Property Group/Bart Slotman 604-688-7750	20,000	7,000	27,000	4	48	2013							
268 Nelson s Cr/The Brewery District Bldg 7	M—Wesgroup Properties 604-633-2898/L—Wesgroup Properties/Genevieve Lecour 778-952-4621	34,527				30	2023						16.21	

RICHMOND

7031 Westminster Hwy/Richmond Professional	M—Prospero Int'l 604-669-7733/L—Prospero Int'l/Jeff Nightingale 604-699-3483	29,000	3,000	32,000	3	100	1978	1995	19	19.19				
4940 No 3 Rd/Alderbridge Place	L—William Wright Commercial/Matthew Ho 604-428-5255	50,355	43,938	94,293	3		1976						17.77	
3600 Lysander Ln	M—Warrington PCI 604-688-5658/L—CBRE Ltd/Michael White/Luke Gibson 604-662-5120	111,368		111,368	5	460	1989	2007		14.32				
5951 No 3 Rd/London Plaza	M—Shon Group Realty 604-684-0925/L—Shon Group Realty/Wayne Beattie 604-684-0925	27,504	78,403	105,907	5	55	1994			22.95				
5811 Cooney Rd/Pacific Business Centre	M—Warrington PCI/L—Warrington PCI/Sanjay Sudra 604-331-5256	100,734		104,227	6	251	1989	1995	25	15.94				
10711 Cambie Rd/Airport Executive Park 14	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	98,669		98,669	3	277	1981	1992		15.81				
3851 Shell Rd/Airport Executive Park D	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	24,613		24,613	1	83	1974	1989		15.55				
10271 Shellbridge Way/Airport Executive Park 10	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	94,112		94,112	3	315	1998			13.39				
10551 Shellbridge Way/Airport Executive Park 2	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	60,629		60,629	2	164	1975	2006		14.54				
10651 Shellbridge Way/Airport Executive Park 3	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	29,690		29,690	1	108	1980	1992		14.96				
10760 Shellbridge Way/Airport Executive Park 8	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	69,876		69,876	1	236	1980	2013		14.38				
5611 Cooney Rd/Richmond Professional Bldg	M—Wesgroup Properties 604-633-2898/L—Wesgroup Properties/Genevieve Lecour 778-952-4621	30,714		40,714	3		1985			15.91				
13071 Vanier PI/Richmond Corporate Centre 5	M—Alpha Equities Ltd 604-279-0344/L—Alpha Equities Ltd 604-279-0344	26,062		26,062	2	85	1992			14.6				
13111 Vanier PI/Richmond Corporate Centre 4	M—Alpha Equities Ltd 604-279-0344/L—Alpha Equities Ltd 604-279-0344	35,703		44,302	2		1993							
13120 Vanier PI/Richmond Corporate Centre 2	M—Alpha Equities Ltd 604-279-0344/L—Alpha Equities Ltd 604-279-0344	37,007		37,007	2		1989	2003						
13151 Vanier PI/Richmond Corporate Centre 3	M—Alpha Equities Ltd 604-279-0344/L—Alpha Equities Ltd 604-279-0344	35,104		50,452	2		1990			14.6				
13160 Vanier PI/Richmond Corporate Centre 1	M—Alpha Equities Ltd 604-279-0344/L—Alpha Equities Ltd 604-279-0344	26,343		58,908	1		1989	2005		12.98				
10100 Shellbridge Way/Airport Executive Park A	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	24,632		24,632	1	78	1975	2004		14.72				
10451 Shellbridge Way/Airport Executive Park 1	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	61,954		61,954	2	156	1976	1992		13.71				
10691 Shellbridge Way/Airport Executive Park 4	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	60,194		60,194	1	118	1978	1992		14.65				
8171 Ackroyd Rd/Richport Town Centre	M—Warrington PCI 604-331-5242/L—Warrington PCI/Sanjay Sudra 604-331-5256	36,402	75,529	112,000	6	350	1987		20	23.57				
13551 Commerce Pkwy/Crestwood Corporate Centre 4	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	54,788		54,788	2	112	1990	2006		13.07				
13571 Commerce Pkwy/Crestwood Corporate Centre 5	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	78,151		78,151	2	232	1993	2005		14.7				
13575 Commerce Pky/Crestwood Corporate Centre 6	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	76,971		76,971	2	233	1993	2004		14.54				
13775 Commerce Pkwy/Crestwood Corporate Centre 7	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	79,914		79,914	3	239	1995	2021		14.06				
13777 Commerce Pkwy/Crestwood Corporate Centre 8	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	80,533		80,533	3	244	1996	2019		14.29				
13800 Commerce Pkwy/Crestwood Corporate Centre 1	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	181,588		181,588	2	447	1989							
13700 International PI/Crestwood Corporate Centre 2	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	81,713		81,713	3	242	1998			13.56				
13711 International PI/Crestwood Corporate Centre 10	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	81,836		81,836	3	237	1999			13.55				
4600 Jacobs Rd/Delf Place	M—GWL Realty Advisors/Jeevan Bathina 604-586-1404/L—CBRE/Michael White/Luke Gibson 604-662-5120	75,902		75,902	2	228	1982	2001		12.39				
7080-7100 River Rd/River Road Business Centre	M—Dorset Realty/ 604-270-1711/L—Dorset Realty/Colin Schuss 604-270-1711	115,889		305,916	2		1975	1998	13.5	5.84				
13091 Vanier PI/Richmond Corporate Centre 6	M—Alpha Equities Ltd 604-279-0344/L—Alpha Equities Ltd 604-279-0344	50,344		50,344	3		1998			14.85				
8100 Granville Ave/Richmond Place	M—Warrington PCI 604-688-5658/L—Warrington PCI/Jeff Toews 778-383-6280	90,605		95,572	9	226	1987	2008		17.51				
13353 Commerce Pkwy/Commerce Court International Phase II	M—Compass Point/Mark Morrison 604-214-8645/L—Compass Point/Mark Morrison 604-214-8645	68,558		68,558	3	230	1999			17.5	12			
13351 Commerce Pkwy/Commerce Court International Phase I	M—Compass Point/Mark Morrison 604-214-8645/L—Compass Point/Mark Morrison 604-214-8645	69,038		69,038	3	196	1998			17.5	12			
13511 Commerce Pkwy/Crestwood Corporate Centre 3	M—Peterson Commercial/Mimi Kwong 604-335-8841/L—Peterson Commercial/Patty Willetts 604-688-4885	40,130		40,130	1	130	1989	2007		13.65				
10200 Shellbridge Way/Airport Executive Park C	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	34,386		34,386	1	96	1976	1989		14.44				
4020 Viking Way/International Business Park - Bldg D	M—BUK Investments Ltd 604-408-3002/L—Colliers/Sean Bagan 604-661-0281	32,864		49,180	2		1991	2001						
4320 Viking Way/International Business Park - Bldg E	M—BUK Investments Ltd 604-408-3002/L—Colliers/Sean Bagan 604-661-0281	23,176		44,452	2		1990		22	8.26				
10851 Shellbridge Way/Airport Executive Park 6	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	66,000		66,000	3	186	2009			13.41				
10991 Shellbridge Way/Airport Executive Park 7	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	79,742		79,742	3	249	2002			13.38				
3751 Shell Rd/Airport Executive Park B	M—Colliers/Chelsea Zuber 604-694-7399/L—JLL/Mark Chambers 604-998-6005	33,455		33,455	1	104	1974	1989		14.59				

Address/Building name	M-Management company/Contact/Phone L-Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORIES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE RENTAL COST	DOMA
3011-3031 Viking Way/Knightsbridge Business Park	M-Concert/Gerry McRobert 604-602-3844/L-JLL/Mark Chambers 604-998-6005	38,435		38,435	2	108	1974	2004	14.95	12.64	•			
13888 Wireless Way/Commerce Court International V	M-Dream Office 604-586-5105/L-CBRE/Luke Gibson/Michael White 604-662-5142	116,530		116,530	2	515	2008					11.1		
3820 Cessna Dr/BCIT Aerospace Technology Campus	M-BCIT/L-Epic Investment Svcs/Andrew Altow 604-910-5180	85,000		85,000	5	225	2007		25	10				
4311 Viking Way/International Business Park - Bldg A	M-BUK Investments Ltd/John McGrandle 604-408-3002/L-Colliers/Sean Bagan 604-661-0281	31,259		47,475	2		1996		14	8	•			
12033 Riverside Way/Riverside Business Centre	L-JLL/Mark Chambers 604-998-6005	34,426		34,426	3		2008					10.25		
4011 Viking Way/International Business Park - Bldg B	M-BUK Investments Ltd/John McGrandle 604-408-3002/L-Colliers/Sean Bagan 604-661-0281	30,034		49,772	2		1991		14	8	•			
4611 Viking Way/International Business Park - Bldg C	M-BUK Investments Ltd/John McGrandle 604-408-3002/L-Colliers/Sean Bagan 604-661-0281	44,069		100,033	2		1991		14	6.5	•			
4620 Viking Way/International Business Park - Bldg F	M-BUK Investments Ltd/John McGrandle 604-408-3002/L-Colliers/Sean Bagan 604-661-0281	24,990		61,187	2		1990				•			
12771 No 5 Rd/Westcoast R&D Labs	L-Cushman & Wakefield/Roger Leggett/Liam Boulbee 604-640-5882	42,000		42,000	2		2022			10				
SURREY														
15225 104 Ave/Guildford Office Park	L-JLL/Andrew Astles 604-998-6045	48,856		48,856	4	120	1978	2015		14.95				
15117 101 Ave	M-Bosa Commercial 604-294-0666/L-Avison Young/Matthew Craig/Josh Sookero 604-647-5076	55,000		55,000	4	119	1985	2016		13.1	•			
7404 King George Blvd/King's Cross Shopping Centre (Office)	M-GWL Realty Advisors/Patricia Giordano 604-713-3161/L-GWL Realty Advisors/Peter Jenkins 604-713-8920	33,412	111,000		2	845						16.64	•	
1688 152 St/Ocean Pointe	M-Warrington PCI 604-688-5658/L-Warrington PCI/Jeff Toews 778-383-6280	56,000		82,000	4	189	2001					15.9	•	
13401 108 Ave/Station Tower	M-Redstone Group/Jamie Fiander 604-596-5622/L-Avison Young/Josh Sookero/Nicolas Bilodeau/Matthew Craig 604-647-5091	208,290	13,145	223,343	18	437	1994					21.63		
10470 152 St/Guildford Corporate Centre	M-Narland Management/ Elan Burghall 604-681-2747/L-Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	102,083	16,506	123,885	6	336	1997					15.77		
15252 32 Ave/Morgan Creek Corporate Centre	M-Morgan Creek Corporate Centre/Rick Friesen 604-531-6373/L-Morgan Creek Corporate Centre 604-531-6373	75,000		75,000	3	250	2003		24	10.9				
15300 105th Ave/Guildford Health Centre	M-Re/Max Commercial Advantage/Ryan Schwartz 604-510-3555	28,386		28,386	3		1975		24	16.86				
5477 152 St/Benchmark Business Centre II	M-Benchmark Properties/L-Benchmark Properties/Leslie Koole 604-533-1138	112,500		112,500	3	340	2010		25	9.02				
7455 132 St/Surrey Central Business Park IV	M-Redstone Group 604-596-5622/L-Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	57,383		57,383	2	1200	2001					14.22		
7445 132 St/Surrey Central Business Park I	M-Redstone Group 604-596-5622/L-Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	72,500		72,500	2		2001					13.5		
7495 132 St/Surrey Central Business Park II	M-Redstone Group 604-596-5622/L-Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	72,000		72,000	2	255	1994					15.47		
5455 152 St/Benchmark Business Centre I	M-Benchmark Properties/L-Benchmark Properties/Leslie Koole 604-533-1138	112,500		112,500	3	400	2008		25	9.01				
7565 132 St/Surrey Central Business Park III	M-Redstone Group 604-596-5622/L-Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	82,000		82,000	2		1996					13.75		
7485 130 St/Surrey Central Business Park V	M-Redstone Group 604-596-5622/L-Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	65,673		65,673	3	365	2001					14.24		
10172 152A St/Dean Business Centre	M-Taurus Commercial/Cliff Raps 778-388-2543/L-NAI Commercial/Bruce Mackenzie 604-691-6618	20,000	5,000	27,000	3	60	2008		25	12				
2055 152 St/Pacific Plaza	L-Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	20,000	21,000	40,000	3		1990		30	11				
7327 137 St/The Offices at Newton	M-Value Property Group 604-606-7001/L-Value Group Properties 604-606-7001	33,000	12,000	45,083	4	172	2013			34				
5446 152 St/Panorama Business Centre	M-Taurus Commercial Real Estate 604-531-1685/L-Taurus Commercial Real Estate/Cliff Raps 604-531-1685	30,000		30,000	3		2012		26	8.5				
5577 153A St/Panorama Place Bldg 1	M-Panorama Park Investments Ltd 604-542-4800/L-Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	44,089			3		2013		24	11.82				
13479 108 Ave/Gateway Place	M-Epic Investment Svcs/Sunny Dosangh 604-424-0972/L-Epic Investment Svcs/Miguel Cortines 236-515-3241	56,000	38,500	94,500	4	215	2016			14				
10189 153 St/GTC Professional Bldg	L-NAI Commercial/Brian Mackenzie 604-661-6618	101,169		101,169	5	189	2014	2022	28	12.5				
14928 56 Ave/Benchmark West	M-Benchmark Properties/L-Benchmark Properties/Leslie Koole 604-533-1138	55,000		55,000	3		2008		25	9.82				
9639 137A Ave/City Centre Phase 2	M-Lark Group/L-Colliers/Jason Teahen/Rob Chasmar/Arun Heed 604-661-0847	159,000	21,000	180,000	12		2018		35	13.5				
9830 King George Blvd/The Hub @ King George Phase B	L-Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	100,000	260,000	14		2020							
9850 King George Blvd/HUB 9850	L-Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	25,000		15		2021		35	19.22				
10045 King George Blvd/Central City Tower 2	M-Blackwood Partners/L-JLL/Mark Chambers/Mark Trepp 604-765-0565	514,000	20,000	534,000	25	1000	2023				•			
2121 160 St/Grandview Pointe	L-Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	36,512	2,532	39,044	3		2014		25					
3211 152nd St/TPC at South Point	L-Colliers/Jason Teahen 604-661-0847	25,000			4	350	2021			15				
9905 King George Blvd/Century City Holland Park	L-Cushman & Wakefield/Roger Leggett 604-640-5882	190,000		190,000	8		2025							
9686 137 St/City Centre Phase 4	M-Lark Group/L-Colliers/Jason Teahen/Rob Chasmar 604-661-0847	91,041	38,546	354,468	23		2025							

LANGLEY

9440 202 St/Walnut Grove Commerce Centre	K-Benchmark Properties/L-Benchmark Properties/Leslie Koole 604-533-1138	124,307		124,307	3	400	1999	2005	25	10.91				
20353 64 Ave/Langley Town Centre	K-Benchmark Properties/L-Benchmark Properties/Leslie Koole 604-533-1138	53,177		53,177	2	200	1994	2015	25	11.03				
8700 200 St/Langley 200 Business Ctr Bldg A	M-Mitchell Group/L-Cushman & Wakefield/Roger Leggett/Max Zessel 604-683-3111	33,335	7,000	40,335	3		2008			14.95				
8621 201 St/Langley 200 Business Ctr Bldg B	M-Mitchell Group/L-Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	95,283		95,283	6		2013			14.95				
8661 201 St/Langley 200 Business Ctr - Phase 2	M-Mitchell Group/L-Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	68,000		68,000	4		2012			14.1				
8063 199 St/Langley Business Centre	L-Cushman & Wakefield/Roger Leggett 604-640-5882	51,000	3,300	51,000	3		2020			14				
19933 88 Ave/First West Credit Union Bldg	M-Warrington PCI 604-602-1887/L-Warrington PCI/Lenia Calico 604-220-9519	107,000	23,000	130,000	6	458	2020		50	15.2	•			
20020 84 Ave/Latimer Business Hub	L-Colliers/Jason Teahen 604-661-0847	108,000		108,000	7	394	2022							
8600 199 St/200 West Business Centre Phase 1	L-Cushman & Wakefield/Roger Leggett 604-640-5882	198,983		198,983	11		2025			14				
20161 86 Ave/The Exchange Business Ctr	L-Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	97,000	5,000		4		2021		30	12.5				



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