
WORKPLACE



B.C.'s office reset

The buildings, deals and dynamics
moving the market



OUR BUSINESS IS TAKING CARE OF YOURS.

WHO WE ARE?

Canada's largest janitorial service provider. For over 50 years, we have been providing expert services to valued clients in public and private sectors, 24 hours per day, 365 days per year.



WHAT WE DO?

Bee-Clean is the Canadian industry leader, your single source local and national provider of comprehensive building maintenance, restoration and janitorial service.



SUSTAINABILITY

Serving environmental and sustainability needs.

INNOVATION

Bringing the best value, practices and knowledge.

AWARDS

High standards of practice.

CONTACT US

604.872.0233
www.bee-clean.com



Message from the Editor-in-Chief

Welcome to the inaugural edition of *Workplace* magazine. *Business in Vancouver* is proud to introduce this comprehensive annual publication focused on the B.C. real estate market's office sector. With return-to-work policies the new norm and major infrastructure projects reshaping how and where British Columbians work, understanding the new landscape of office real estate is essential. In

addition to in-depth stories, *Workplace* features one of *Business in Vancouver*'s most anticipated annual lists as well as a data-driven office directory providing indispensable insights.

Tyler Orton
Editor-in-chief
Business in Vancouver



FEATURES

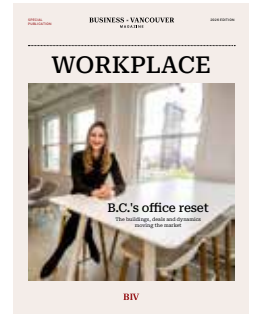
- 4 SUBURBAN STRENGTH**
Tighter markets beyond downtown
- 8 MAGNETIC OFFICES**
Amenities drive return to work
- 14 BUILT FOR TRANSIT**
Proximity now defines where offices succeed
- 18 GROWTH CORRIDOR**
New commercial spine along Broadway

LISTS

- 22 100 BIGGEST REAL ESTATE DEALS**
Ranked by total value of the deal

DIRECTORY

- 28 OFFICE BUILDING DIRECTORY**
Greater Vancouver office buildings



PUBLISHER/GM: Lara Graham
EDITOR-IN-CHIEF: Tyler Orton
CONTRIBUTORS: Howard Chai,
John Kurucz, Jami Makan
RESEARCHER: Tiffany Chu
DESIGN: Tracy Trydal
ADVERTISING SALES: Vivian Hung,
Tanya Kalra, Pariya Tari, Michelle West,
David Witherspoon
PROJECT MANAGER: Karen Ngan

BIV Magazine: Workplace is published by BIV Magazines, a division of BIV Media Group, 303 Fifth Avenue West, Vancouver, B.C. V5Y 1J6, 604-688-2398, biv.com.

Copyright 2026 Business in Vancouver Magazines. All rights reserved. No part of this book may be reproduced in any form or incorporated into any information retrieval system without permission of BIV Magazines. The publishers are not responsible in whole or in part for any errors or omissions in this publication.
ISSN 1205-5662

Publications Mail Agreement
No.: 40069240.
Registration No.: 8876.
Return undeliverable Canadian addresses to
Circulation Department:
303 Fifth Avenue West,
Vancouver, B.C. V5Y 1J6
Email: subscribe@biv.com, news@biv.com

Cover photo: Jennica Palecek,
associate vice-president at Colliers
Canada | Chung Chow

PRODUCED BY

BIV

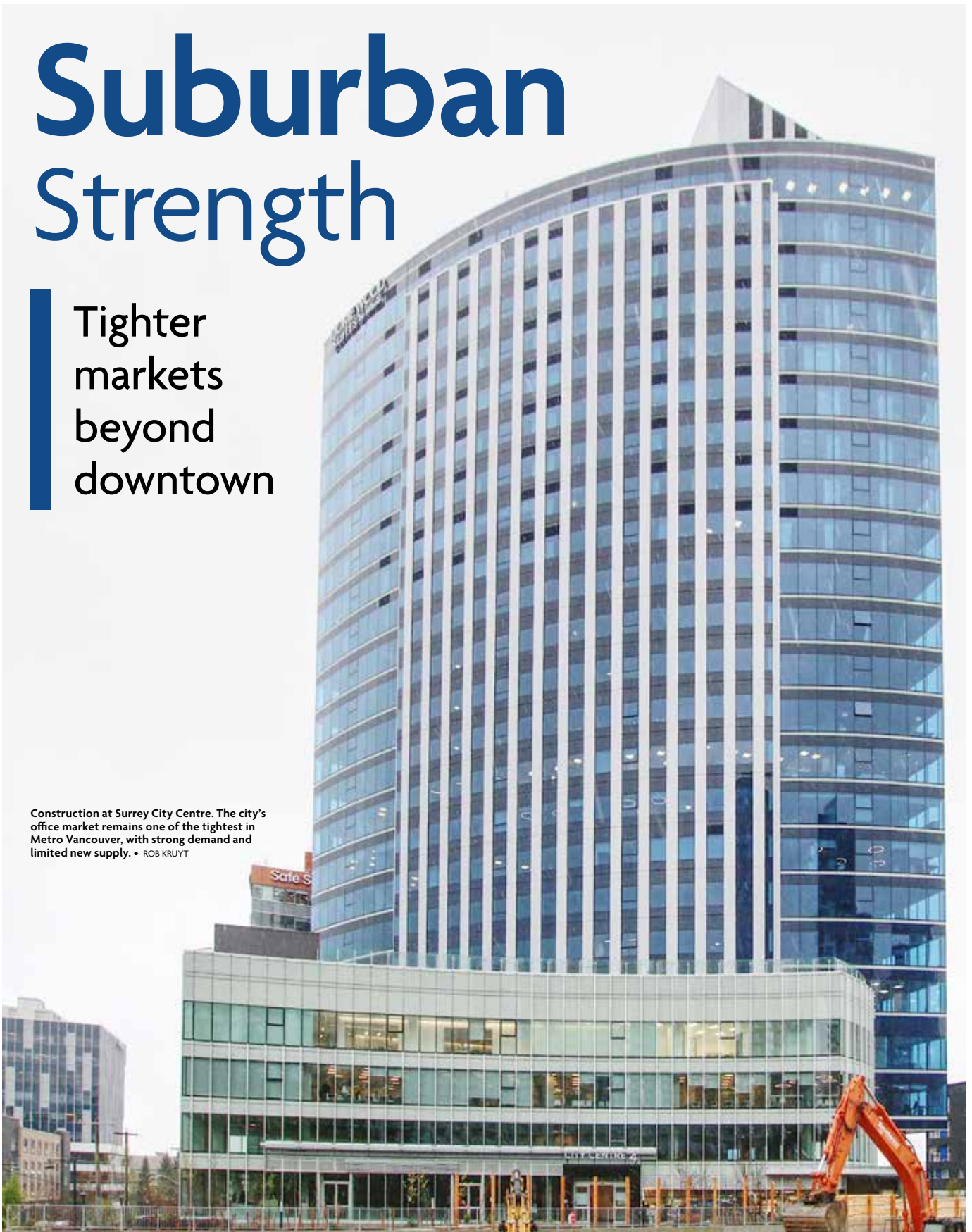
Proudly published and
printed in Canada

LODESTAR Media

Suburban Strength

Tighter
markets
beyond
downtown

Construction at Surrey City Centre. The city's office market remains one of the tightest in Metro Vancouver, with strong demand and limited new supply. • ROB KRUYT





New suburban office buildings either recently completed or in the pipeline include Solo 4 in Burnaby (pictured), Luxe in Richmond and City Centre 4 and Centre Block in Surrey. • ROB KRUYT

BY JAMI MAKAN

The developer of a health and technology district in Surrey says there are “a whole bunch of advantages” to being in the fast-growing suburb of Vancouver.

The 11-phase strategic plan is located on the SkyTrain, connecting it to the Fraser Valley. Also, the workforce for most of the district’s companies come from the Valley, so the workforce is already present. And third, that workforce can actually afford homes there, says Kirk Fisher, CEO of the Lark Group of Companies.

“If you put an office in Vancouver, your staff can’t afford to live there, have to travel there, so they drive to ... our office area, park and get on a SkyTrain,” Fisher says.

“Versus they would be right here, they wouldn’t need that extra 45 minutes to one hour of commute for you to spend extra money for an office in Vancouver when your staff doesn’t really want to be there.”

Suburban hubs like Lark’s health and technology district are buzzing with activity, pointing to the strong fundamentals of suburban office developments in Metro Vancouver. Demand for suburban office space in the region is healthy and growing, say commercial real estate experts.

In Lark’s case, the company has spent the past 20 years opening the first six phases of the district, which is next to Surrey Memorial Hospital and has attracted diverse employers. These include medical specialists,

tech companies, higher education institutions, daycares, lawyers, immigration firms and a passport office.

Many of them are collaborating to drive innovation forward, says Fisher.

Going into 2026, the availability of new office supply in Vancouver’s suburban markets attracted tenants such as these. When some of that new supply did deliver, it was either delivered pre-leased or was substantially leased up within a reasonable amount of time, says Andrew Petrozzi, director and head of Canada research with Newmark Group Inc.

The suburbs remain tight from a vacancy perspective, certainly compared with downtown markets, he says. Leading into Q2 2026, Surrey’s vacancy was around 5.7 per cent—lower than downtown Vancouver’s 12.5-per-cent vacancy rate as of Q4 2025.

A lot of supply was delivered in the suburbs in 2024 and 2025, but there is now a lack of new inventory, with only small pockets of new supply scattered throughout the suburbs, says Petrozzi.

“You, in fact, might see increased competition in the suburbs, and ... these markets are coming from a fairly tight perspective,” he says.

“This is kind of where these markets should be. This is a relatively healthy market and I continue to see that kind of demand sustaining through 2026.”

Much momentum

Offices in Vancouver’s suburbs have a lot going for them.



Burnaby may be the best-positioned suburb of Vancouver for office real estate, at least geographically, says Mark Trepp, executive vice-president with JLL. • CHUNG CHOW

Rents are lower in the suburbs compared to the downtown core, says Roger Leggatt, an executive vice-president within the Vancouver office leasing division of Cushman & Wakefield ULC.

Operating costs and taxes are easily 15-25 per cent lower, so there are significant savings when going out to the Fraser Valley and other suburbs, he says.

The suburbs also have considerable inventory, with Burnaby alone at 12 million square feet compared with close to 30 million downtown.

When exploring opening a new office, employers often start with a needs analysis, making a list of postal codes and creating a heat map that shows where employees live. This helps identify the most beneficial location to accommodate that group of staff, Leggatt says.

"A lot of the time, you're finding that the 'burbs are a good place to be," he says.

That's not to say the suburbs work for everybody. It's very sector-specific, with downtown still attracting the majority of tech and finance, he says.

"There's a lot of nuances to why people go to the 'burbs, but certainly what drives demand in the suburbs is proximity to staff," he says.

Suburban municipalities have been encouraging commercial development around their town centres, sometimes requiring developers to include office components in their concrete highrises in order to secure residential density, says Andrew Evans, real estate, hospitality and construction leader, West with Ernst & Young Global Ltd.

Transit is another tailwind. Workers desire a high level of connectivity and offices in amenity-rich town centres that offer food, grocery and shopping, he says.

"The traditional low-density suburban office park hasn't really been in demand for many years," Evans says.

Looking ahead, the \$6-billion Surrey-Langley SkyTrain project is extending rapid transit into Langley, and is expected to begin service in late 2029. This could add further momentum to suburban office development in the region.

The suburbs face some challenges. A lot of new suburban supply has been delivered as part of mixed-use projects, but there are currently fewer large-scale mixed-use projects due to the downcycle in residential real estate, Evans says.

There is also less investment into the suburbs from institutions such as pension funds. These institutions have traditionally dominated the downtown office market, and it is unclear whether they'll start to expand their investment geography into the suburbs. "Otherwise that does remain a limiting factor if you don't have the large capital players out in those markets," Evans says.

Suburbs in focus

Surrey is a very tight market, says Newmark's Petrozzi. It has one of the lowest vacancy rates—around 5.7 per cent leading into Q2 2026—among all of Vancouver's suburbs, he says. There is also very little if any new office construction at present, though significant new supply was delivered last year with the completion of Lark Group's City Centre 4 in the health and technology district.

One upcoming Surrey project is the proposed Centre Block, whose first phase would include the new Simon Fraser University medical school, with completion currently expected in 2030, according to the City of Surrey's website.

Surrey saw its office investment volume more than double from \$71,439,238 in 2024 to \$157,848,031 in 2025, according to Altus Group.

Richmond had a higher vacancy rate at around seven per cent, but is seeing stable or improving leasing activity, Petrozzi says. Last year's completion of the Luxe mixed-use development on No. 3 Road added about 80,000 square feet to the city's office inventory, helping the city record positive annual absorption—how much space is leased over a given period of time in any given market—for the first time since 2022.

Richmond's office investment volume shot up from \$16,944,510 in 2024 to \$77,289,427 in 2025, says Altus Group.

Burnaby—about six-per-cent vacant—is probably the region's strongest suburban market overall, Petrozzi says. The major new source of office supply in the region will be in Burnaby, he says, with Solo 4 expected to add about 180,000 square feet upon delivery in 2027. "That's the majority of where most of the new space is going to happen," he says.

Unlike Surrey and Richmond, Burnaby's office investment volume declined, going from \$124,294,860 in 2024 to \$74,367,940 in 2025, says Altus Group.

Still, Burnaby has seen disproportionately high demand in the last six to 12 months because of its location in the region, says Mark Trepp, executive vice-president with Jones Lang LaSalle IP Inc. (JLL). The region's population is roughly split between east and west of Burnaby. The city's centrality can help tenants make their employees' commutes more tolerable, he says.

"Burnaby sort of represents centre ice," he says.

Bull market?

JLL tracks 12 different sub-markets in the region, and generally speaking, all of them are pretty stable, Trepp says.

"All the suburban markets have basically crab-walked, if you will, over the last 12 months. In other words, vacancy rate hasn't really moved one way or the other," he says.

JLL is projecting that vacancy rates across all markets will decline over the course of 2026 and 2027 at the very least, and as a result, rental rates will start to increase, albeit slowly initially. This could eventually cause the economics of purpose-built offices to make sense again.

Currently, there's only about 300,000 square feet of office space under construction in the region, with the last of those projects scheduled to deliver for fixturing in 2027, Trepp says.

"Beyond that, there will be no new significant additions to office inventory in Metro Vancouver for at least three, and more likely five, years just given how long it takes to build an office building," he says.

Time will tell whether office vacancy decreases and hits a point where developers are able to justify advancing new projects. In the meantime, tight conditions could persist in Vancouver's suburbs, creating promising conditions for office developers in the region.

"We're bullish," says Trepp. ♦



Suburban office parks may be a thing of the past, says Andrew Evans, a commercial real estate expert with EY. • CHUNG CHOW

NAI Commercial

naibc.ca

The world's largest global commercial real estate platform

Local-market leading insights combined with access to the single largest, most powerful network of owner-operated commercial real estate firms.



*FIND YOUR LOCAL
COMMERCIAL REAL
ESTATE EXPERT*

Magnetic Offices



The Post, a trophy office building in downtown Vancouver occupied by Amazon, has an array of amenities that include three dog runs and two community gardens. • ROB KRUYT



The Post building in downtown Vancouver offers a number of amenities for dog owners. • ROB KRUYT

Amenities drive return to work

BY JAMI MAKAN

It's easy to be jealous of the 3,500 Amazon employees who work at The Post in downtown Vancouver. The top-tier office building is packed with amenities, ranging from rejuvenation rooms, zen gardens and an outdoor barbecue lounge to a craft room, basketball court and kitchenettes with crushed

ice machines and sparkling water.

New mothers can use a nursing room, people of faith can use a prayer room, and cyclists can use shower rooms with Dyson blow dryers. At the pet-friendly office, even the dogs have towel service.

It's a high-profile example of how employers and landlords in Vancouver are luring employees back to the office and making their spaces more magnetic after the COVID-19 pandemic made remote and hybrid

Downtown Prestige • Heritage Charm • Modern Space

**Office space available
in Vancouver's finest
heritage buildings**

Sarah Forseth

Leasing Manager, Commercial Properties

604-683-7571 • sarahf@ere.bc.ca

equitablerealestate.ca





Joshua Cameron (right), founder, and Andrew Memije, head manager, of LC Wellness Management pictured at Burnaby's Fortinet, where they oversee the company's wellness amenities and programming. • CHUNG CHOW

work ubiquitous. They also see amenities as a way to attract and retain top talent.

"If you're going to convince somebody to leave their house and start to work from the office, you want to make it as easy for them as possible to do that, and you want to provide as many amenities as you can," says Glenn Gardner, Vancouver-based principal with Avison Young.

Landlords are trying to be receptive to tenants' needs and offer a one-stop shop for a building's end users, he says. Gyms, weight rooms, food courts, lobbies, retail and restaurants are just some of the amenities being upgraded.

New office buildings are using amenities to attract new tenants looking for office space, Gardner says. Amenities have jumped to the top of the list of items that clients need in order to give their employees the best experience possible.

But older Vancouver office buildings weren't originally designed with these types of amenities in mind, he says. Another challenge is that Vancouver's office buildings aren't nearly as big as those in Toronto and New York City, where some buildings have speakeasy bars, spas and pickleball courts. The modest size of Vancouver offices means amenities must be amortized over a smaller amount of space. "In Vancouver, our buildings aren't that big so it's difficult to provide that sort of level of amenity, but we've done a really good job," Gardner says, citing strong rooftop amenities at B6, Vancouver Centre II and The Stack.

Almost every Class A building in the city today has

now been updated with as many amenities as they can possibly accommodate, Gardner says. Even Class B buildings are getting in on the action.

The goal is to compete with the brand-new AAA buildings that have been delivered into the marketplace, which can have amenities rivaling those in posh hotels, he says.

Amenity wish lists

About 52 per cent of Canadians report working in the office, 23 per cent report working from home and the remainder use coworking spaces, customer sites, business travel or "third places" like libraries, cafes and parks, according to a 2026 workplace survey by Gensler, a global architecture, design and planning firm.

Canadians consistently value the office to focus on work, Gensler found. Other top reasons for coming to the office include access to technology, socializing with colleagues and attending scheduled, in-person meetings with their teams.

When asked about amenities specifically, Canadian workers say they desire coffee shops, restaurants and bars, grocery, mass transit and retail, Gensler found.

Sian Ives, a senior interior designer in Gensler's Vancouver office, says the increasing emphasis on amenities stems from the COVID-19 pandemic, when people were required to work from home for a chunk of time and then needed to be drawn back in.

"Bringing people back to the office was really a big thing. So many of our clients were asking us how we could bring their people back to the office, and in a



To unwind, employees at The Post can play basketball, arcade games, foosball, pinball, table tennis and billiards, while connecting their Spotify playlists to overhead speakers via Bluetooth. • ROB KRUYT

way that they want to be there,” she says.

“With the pandemic, obviously we were very much alone, and then to be able to then spend this time together has been really key in coming back to the office.”

There is a shift away from larger boardrooms toward social spaces and lounges where town halls and informal, impromptu meetings can occur, says Ives. Huddle rooms and quiet spaces for calls and focus work are also becoming more common, she says.

Other design approaches include bringing outdoor elements inside through solariums and biophilia, a term referring to the innate tendency to seek connection with nature. Examples include finishes, mountain views, outside spaces and the incorporation of wooden elements.

“We’re trying to make clients understand that integrating planting in the design is key rather than just popping a few planters in at the end of the design,” Ives says.

Spaces that employees can hack, flex and personalize with greenery, photos and decorations can make them feel more at home, she says.

Amenities can be costly, but there are ways to transform existing spaces on a budget, she says. Early strategic planning can identify must-haves versus nice-to-haves, rather than designing for the most current trend, she says.

Gensler’s survey examined “AI power users,” defined as those who regularly use AI tools in both their work and personal lives, as opposed to late adopters who use AI occasionally or never. AI power users spend

less time working alone and more time learning and socializing, says the firm.

But they also spend more time working in locations outside the office, spending 51 per cent of their time in the office compared to 62 per cent for late adopters. While this appears problematic for the office sector, it’s actually the opposite, says Ives.

Amenities are likely a major draw for AI power users when they do come into the office, she says. The office is a critical place for giving them access to learning, collaborating and professional development.

“Having amenities in and around the office is a superpower for the workplace, not a weakness,” she says.

Coworking comforts

Coworking spaces may be particularly keen on amenities to attract those who would otherwise stay at home or work in public places that cost nothing.

“It’s absolutely a draw, an attraction and something that we personally think about all the time, and how to even enhance it all the time,” says Elton Kwok, WeWork’s general manager for U.S. West and Canada.

WeWork’s baseline amenities include espresso machines for lattes and cortados, cold brew on tap and “fun” drinks like kombucha and seltzer tea, he says. Multiple drips of premium coffee, along with dairy products, are also standard.

Perhaps WeWork’s biggest amenity is a full-service community team that offers front-desk reception services, and sets up networking events and social gatherings that often include food.



In the year 2026, office amenities around wellness aren't optional—they are fundamental to making offices more magnetic, says Nabil Sabet, group director with office design firm M Moser Associates. • ROB KRUYT

"You're greeted by them, there's events hosted by them, they keep your day-to-day operations kind of running smoothly, and we honestly are like the intersection of real estate and hospitality. ...We provide that hotel-like experience when you come in," Kwok says.

Some WeWork locations, including Bentall II, have a podcast studio and content room, he says.

It's also important not to forget the importance of simple things like reliable electricity and physical security, Kwok says.

One of the attractions of coworking is access to high floors in trophy buildings, he says. But access to the wider building's amenities varies from building to building based on the specific agreements with the owners and landlords.

"For the most part, I would say yes, as a member specifically in private offices, you would have access to the building amenities that come with it, and that would be inclusive of gyms," Kwok says, adding there is sometimes a nominal fee for gym use.

Wellness a top priority

Physical and mental wellness amenities are the single biggest priority for Canadian workers for their future workplaces, the Gensler survey found.

One B.C. company, LC Wellness Management, is riding this wave, according to founder Joshua Cameron and head manager Andrew Memije.

Cameron, a former boxing champion, started the company in 2022 after he noticed underutilized gym spaces in the city during the height of COVID-19.

HAVING AMENITIES IN AND AROUND

THE OFFICE IS A SUPERPOWER

FOR THE WORKPLACE.



Sian Ives

Senior Interior Designer, Gensler

The company, which now has four staff and over 30 contractors, is a vendor and third-party operator of gyms and health amenities in B.C. offices.

Clients include Fortinet, for whom LC manages three gyms and related programming, the Vancouver Club and the Canadian Army.

The company is expanding to offer the full scope of wellness management, Cameron says. This includes amenity management, corporate wellness programming, and broader health and wellness initiatives across multiple sectors.

The company also does nutrition and meditation workshops, and one-off events like a 2024 rooftop boxing match at The Stack.

Younger generations are especially drawn to health and wellness programs, and while some "dinosaurs"

aren't thrilled, property managers and tenants are getting on board, Cameron says.

Wellness amenities are critical, says Nabil Sabet, Vancouver-based group director with M Moser Associates, a global firm that designs, engineers and delivers workplace environments.

"The wellness space, mindfulness room, prayer amenity is a must-have," he says.

"We're living in a world where there are many walks of life and there are all kinds of neurodiversity in the workplace and it's recognized and understood and appreciated, but for that you need to create a space or spaces that can support the needs."

Making offices magnetic

There are two forces in terms of getting people into a space; one is you mandate and the other is you create a magnet, Sabet says. Creating something magnetic means making it worth the drive to the office and the hardship and sacrifice required to go there.

"Sometimes it's referred to as amenities, but unfortunately I think the word 'amenities' feels like it's an optional add-on. I think this has become now much more fundamental to what is an office," he says.

Amenities are not perks anymore, says Sabet. They are being upgraded to support a company's social infrastructure.

In the wake of the pandemic, the strongest elements that existed in offices have only become stronger and more necessary. Hybrid work didn't eliminate the need



The Post has an array of amenities that include 64 breakout spaces.
• ROB KRUYT

for the office, but rather clarified its purpose, he says.

Some amenities like daycares, pet-sitting, massage, barber and on-site health services can be difficult to maintain, he says.

Ultimately, the best amenities may be those that bring teams together and support human connection. Office amenities must evolve in a new landscape where work can be done from anywhere, Sabet says.

"People have been proving that work can be done on the kitchen counter," he says. ♦

BELONG

TO A COMMUNITY
BUILDING A
STRONGER
VANCOUVER.



GREATER VANCOUVER
BOARD OF TRADE

JOIN TODAY



boardoftrade.com



Jennica Palecek, associate vice-president at Colliers Canada, says prospective tenants in Metro Vancouver increasingly insist on office space within walking distance of a SkyTrain station. • CHUNG CHOW

Built for Transit

Proximity now defines where offices succeed

BY JOHN KURUCZ

Building a transit-oriented office space in Metro Vancouver is a lot like a game of Jenga, where each individual component is endlessly scrutinized between multiple parties in the pursuit of a meticulously built tower.

Municipalities tend to insist on all manner of uses—residential, commercial, offices or daycares—within the same footprint.

The developers prefer the market dictates where offices are situated, rather than having politicians and planners setting the agenda for them.

Meanwhile, some developments are eschewing vehicle parking altogether.

How and where Metro Vancouver's skyline is being impacted by SkyTrain development is a conversation that's increasingly pivoting away from the traditional confines of Vancouver and into pockets of Burnaby, Surrey and further afield.

But there remains one constant. Companies, employees and governments alike all want the

development directly next to transit, specifically the SkyTrain.

"If you're not located within walking distance to transit, most people won't even look at it," says Jennica Palecek, an associate vice-president with Colliers Canada. "I would say that every single tenant we're working with right now, they need to be within walking distance to transit."

Based out of downtown Vancouver, Palecek works in the office leasing space alongside startups, small businesses and mid-scale, growth-stage companies to assist in their real estate strategies.

She highlights a recent listing on Burnaby's Hastings Street that's situated directly along bus lines, but a 20-minute walk from the nearest SkyTrain station. Numerous parties have inquired about the building, she says, but all remain hung up on the lack of immediate SkyTrain connectivity.

"They all said: 'We love the space, love the building, it's a great price, but our employees just won't come,'" Palecek says. "They might not drive, or if they do drive, it's just an extra thing."



Derick Fluker, chief investment officer at Wesgroup, says mandates to include office space alongside residential and commercial sites near Sapperton in New Westminster and King George in Surrey may produce “Frankenstein buildings.” • ROB KRUYT

Palecek points to Burnaby and Surrey as leading the transit-oriented office charge with 393,000 square feet of combined inventory. Both markets are benefitting from direct access to the Expo and the future Surrey-Langley SkyTrain corridors.

She notes that the flight to transit-oriented suburban nodes is fundamentally economic. In Burnaby, an AAA building averages \$53.03 gross versus \$77.73 downtown, giving tenants SkyTrain-accessible addresses at roughly a 30 per cent-cost discount.

Colliers defines AAA offices as those with elements like iconic architecture, premium finishes, cutting-edge building systems, concierge services and ample amenities.

Some recent transit-oriented office projects that have been 100 per cent leased or pre-leased include King George Hub Phase D in Surrey, Brewery District

Building 8 in New Westminster and Cambie Gardens in Vancouver. Each project will house government bodies—Fraser Health, Vancouver Coastal Health and E-Comm 911—and is located within a kilometre of SkyTrain access

Transit-oriented development reshapes urban communities

A CBRE study from 2025 further underscores the symbiotic relationship between transit access and employer needs.

More than half of all respondents said they would reject a building that lacked access to public transportation (53 per cent) or parking (52 per cent)—the two most cited non-negotiable requirements regardless of if the portfolio was primarily urban or suburban. Among occupiers with a mostly suburban



EnviroSafe JANITORIAL SERVICES

A clean healthy workplace is our mission

We specialize in carpet cleaning, window cleaning, janitorial services, floor stripping and finishing since 1988.

1-866-264-7322 (1-866-2MISAFE)

Office: 604-507-5535

web: envirosafejanitorial.ca • email: service@ienvirosafe.com



4 – 8456 – 129A Street, Surrey, BC V3W 1A2



Michael Geller, a veteran planner and retired developer, says Vancouver should strive to emulate Hong Kong and Tokyo, two world-class Asian cities that integrate high-density office and retail space alongside condominiums near transit hubs. • CHUNG CHOW



A rendering of Cadillac Fairview's proposed 22-storey tower near Waterfront Station in downtown Vancouver. • SUBMITTED

footprint, 65 per cent say that they would reject a building without parking.

Even though the study was U.S.-based, CBRE vice-president Perry Gorgounis maintains the same sentiments hold true in Canadian markets.

Take Cadillac Fairview's proposal near Waterfront Station as a prime example of that transit-oriented reliance. Located on Cordova Street, the 22-storey

tower is proposed to include office space almost exclusively without any on-site vehicle parking.

"Transit is a big [consideration], probably more today than it ever has been," Gorgounis says. "Especially if you're trying to attract people to come back into the office, you want to ensure that you're removing as many barriers as possible."

Removing those barriers can be an uphill battle.

Wesgroup chief investment officer Derick Fluker says some municipalities force the inclusion of office space near transit stops to the detriment of the larger community. It's a process that ends up with what he describes as "Frankenstein buildings," where residential, commercial, office and other uses are piled into one structure without the requisite demand for all of them in a singular location.

Fluker notes that the grinding halt seen in residential development activity also plays a large role in finding the right balance in an office build.

Real estate analyst Mark Goodman's 2025 year-end report suggested dollar volume in the Metro Vancouver multi-family market declined 28 per cent from 2024, while transaction counts were 33 per cent below the 10-year average.

"In many cases, there are vacancy issues because it just wasn't really market driven. It was, in some ways, I'd say, planning or politically driven," Fluker says. "You can use the term like subsidized office or certainly inclusionary office—it's a requirement that [councils] want to have as part of a master plan. That's good in certain nodes, but it shouldn't be on every station."

Having criss-crossed the globe extensively in his career, veteran planner and retired developer Michael Geller cites Hong Kong and Tokyo as the gold standards for office-related transit development. Geller says those jurisdictions ensure that governments, builders and employers are all in total lockstep in the planning and building of offices near transit hubs.

"You don't necessarily need to build condos," Geller says. "But when you know where all the stations are going to be, you should buy up the land and then partner on the developments—this is what Hong Kong and Japan have done," Geller says.

Toronto outpaces Vancouver on transit access

Palecek, meanwhile, points to Toronto as the trendsetter closer to home.

Canada's largest city currently boasts a three per cent vacancy for AAA buildings, compared to downtown Vancouver's office vacancy rate of 12.3 per cent in the first quarter of 2026. She credits Toronto's intuitively built underground transit system that clusters retail, office and other amenities such that commuters need not travel outside in -20 Celsius weather.

Palecek also cites a change in Ontario's fare system for its role in bringing employees back to the office. One rate is charged in large swaths of the most populated areas of southern Ontario, negating the need for multiple fares or transfers.

Mobile phone data gleaned by Colliers has shown that one policy change alone has helped push Toronto to a nation-leading, 80 per cent return-to-office rate. "Toronto is more efficient than [Vancouver] because their transit system eases the process of getting from your home to the office and reduces the barriers in between, which are costs and friction," Palecek says. "I think we're trying to get there, and we've done it OK in some areas, but we're still not fully there." ♦

Start your next project
with a team built for
performance



Single accountable partner, built to deliver

From land to launch without friction | Reducing Coordination risk | Accelerating project delivery

A full-service consulting firm supporting land development and infrastructure projects across BC, Alberta and Ontario

Suite 800, 1177 West Hastings Street, Vancouver, BC
☎ 604-597-9058 ✉ info@aplinmartin.com 🌐 aplinmartin.com

BC: VANCOUVER, SURREY, KELOWNA, NANAIMO | **ALBERTA:** CALGARY, EDMONTON | **ONTARIO:** OAKVILLE, OTTAWA

Civil Engineering • Planning • Environmental Services • Surveying • Architecture



Growth Corridor

Real estate experts acknowledge the Broadway corridor's recent growing pains like disruptive road closures, but they remain optimistic about the area's long-term future. • ROB KRUYT

Commercial spine continues to build along Broadway

BY HOWARD CHAI

Discussions about the Broadway corridor are most often about residential development and allowing space for new housing was a core motivation behind the City of Vancouver's Broadway plan, but the other motivation was to create new job space and a second downtown.

All of this is built around the Broadway subway line currently under construction and scheduled to come into service in fall 2027.

From an employment perspective, the city says the Broadway plan area—860 hectares from Vine Street to Clark Drive—was home to approximately 84,400 jobs in 2016, which represented around 20 per cent of

all jobs in Vancouver. The city says they are hoping to add another 45,000 jobs, meaning that the corridor is going to need a lot more real estate.

The Broadway corridor is currently home to approximately 9.2 million square feet of office space, compared to 33.2 million square feet downtown, according to the latest market report by commercial real estate services firm Colliers Canada.

New construction across Metro Vancouver—and much of the country—has slowed to a crawl, but it is getting close to the bottom or just starting to move past it. The new subway is nearing completion, after which the vision for the Broadway corridor will really start to come to fruition.

"I think it was already well on its way to becoming



WORKSPACES THAT BRING PEOPLE BACK.

Great spaces attract people. The right spaces keep them there.

Today's workplace isn't just a place to sit. It shapes how people work, connect, and experience your brand.

We build workspaces across Vancouver, from multi-floor headquarters to phased renovations in occupied spaces. Tight timelines, complex logistics, evolving needs, we plan upfront and execute without disruption.

Built for today. Ready for what's next.





Broadway-City Hall station—at the intersection of West Broadway and Cambie Street—is currently expanding to include the Millennium Line extension, slated to open in fall 2027. • ROB KRUYT

a second central hub or even [a] second downtown,” Colliers’ Vancouver-based director of research Susan Thompson says. “If you think about Mount Pleasant, it’s had a huge surge of companies and new buildings. There’s a huge vision for that area in the future and there’s a lot of potential there. With the Broadway plan and what they’re proposing there, there could be a huge amount of development.”

The Broadway corridor includes most of the Kitsilano, Fairview and Mount Pleasant neighbourhoods, as well as a portion of the False Creek Flats, all of which are slightly different submarkets.

Kitsilano and Fairview is home to more mixed-use buildings with residential, retail and office, such as the 32-storey project at 2219-2285 Cambie Street by Nicola Wealth approved by council in March, and has seen more hotel proposals due to its proximity to Vancouver General Hospital.

Meanwhile, Mount Pleasant and False Creek Flats have seen more pure commercial buildings or mixed-use office and industrial, such as the 11-storey T3 office and light industrial project at 123 East 6th Avenue developed by PC Urban and Hines, with more creative kinds of uses like tech.

Mount Pleasant anchors Broadway expansion

Nicola Wealth is one of the largest office landlords in the Broadway corridor. They view Mount Pleasant as the corridor’s central hub, according to Nicola Real Estate vice-president of asset management and portfolio strategy Roz McQueen.

“We were very early on knowing that Mount Pleasant

IF YOU THINK ABOUT MOUNT PLEASANT,
IT’S HAD A HUGE SURGE OF COMPANIES
AND NEW BUILDINGS. THERE’S A HUGE
VISION FOR THAT AREA IN THE FUTURE.



Susan Thompson
Director of Research, Colliers

was something that we were going to be interested in because we worked with partner PC Urban to build The Nickel building and The Lightworks building,” McQueen says. “To me, those are the first generation of that new Mount Pleasant/Broadway corridor concept where you’ve got the light-industrial-and-office combination.”

McQueen says Nicola Wealth has about a dozen commercial assets in the Mount Pleasant node, book-ended by the aforementioned Cambie Street mixed-use tower and their two-tower multi-family project at



Nicola Real Estate vice-president of asset management and portfolio strategy Roz McQueen highlights Mount Pleasant's appeal for boutique office tenants, including software developer NetApp. • ROB KRUYT

2111 Main Street that they are hoping to commence construction on this year.

"It pre-dated my arrival at Nicola [in 2021], but typically when we make acquisitions we do a lot of work before we make our first acquisition in a particular area and we really work on that thesis and make sure it's a good buy," she says. "Then after we put our flag in the ground, we like to add to the portfolio because we've done all the work and we like the thesis so we support it by adding more assets within that node."

McQueen says she sees Mount Pleasant as the key commercial node in the Broadway corridor because it will be one of the few places in Metro Vancouver with access to three SkyTrain lines—with the Canada Line on the western side, the Expo Line to the north, and the incoming Broadway extension of the Millennium Line right in the middle.

"What is different from downtown is Mount Pleasant's buildings are all really unique and have smaller floorplates," McQueen adds. "You have an opportunity to be a full-floor tenant on 9,000 to 10,000 square feet. You can be a more boutique tenant with more presence. The buildings are not as tall. I have a four-storey building called Fifth and Columbia that we just completed last year. NetApp has our crown signage and they're 7,000 square feet. You can't get that downtown. You can't get top-of-building signage for 7,000 square feet."

McQueen says she recognizes why some tenants want to be downtown. She points out that even Nicola Wealth is split between both areas. Their core wealth team is located at the corner of West Broadway and

Granville Street—and will be moving kitty corner to The Stories by PCI Developments later this year—while the Nicola Wealth Real Estate team is located downtown, closer to their partners.

"It's a lot of smaller buildings along the Broadway corridor, which tends to have a very different tenant mix than downtown," explains Thompson of Colliers. "Downtown you would see the big corporate offices that want to be all clustered together. You're generally dealing with a lot more project-based work so you can see them surge and contract, whereas Broadway tends to be more smaller businesses and businesses that are centered around locals and running the city. If you think about it: City Hall, Vancouver General Hospital, the Vancouver School Board, Greater Vancouver Realtors—they're all located in Broadway."

While the Broadway corridor may not become comparable to the downtown central business district by the numbers, it has unique qualities going for it that will allow it to stand on its own.

Both McQueen and Thompson acknowledge some of the growing pains the area has experienced in recent years—Thompson says the road closures are something everybody brings up, while McQueen says the impacts can vary from block to block—but they both see a bright future for the Broadway corridor.

"It is temporary and we've seen with other lines in the past where growth and development happens after you get through that phase," Thompson says. "There's a lot of potential in the Broadway corridor. The Broadway plan and the new SkyTrain line are setting it up for the future and what it's going to eventually evolve into." ♦

BIGGEST REAL ESTATE DEALS OF 2025

RANKED BY | Total value of the deal

Rank 2026	Property name, address	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	North Vancouver multi-residential property	NP	NP	Financing of a North Vancouver multi-residential property	February 28, 2025	Cassels Brock & Blackwell LLP	Ardy Mohajer and Randy Bassi	CBRE Capital	\$143.5 million
2	1371 McKeen Avenue, North Vancouver	Dream Summit Industrial (British Columbia) LP	The Waterfront Limited Partnership	Sale of 27.5-acre industrial waterfront property	January 31, 2025	Clark Wilson LLP, Stikeman Elliott LLP	CBRE Limited	NP	\$143 million
3	Willowbrook Park Shopping Centre, 19888 Willowbrook Drive, 6131 & 6263 200 Street, Langley	Shato Holdings Ltd.	Valley Properties Ltd.	Acquisition of the Willowbrook Park Shopping Centre, a 193,785-square-foot retail property	January 27, 2025	Fasken Martineau DuMoulin LLP, Miller Thomson LLP, Alexander Holburn Beaudin + Lang LLP, Koffman Kalef LLP	BentalGreenOak	Sun Life Assurance Company of Canada and Bank of Montréal	\$137 million
4	4949 Heather Street, Vancouver	MST (Fairmont) Limited Partnership	Canada Lands Company CLC Limited	Purchase of development lands	March 21, 2025	Clark Wilson LLP, Fasken Martineau DuMoulin LLP	NP	NP	\$124.26 million
5	Edgewater Retirement Living, 4979 Wills Road, Nanaimo	Chartwell Master Care LP	Nanaimo Retirement Living LP	Share sale of upscale retirement living community	December 2, 2025	Clark Wilson LLP, Osler	Newmark Canada	NP	\$102.7 million
6	Trilogy Residences, 1280, 1290, & 1300 Junction Avenue, Nanaimo	LGI Investments Ltd.	WestUrban Developments Ltd.	Acquisition of three newly constructed residential rental buildings comprising 213 units	May 30, 2025	Fasken Martineau DuMoulin LLP, JB Lawyers LLP, Swainson Miki Peskett LLP	Varing Marketing Group and Macdonald Commercial Real Estate Ltd.	NP	\$70.38 million
7	1111 West Hastings	Reliance Properties and Germain Hotels	Golden Properties	Boutique hotel conversion of an existing office building	March 26, 2025	NP	Bob Levine, Michael Emmott, Justin Omichinski	NP	\$70 million
8	Forestry Lands, Vancouver Island	Whisky Jack Forests, LLC	Western Forest Products Inc.	Purchase of forestry lands and real property interests	February 10, 2025	Clark Wilson LLP, Evershed Sutherlands (US) LLP	NP	NP	\$69.2 million
9	6020, 6030 & 6040 Linley Valley Drive, Nanaimo	1510841 B.C. Ltd.	Rutherford House Limited Partnership and Rutherford House Nominee Ltd.	Share purchase of residential complexes	July 24, 2025	Clark Wilson LLP, Lawson Lundell LLP	Cushman & Wakefield ULC	NP	\$68 million
10	International Plaza	Nch'Kay Development Corporation	CAPREIT Limited Partnership	Purpose built rental property on reserve land, purchased by the local Indigenous Nation	September 10, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$54.2 million
11	John Volken Academy, 6833 King George Blvd, Surrey	Provincial Health Services Authority	John Volken Foundation	Purchase of residential and commercial property	November 25, 2025	Clark Wilson LLP, Cohen Buchan Edwards LLP	Colliers Macaulay Nicholls Inc.	NP	\$44 million
12	17214 20th Ave, Surrey	The Board of Education of School District No. 36 (Surrey)	Cressey (Grandview Heights) Development LLP	Sale of 17214 20th Ave, Surrey BC	March 21, 2025	Clark Wilson LLP, BLG	NP	NP	\$42.91 million
13	3745 Lakeshore Road, Kelowna	NP	NP	5 lots in the Okanagan Lake, Kelowna	August 29, 2025	NP	Jeff Hancock, Jeff Brown, Shelby Kostyshen	NP	\$42.62 million
14	1485 Davie Street, Vancouver	NP	NP	Court-ordered sale of a 52-unit, 25,941 sqft residential development site in downtown Vancouver's West End neighbourhood	August 6, 2025	NP	Michael Buchan PREC., Carey Buntain PREC., Chris Wieser PREC., Kevin Murray PREC., Mitchell Knoepfel, Megan Low	NP	\$38.5 million
14	Property portfolio at 1016 E 8th Ave, Vancouver, 180 Croft Street, Victoria, & 477 Superior Street, Victoria	CAPREIT Limited Partnership	NP	Purpose built rental property portfolio consisting of 133 units	November 24, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$38.5 million
16	1223 Derwent Way, Delta	Greater Vancouver Sewerage and Drainage District	Kim-Tam Holdings Inc.	Purchase of commercial lands	March 12, 2025	Clark Wilson LLP, Gowling WLG (Canada) LLP	Avison Young Commercial Real Estate Services, LP	NP	\$37.15 million
17	Nell's Place, 4502 Rupert Street	CAPREIT Limited Partnership	NP	Purpose built rental property with 51 units and commercial retail space	December 11, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$35 million
18	Twin Peaks Resort, 4365 Northlands Blvd, Whistler	4365 Northlands Limited Partnership	Whistler Vacation Club at Twin Peaks	Purchase of multifamily strata titled property	October 20, 2025	Clark Wilson LLP, Osler, Hoskin & Harcourt LLP, Miller Thomson LLP, Fasken Martineau DuMoulin LLP	Cushman & Wakefield ULC	NP	\$31.35 million
19	1151 10th Avenue SW, Salmon Arm	1533830 B.C. Ltd.	Piccadilly Place Mall Inc.	Share purchase of a shopping mall	May 23, 2025	Clark Wilson LLP, Gowling WLG (Canada) LLP	Newmark Canada	NP	\$28.5 million
20	20434 64th Avenue, Langley	Transcorp Holdings	Concert Income Properties LP	Industrial sale	September 1, 2025	NP	Newmark Canada	NP	\$28.25 million
21	2308 & 2388 128 St, Surrey	Qualico Developments (Vancouver) Inc.	Brendan Dana Home & Estate of F. Home	Development land	March 1, 2025	McQuarrie Hunter LLP	NP	NP	\$27.14 million
22	4600 Jacombs Road, Richmond	Jacombs Road	Canada Life Assurance Co.	Office sale	January 1, 2025	NP	Newmark Canada	NP	\$24.06 million
23	5155 Main Street, Vancouver	Provincial Rental Housing Corporation	Holborn Properties Ltd.	Sale of Air Space Parcel 1 (Rental Housing)	July 28, 2025	Clark Wilson LLP, Singleton Urquhart Reynolds Vogel LLP	NP	NP	\$23.32 million
24	1658 Industrial Avenue, Port Coquitlam	1658 Industrial Holdings Ltd.	0984390 B.C. Ltd.	NP	December 9, 2025	NP	Steve Caldwell, Mackenzie Fraser	NP	\$22.6 million
25	3635 Harper Road, Coquitlam	Qualico Developments (Vancouver) Inc.	Double Kappa Holdings Ltd. and Burke Mountain II Limited Partnership	Sale of 3635 Harper Road, Coquitlam	February 21, 2025	Clark Wilson LLP, McQuarrie Hunter LLP	NP	NP	\$20.63 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 Tiffany Chu, lists@biv.com.

BIGGEST REAL ESTATE DEALS OF 2025

RANKED BY | Total value of the deal

Rank '2026	Property name, address	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	1900 Brigantine Drive, Coquitlam	Polycrete Investments Ltd.	Skans Holdings Ltd.	NP	July 30, 2025	NP	Steve Caldwell, Mackenzie Fraser	NP	\$20.4 million
27	9852 151 Street, Surrey	NP	NP	75-unit rental townhome community in Surrey	December 15, 2025	NP	Meg Cooney	NP	\$20 million
27	3497 205 St, Langley	Wal Developments Ltd.	Poultry Farm Ltd.	Development land	January 15, 2025	McQuarrie Hunter LLP	NP	NP	\$20 million
27	1407 Kebet Way, Port Coquitlam	Clayson Holdings Inc. / Coquitlam Holdings Inc.	Private Investors	NP	February 24, 2025	NP	Steve Caldwell, Mackenzie Fraser	NP	\$20 million
30	9306 & 9330 Bothwell Dr, Surrey	A.P.U. Enterprises Ltd.	ARC 21 properties Group Ltd.	Development land	January 15, 2025	PLLR Lawyers	NP	NP	\$19.6 million
31	4320 Slocan Street, Vancouver	CAPREIT Limited Partnership	NP	Purpose built rental property with 41 units and commercial retail space	January 28, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$18.23 million
32	7290 & 7320 208 St, Langley	HGB Acquisitions Ltd.	1286471 BC Ltd. & 1430235 BC LTD.	Development land	April 30, 2025	McQuarrie Hunter LLP	NP	NP	\$16.27 million
33	2170 206 St, Langley	1493035 B.C. Ltd.	Brookwood 2170 Holdings Ltd.	Development land	June 16, 2025	Sanghera Law Group	NP	NP	\$16 million
34	3454 Lougheed Highway, Vancouver	NP	NP	2 stories industrial property	June 30, 2025	NP	Meg Cooney	NP	\$15.2 million
35	228 175A St Surrey	Kirtida Consulting Ltd.	1103806 BC Ltd	Development land	June 16, 2025	Buckley Hogan Law Office	NP	NP	\$15 million
36	1315 Broughton Street, Vancouver	CAPREIT Limited Partnership	NP	Purpose built rental consisting of 37 units	May 29, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$14.75 million
37	1281 Broughton Street, Vancouver	CAPREIT Limited Partnership	NP	Purpose built rental consisting of 31 units	September 2, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$13.95 million
38	8660 Westminster Hwy, Richmond	Tikva Housing Society	Westminster Place Apts. Ltd.	Sale of apartment building	May 29, 2025	Clark Wilson LLP, Segev LLP	Macdonald Commerical Real Estate Services Ltd.	NP	\$13.9 million
39	Units 107 & 108, 1150 Lumber Way, Coquitlam	Quantro Enterprises Inc.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial units	February 19, 2025	Clark Wilson LLP, Cassidy Law LLP	RE/MAX Crest Realty	NP	\$13.81 million
40	Units 103 & 104, 9690 192nd Street, Surrey	MMHW Ventures Ltd.	Beedie (Port Kells Central) Property Limited Partnership and Beedie (Port Kells Central) Holdings Ltd.	Sale of commercial/industrial units	December 11, 2025	Clark Wilson LLP, Kuhn LLP	Colliers Macaulay Nicolls Inc.	NP	\$13.8 million
41	3622 Litchfield Avenue, Coquitlam	Mosaic Marigold Limited Partnership	Double Kappa Holdings Ltd. and Burke Mountain II Limited Partnership	Sale of 3622 Litchfield Avenue, Coquitlam	September 15, 2025	Clark Wilson LLP, Dentons Canada	NP	NP	\$13.65 million
41	3631 Litchfield Avenue, Coquitlam	The Board of Education of School District No. 43 (Coquitlam)	Double Kappa Holdings Ltd. and Burke Mountain II Limited Partnership	Sale of 3631 Litchfield Avenue, Coquitlam	September 19, 2025	Clark Wilson LLP, Dentons Canada	NP	NP	\$13.65 million
43	Painter's Lodge - 1625 McDonald Street, Campbell River	Evergreen Hospitality	Painter's Hotel Resort Ltd.	Oceanfront hotel on an 8-acre site	April 1, 2025	NP	TRG Commercial Realty Ltd., CBRE	NP	\$13.43 million
44	910 & 920 Devonshire Road, Victoria	NP	Tara Development Ltd.	Sale of two commercial properties, tenanted by an entity active in the defence and security sector	March 5, 2025	Fasken Martineau DuMoulin LLP, Johns Southward LLP	NP	NP	\$13.2 million
45	1665 Duchess Avenue	CAPREIT Limited Partnership	NP	Purpose built rental consisting of 30 units	July 10, 2025	Drouillard Lawyers	Michael Drouillard	NP	\$13 million
46	Unit 102, 7915 130th Street, Surrey	1008718 B.C. Ltd.	BDC Salt Lane Properties Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	February 24, 2025	Clark Wilson LLP, Raina Law Corporation	Avison Young Commercial Real Estate Services, LP	NP	\$12.98 million
47	Unit 101, 7915 130th Street, Surrey	1008718 B.C. Ltd.	BDC Salt Lane Properties Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	February 24, 2025	Clark Wilson LLP, Raina Law Corporation	Avison Young Commercial Real Estate Services, LP	NP	\$12.98 million
48	1618 157 Street, Surrey	1461408 B.C. Ltd.	Overland Capital Inc. & Morteq Lending Corp.	Court-ordered sale of a 1.52-acre build-ready condo site in South Surrey's Semiahmoo Town Centre plan	April 1, 2025	Watson Goepel LLP, KSW Lawyers	Mike Harrison PREC* (Avison Young), Brent Arnold (Re/Max Crest Realty)	NP	\$12.91 million
49	3106 Oak Street, Vancouver	Dan-D Holdings Ltd.	473788 BC Ltd.	Mixed Use retail/apartment	September 30, 2025	NP	TRG Commercial Realty Ltd., HQ Realty	NP	\$12.7 million
50	12850 87 Avenue, Surrey	M.A. Stewart & Sons Ltd.	0875519 B.C. Ltd.	Acquisition of an industrial facility	October 2, 2025	Borden Ladner Gervais LLP, Hamilton Duncan Law Corporation	NP	NP	\$12.6 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 Tiffany Chu, tisc@biv.com.

BIGGEST REAL ESTATE DEALS OF 2025

RANKED BY | Total value of the deal

Rank 2026	Property name, address	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
51	1222 Pendrell St. Vancouver	1100604 B.C. Ltd.	Maxim Enterprises LTD.	10-storey concrete high rise consisting of 43 units in the West End	August 25, 2025	NP	Kevin Murray PREC, Chris Wieser PREC, Carey Buntain PREC, Megan Low	NP	\$12.3 million
52	Granville Towers, 8770 Granville Street, Vancouver	NP	NP	48-suite Marpole apartment building on a massive 26,692 SF corner lot	September 25, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$12.2 million
53	Rural farm lands	Artland Farm Operation Ltd.	K.A.R.E. Ltd.	Sale of farmlands	September 15, 2025	Clark Wilson LLP, WeirFoulds LLP, Allen & Associates, Callison Holte Law Corporation	NP	NP	\$12.18 million
54	Mountainside Lodge, 4417 Sundial Place, Whistler	Executive Mountainside Holdings Ltd.	Shell Owners Association – Pacific and SVC-Mountainside ULC	Sale of strata lots at Mountainside Lodge, a resort property	May 30, 2025	Fasken Martineau DuMoulin LLP, Owen Bird Law Corporation	Avison Young	Receiver: BDO Canada Limited	\$12 million
54	4451 Hastings Street, Burnaby	NP	NP	Court ordered 5-storey mixed-use development site, 17,222 SF site in Burnaby Heights	September 4, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$12 million
56	2928 Commercial Drive, Vancouver	NP	NP	30 stratified rental units under single ownership of a mixed-use building	August 5, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$11.9 million
57	2539 176 St Surrey	1474266 B.C. Ltd.	2539 176 Holdings Ltd.	Development land	May 29, 2025	Buckley Hogan Law Office	NP	NP	\$11.7 million
58	3347 Oak Street, Victoria	Jim Pattison Development	Nina Cassils, In Trust	Sale of automobile showroom	September 11, 2025	Clark Wilson LLP, Fasken Martineau DuMoulin LLP	Colliers Macaulay Nicolls Inc.	NP	\$11.55 million
59	Graham, 20443 70 Avenue & 7010 204 Street, Langley	Amur Financial Group Ltd.	Quarry Rock Developments	Court-approved acquisition of a foreclosed development site	December 22, 2025	Fasken Martineau DuMoulin LLP, Cassels Brock & Blackwell LLP	Goodman Commercial Inc.	Amur Financial Group Ltd. ¹	\$11.46 million
60	2330 Enterprise Way, Kelowna	COAG Holdings Inc.	Sea Lion Holdings Ltd.	Asset purchase of commercial real property	May 27, 2025	Borden Ladner Gervais LLP, FH&P Lawyers LLP	NP	NP	\$11.17 million
61	8895 Harvie Rd, Surrey	1474266 B.C. Ltd.	Jasneet Kaur Rana	Development land	February 28, 2025	Buckley Hogan Law Office	NP	NP	\$11.08 million
62	10527 155 St (Units 7-11, 13-18), Surrey	1525272 B.C. Ltd.	IOM Guildford Townhomes(2022) Holdings Ltd.	Income - 11 rental townhomes	July 16, 2025	Buckley Hogan Law Office	NP	NP	\$10.5 million
63	Unit 103, 7915 130th Street, Surrey	Mexil Holdings Limited	BDC Salt Lane Properties Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	February 21, 2025	Clark Wilson LLP, Raj Dhillon Law Corporation	Royal LePage Global Force Realty	NP	\$10.31 million
64	2757 Norland Avenue, Burnaby	PS Canada Company ULC	Sirney & Son Stonemasonry Contractors Ltd.	Purchase of industrial lot for redevelopment	August 27, 2025	Clark Wilson LLP, Miller Law Corp, Fasken	Cushman & Wakefield ULC	NP	\$10 million
64	20212 & 20186 86 Ave, Langley	1270107 B.C. Ltd.	1078245 BC Ltd. & 1118375 BC Ltd.	Development land	November 27, 2025	Fasken	NP	NP	\$10 million
64	20212 & 20186 86 Avenue, Langley	Nordel Homes Ltd.	NP	Acquisition of two properties intended for future multi-phase townhome development and involving significant vendor take-back financing	November 27, 2025	Fasken Martineau DuMoulin LLP, Lawson Lundell LLP	NP	NP	\$10 million
67	Unit 108, 7 King Edward Street, Coquitlam	Quantro Enterprises Inc.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	November 27, 2025	Clark Wilson LLP, Cassidy Law LLP	RE/MAX Crest Realty	NP	\$9.59 million
68	Crest Plaza, 8833 Montcalm Street, Vancouver	NP	NP	33-suite Marpole apartment building on a large 20,949 SF corner lot	August 26, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$8.68 million
69	101-103 & 200 - 14888 104 Avenue, Surrey	NP	NP	Multi-tenant retail and office space in Surrey	May 1, 2025	NP	Chris van Vliet, Stephen Gammer	NP	\$8.5 million
69	250 Winnipeg Street, Penticton	B.C. numbered co.	Churchill Iron Plaza Penticton Inc.	Retail sale	July 1, 2025	NP	Newmark Canada	NP	\$8.5 million
71	15738 North Bluff Rd, White Rock	1503426 B.C. Ltd.	TNC 32071 South Fraser Ltd.	Development land	November 14, 2025	Buckley Hogan Law Office	NP	NP	\$8.43 million
72	1340 & 1360 Stevens Road, Kelowna	Erehwon Development Kelowna Ltd.	Westbank Ventures	Sale of commercial property	April 7, 2025	Clark Wilson LLP, Lawson Lundell LLP	Royal LePage Kelowna	NP	\$8.25 million
73	Unit 106, 7 King Edward Street, Coquitlam	Admiral Holdings Ltd.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	September 24, 2025	Clark Wilson LLP, Hamilton Duncan Law Corporation	Cushman & Wakefield ULC	NP	\$7.9 million
74	2010, 2026 & 2042 Eleanor Avenue, Abbotsford	Eleanor Avenue Limited Partnership	Ironclad Developments Eleanor Pointe Inc.	Purchase of development property	March 28, 2025	Clark Wilson LLP, Fillmore Riley LP	Avison Young Commercial Real Estate Services LP	NP	\$7.8 million
75	2850 Herd Road & 6823 Bell McKinnon, North Cowichan	IOM Guildford	13CDH Developments Ltd.	Development land	June 16, 2025	Sanghera Law Group	NP	NP	\$7.76 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 1 - Former Mortgage: Peoples Trust Company (assigned its mortgage to Amur prior to the credit bid)

Business in Vancouver makes every attempt to publish accurate information in the List, but accuracy cannot be guaranteed. Researched by Tiffany Chu, lists@biv.com.

BIGGEST REAL ESTATE DEALS OF 2025

RANKED BY | Total value of the deal

Rank 2026	Property name, address	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
76	101, 103, 105 & 107, 655 North Road, Coquitlam	1191919 B.C. Ltd.	Bosa Properties (Lougheed) Inc.	Sale by Bosa of four commercial strata lots	June 27, 2025	Borden Ladner Gervais LLP, Madaisky Pollock LLP	NP	NP	\$7.58 million
77	145 East 15th Avenue, Vancouver	NP	NP	23-suite low-rise rental building located in Mount Pleasant	November 13, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$7.55 million
78	3106 Cambie Street, Vancouver	Timeless Management Ltd.	3106 Cambie Street Ltd.	Retail/restaurant sale leaseback	October 7, 2025	NP	TRG Commercial Realty Ltd., CBRE	NP	\$7.45 million
79	1559 Riverside Road, Abbotsford	SBC Riverside Holdings Ltd.	1293540 B.C. Ltd. and Riverside Rd Industrial Limited Partnership	Sale of commercial building	May 23, 2025	Clark Wilson LLP, RDM Lawyers LLP	Avison Young Commercial Real Estate Services, LP and Frontline Real Estate Services Ltd.	NP	\$7.33 million
80	Unit 104, 7 King Edward Street, Coquitlam	LLLL Holdings Ltd.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	July 3, 2025	Clark Wilson LLP, Hong & Company	Cushman & Wakefield ULC	NP	\$7.18 million
81	1415 Hillside Drive, Kamloops	NP	NP	8 retail units	November 6, 2025	NP	Marianne DeCotiis	NP	\$7.15 million
81	8747 Granville Street, Vancouver	1512249 B.C. Ltd.	0966691 B.C. Ltd., Byron Horner and Nicole Bradbury	Share sale of residential complex	December 5, 2025	Clark Wilson LLP, Koffman Kalef LLP	Goodman Commercial Inc.	NP	\$7.15 million
83	310, 330, 336 & 340 Robson Street and 819 Hamilton Street, Vancouver	Amacon Land Corporation	Bosa Properties (Lougheed) Inc.	Sale by Bosa of five commercial strata lots to Amacon	January 6, 2025	Borden Ladner Gervais LLP, McCarthy Tetrault LLP	NP	NP	\$7.1 million
83	The Copper Lion, 8747 Granville Street, Vancouver	NP	NP	17 suites in Marpole	August 19, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$7.1 million
85	Units 106 & 107, 1250 Chidlow Connector, Langford	Hip Kids Holdings Ltd.	Beedie (Sooke Road) Property Ltd. and Beedie (Sooke Road) Holdings Ltd.	Sale of commercial/industrial units	December 18, 2025	Clark Wilson LLP, Cook Roberts LLP	Colliers Macaulay Nicolls Inc.	NP	\$7.07 million
86	21457 78 Ave, Langley	Culig Group	21457 - 78 Avenue Holdings Ltd.	Development land	October 28, 2025	Kearns & Company	NP	NP	\$7.05 million
87	Unit 103, 7 King Edward Street, Coquitlam	Beachmoney Holdings Inc.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	March 28, 2025	Clark Wilson LLP, Webster Hudson & Coombe LLP	Lee & Associates Vancouver	NP	\$7.02 million
88	Windsor Apartments, 2575 Windsor Street, Vancouver	NP	NP	20-suite Mount Pleasant apartment building, corner property	March 31, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$6.6 million
89	Unit 105, 1150 Lumber Way, Coquitlam	Kingswood Capital Ltd.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	March 17, 2025	Clark Wilson LLP, Magellan Lawyers LLP	Colliers Macaulay Nicolls Inc.	NP	\$6.57 million
89	Unit 106, 1150 Lumber Way, Coquitlam	Kingswood Capital Ltd.	Beedie Fraser Mills Limited Partnership and Fraser Mills Properties Ltd.	Sale of commercial/industrial unit	March 17, 2025	Clark Wilson LLP, Magellan Lawyers LLP	Colliers Macaulay Nicolls Inc.	NP	\$6.57 million
91	Unit 102, 12939 Anvil Way, Surrey	TJ Buttar Holdings Inc.	Kebet Holdings Ltd. and Beedie (Anvil Way) Holdings Ltd.	Sale of commercial/industrial unit	November 28, 2025	Clark Wilson LLP, Maple Law Corporation	Colliers Macaulay Nicolls Inc., Avison Young Commercial Real Estate Services, LP	NP	\$6.46 million
92	Unit 104, 19146 32nd Avenue, Surrey	CPBC Enterprises Ltd.	Kebet Holdings Ltd. and Beedie (19116 32nd Ave) Holdings Ltd.	Sale of commercial/industrial unit	April 14, 2025	Clark Wilson LLP, Magellan Lawyers LLP	Colliers Macaulay Nicolls Inc.	NP	\$6.18 million
93	7278 208 St, Langley	1259786 B.C. Ltd.	Monsoon Development Ltd	Development land	May 30, 2025	Buckley Hogan Law Office	NP	NP	\$6 million
94	18679 0 Ave, Surrey	1424437 B.C. Ltd.	Kelly Family	Development land	January 31, 2025	Buckley Hogan Law Office	NP	NP	\$5.93 million
95	110, 120 - 7858 Hoskins Street, Delta	NP	NP	2 built end-cap industrial units in Delta	September 12, 2025	NP	Roderick Mackay	NP	\$5.88 million
96	19340 94 Avenue, Surrey	NP	NP	Industrial property at the industrial market of Port Kells	December 23, 2025	NP	Gavin Brar	NP	\$5.7 million
97	2477-2497 E. Hastings Street, Vancouver	Lok Sing Developments Ltd	Julia Chin, Bob Chan	Single level retail with redevelopment potential	October 1, 2025	NP	TRG Commercial Realty Ltd., CBRE	NP	\$5.63 million
98	9931 264 St, Maple Ridge	Jatinder Singh Mann	1056557 BC Ltd.	Development land	April 30, 2025	DT Notary Corporation	NP	NP	\$5.25 million
99	The Inverness, 1325 Pendrell Street, Vancouver	NP	NP	Sale of the Inverness, a 20-suite two-storey apartment building located in Vancouver's West End neighbourhood	August 7, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$4.9 million
100	1209 Woodland Drive, Vancouver	NP	NP	Total rebuilt 6-suite apartment building	May 8, 2025	NP	Mark Goodman, Ian Brackett, Megan Johal	NP	\$4.2 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 Tiffany Chu, lists@biv.com.

PROFESSIONAL COMMERCIAL CLEANING



Clean your Professional Space by the Pros

Since 1950, COIT's certified technicians have been deep-cleaning the heavily soiled areas that can become a challenge for any business. Freshen up your surfaces and let them sparkle again—give them a **COIT clean**.



• CLEAN • FRESH • HEALTHY

Air Ducts & Dryer Vents • Carpets & Upholstery • Fabric Partitions
Tile, Grout, Stone & Concrete • Grout Color Sealing • Wood Floors
Area Rugs • Draperies & Blinds • Flame Proofing • Custom Window Coverings
High Touch Surfaces Disinfecting and Fogging

Call for a free quote today!

www.coit.ca • 604-296-4000

Toll Free 1-800-367-2648

COIT
CLEANING & RESTORATION

3755 Wayburne Drive Burnaby, BC V5G 3L1



OFFICE BUILDING DIRECTORY

How to use this office listing

The following directory is a definitive listing of the largest office buildings in the Greater Vancouver region.

Buildings are listed by their street addresses and organized by districts, neighbourhoods and suburbs. In each entry, the name and telephone number of the appropriate building manager have been included, if this information was provided. Other listed information includes the date the building was constructed,

the date of its most recent renovation, the building's number of storeys, the square footage of the building's office and retail components, and the building's parking details.

Prior to publication, survey forms were emailed to building owners and managers asking them to verify the following data. This directory relies on supplied information, and as such, *Workplace* 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 or more of office space. If your building has been left out, please send this information to *Workplace's* research department by emailing lists@biv.com.

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE CREATING COST
VANCOUVER DOWNTOWN NORTH											
1166 Alberni St	Peterson Commercial Oliver Yau 604-359-9397	Peterson Commercial Luke Moran 604-699-2286	167350	25464	192814	16	144	1979	1999	30	24.18
1444 Alberni St	Prospero Int'l 604-669-7733	Prospero Int'l Jeff Nightingale 604-699-3483	36899		36899	4	36	1970	1996	28	
Alexander Centre 611 Alexander St	Alexander Centre Management 604-687-2554	Cushman & Wakefield David Mackay 604-639-9355	79200		105580	5	319	1913	1988		9.44
Harbourview 190 Alexander St	Anthem Properties Stuart Hamilton 604-235-6971	Anthem Properties Ryan Hall 604-235-3174	42655	42655	6	34	1979			16	17.56
The Dunn Bldg 1 Alexander St	Low Tide Properties 604-737-7232	Colliers Dan Jordan 604-692-1472	22464	13116	35580	4		1896	2006		18.94
780 Beatty St	Peal Management Inc 604-734-3400	Peal Management Inc Peter Poulos 604-734-3400	42000		42000	6		1914	1989	27	16
788 Beatty St	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	54000		59500	6		1910	1985	27	13.67
560 Beatty St	Cowan Properties 604-834-3545	Corbel Commercial Marc Saul 604-609-0882	27700	5300	33000	6		1920			16.62
564 Beatty St	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	35900	9900	45800	10	6	1909	2013	39	14.27
Waterfront Centre 200 Burrard St	Cadillac Fairview 604-646-8020	Cadillac Fairview Lou Ficocelli 604-630-5307	365194	29158		21	607	1990			29
Bentall Two 555 Burrard St	Hudson Pacific Properties 778-328 5960	Hudson Pacific Properties David Haugen 778-328-5964	168086	6598	184644	18	1057	1969	2003		28.5
Bentall Three 595 Burrard St	Hudson Pacific Properties 778-328 5960	Hudson Pacific Properties David Haugen 778-328-5964	459659	13846	479218	32	1057	1974	1994		28.5
The Marine Bldg 355 Burrard St	Oxford Properties Dorothy Cheng 604-893-3247	Oxford Properties Andrew Dickson 604-893-3257	145727	23403	176449	22	280	1930	2014	50	24.58
510 Burrard St	Manulife Financial 604-438-2302	CBRE Luke Gibson 604-662-5142	205055		205055	14	156	1985	2003		24.51
Park Place 666 Burrard St	QuadReal Property Group Frank Vecchio 604-975-9671	QuadReal Property Group Maureen Neilly 604-975-9764	577614	18775	596389	35	560	1984	2002		26.05
B5 550 Burrard St	BentallGreenOak 604-661-5056	BentallGreenOak Jeff Lim 604-661-5619	577796		577796	33	975	2002	2007		25.26
Bentall One 505 Burrard St	Hudson Pacific Properties 778-328 5960	Hudson Pacific Properties David Haugen 778-328-5964	240455	16185	283730	21	525	1967	2003		28.5
Commerce Place 400 Burrard St	QuadReal Property Group Frank Vecchio 604-975-9671	QuadReal Property Group Maureen Neilly 604-975-9764	211015	15734	226749	21	146	1985			29.19
Centennial Bldg 750 Cambie St	Peterson Commercial Oliver Yau 604-359-9397	Peterson Commercial Luke Moran 604-699-2286	70000		70000	7	40	1960	2005	33	19.55
World Trade Centre Office Complex 999 Canada Pl	Ocean Pacific Management 604-682-7391	NAI Commercial John Freyvogel 604-691-6640	210000		210000	6	160	1986	2000	35	22.4
Old BC Electric Bldg 425 Carrall St	Anthem Properties Stuart Hamilton 604-235-6971	Anthem Properties Ryan Hall 604-235-3174	91950	10522	102472	6	117	1912		25	16.07
The Station 601 Cordova St W	Cadillac Fairview 604-646-8021	Cadillac Fairview Lou Ficocelli 604-630-5307	85967		85967	5	173	1913	1980		21.1
Rogers Tower 1067 Cordova St W	Westbank Corp 604-685-8986	Westbank Corp Emilie Lok 604-685-8986	279000	2200	532000	16	333	2004			27.49
Pacific Centre Tower IV 777 Dunsmuir St	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	264088		264088	19	398	1990	2005		27.61
Bentall Four 1055 Dunsmuir St	Hudson Pacific Properties 778-328 5960	Hudson Pacific Properties David Haugen 778-328-5964	531078	14779	575173	35	475	1981	1998		28.5
885 Dunsmuir St	West Pender Property Group Mike Rushford 604-638-0331	West Pender Property Group Colin Murray 604-638-0327	100460	7260	107720	10	16	1970		24	20.11
XCHANGE Conference Centre 888 Dunsmuir St		Cushman & Wakefield David Mackay/Roger Leggat 604-639-9335	108450	4632	113082	15	120	1991			25.7
AMEC Bldg 111 Dunsmuir St	Morguard 604-681-9474	JLL Mark Chambers 604-998-6005	218416	3719	212135	13	242	1994			23.05
Burrard Exchange 1025 Dunsmuir St		Hudson Pacific Properties David Haugen 604-889-7157	440000	10000	450000	16		2025			
Vancouver Centre 650 Georgia St W	GWL Realty Advisors Carol Onstein 604-713-6481	GWL Realty Advisors Peter Jenkins 604-713-8920	387426	86697	474123	35	473	1977	2015		28.7
1090 Georgia St W	Warrington PCI 778-383-6273	Warrington PCI Lenia Calico 604-220-9519	140501	4682	145183	16	69	1987	2013		24.95
Georgia Bldg 1281 Georgia St W		Gilic Developments Steven Yu 604-688-2942	52908	14644	67552	9	67	1959	2006	22.5	19.18
Lea Bldg 1455 Georgia St W		JLL Andrew Astles/Graham Hyslop 604-688-2942	31853		31853	8	11	1969	2005	22.5	22
401 Georgia St W	Oxford Properties Dean De Sousa 604-893-3204	Oxford Properties Andrew Dickson 604-893-3257	263923	1780	269076	22	298	1985	2020	50	24.88
Royal Centre 1055 Georgia St W	Warrington PCI David Basford 604-602-4800	Avison Young Justin Omichinski 604-646-8387	475392	152936	612440	37	688	1973	2015	43	25.21
TD Tower (Pacific Centre) 700 Georgia St W	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	470911		470911	30	1975	1972	2004		27.86
The Randall Bldg 555 Georgia St W		JLL Andrew Astles 604-998-6045	30000	10000	40000	7		1928	1990	32	22
BC Turf Bldg 475 Georgia St W	Austeville Properties 604-216-5517	Colliers Rob Chasmar 604-661-0822	103361		103361	10	90	1974		33.5	24.15
Arthur Erickson Pl 1075 Georgia St W		CBRE Tara Finnegan/Luke Gibson 604-662-6169	360000			26	236	1968	2002		24.58
Phileo Place 1445 Georgia St W		Gilic Developments Steven Yu 604-688-2942	32490	4209	39620	6	21	1963	1999	22.5	21.55
HSBC Bldg 865 Georgia St W	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	364713	18182	382895	24	450	1986			25.55
Cathedral Place 925 Georgia St W	Shon Group Realty Advisors 604-669-3312	Shon Group Realty Advisors Wayne Beattie 604-684-0925	322914	8616	331965	23	351	1991	2018		23.45
FortisBC Centre 1111 Georgia St W	TA Management Lee Medd 604-683-1628	CBRE Blair Quinn/Bill Coulter 604-662-5131	316512	9340	349010	24	394	1992	2003		24.36
1500 West Georgia 1500 Georgia St W	Warrington PCI 604-688-5658	Bosa Properties Alycia Kramer 604-558-8665	193067		193067	20	137	1978	2003	28	26.32
1185 Georgia St W	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	161321	4869	166190	16	155	1985	1992		18.65
The Grosvenor Bldg 1040 Georgia St W	Warrington PCI 778-383-6273	Warrington PCI John Frederickson 604-975-9004	195102	8648	212117	22	324	1985			27.65
Burrard Bldg 1030 Georgia St W	Warrington PCI 604-331-5232	CBRE El Applebaum/Bill Coulter 604-662-3000	207095		250000	19	158	1957	1990		25.91
1188 Georgia St W	GWL Realty Advisors Nicole Hadden 604-713-7724	GWL Realty Advisors Patty Willetts 236-668-6249	199979	4594	204573	21	59	1980	1997		25.6
701 Georgia St W	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	216690		216690	18	145	1975	2010		26.01

OFFICE BUILDING DIRECTORY

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
Telus Garden 510 Georgia St W	Warrington PCI 604-979-0600	Warrington PCI John Frederickson 604-975-9004	493854		493854	24	280	2015			
The Post - North Tower 349 Georgia St W	Quadreal Property Group	Quadreal Property Group Jeff Rank 604-975-9623	574762	185000	759762	22	2022				23.59
Deloitte Summit 400 Georgia St W		JLL Fraser Hurst 604-661-0838	344300	7204	360253	24	163	2020			27.78
The Post - South Tower 349 Georgia St W	Quadreal Property Group	Quadreal Property Group Jeff Rank 604-975-9623	517375		517375	19		2019			23.59
Granville Square 200 Granville St	Cadillac Fairview 604-646-8021	Cadillac Fairview Lou Ficocelli 604-630-5307	381644		386601	28	460	1973	2012		29.35
Rogers Bldg 470 Granville St	Equitable Real Estate 604-683-7571	Equitable Real Estate Sarah Forseth 604-683-7571	98324	16183	114507	12		1911	2018		16.78
Vancouver Block 736 Granville St	Equitable Real Estate 604-683-7571	Equitable Real Estate Sarah Forseth 604-683-7571	84733	6385	91118	16		1912	2008		18.68
Canaccord Genuity PI 609 Granville St	Cadillac Fairview 604-688-7236	Cadillac Fairview Lou Ficocelli 604-630-5307	284170		284170	24	1575	1981	2005		27.86
580 Granville St	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	56336			5		1959	2000		18.46
United Kingdom Bldg 409 Granville St	UKB Properties 604-336-0445	JLL Mark Chambers/Graham Hysop 604-691-6686	195956	15142	212000	17	64	1961	1988	30	20.59
Bower Bldg 1 543 Granville St	Harwood Corp 604-681-3401	JLL Andrew Astles 604-998-6045	67526		67526	17	60	1997		28	22.61
725 Granville St	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	290000	48000	348000	7		2015			26.25
320 Granville St	Bosa Development 604-294-2742	JLL Mark Trepp 660-998-6035	355000		374790	30		2022		55	22
Hastings Bldg 1199 Hastings St W	Wicklow West 604-689-5050	Wicklow West Jason Sanders 604-689-5050	63936		63936	14		1968	1993		21.01
The Dominion Bldg 207 Hastings St W	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	60321	12646	72967	14		1910	1993		20.36
Reliance Bldg 602 Hastings St W	Reliance Properties 604-683-2404	"Reliance Properties Dan Smith 604-689-1119	65000		74204	8		1956	2003	27	19.35
Credit Foncier 850 Hastings St W	Triovest Realty Advisors 604-642-4501	"Triovest Realty Advisors Marc Gerow 604-642-4504	44350	4418	48768	10		1914	1992		25.28
815 Hastings St W	West Pender Property Group Mike Rushford 604-638-0331	West Pender Property Group Colin Murray 604-638-0327	102838	9735	112573	10	26	1976	1989		21.02
Guinness Tower 1055 Hastings St W	Oxford Properties Brendan Denault 604-893-3202	Oxford Properties Andrew Dickson 604-893-3257	252339	3858	256373	25	280	1969	2014	44	25.71
Oceanic Plaza 1066 Hastings St W	Oxford Properties Dean De Sousa 604-893-3244	Oxford Properties Andrew Dickson 604-893-3257	331128		345553	26	195	1977	2005	52	24.72
900 West Hastings 900 Hastings St W	UPG Uptown Property Group Oliver Yau 604-688-7960	UPG Uptown Property Group Bart Slotman 604-688-7750	97096	5370	102466	14		1966	2009		
Pacific Bldg 744 Hastings St W	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	67500	5000	72500	8		1910	1990	28	17.77
The Flack Block 163 Hastings St W	West Pender Property Group Mike Rushford 604-638-0331	West Pender Property Group Colin Murray 604-638-0327	36317	7490	43807	5		1899	2008		21.48
Standard Bldg 510 Hastings St W		Colliers Marco di Paolo 604-661-0838	112359	5700		15		1913	2023	25	19.5
Harbour Centre 555 Hastings St W	Polaris Realty 604-689-7304	NAI Commercial John Freyvogel 604-691-6640	249707	50595	465068	28	700	1977	2005		22.82
Prime Capital Place 808 Hastings St W	Martello Property Services Wayne Smithies 604-681-6544	William Wright Commercial Amrita Guram 604-428-5255	96441	5889	99000	11	54	1982	2012	21	20.5
AXA Place 999 Hastings St W	Polaris Realty 604-684-4221	NAI Commercial John Freyvogel 604-691-6640	203219		203219	19	120	1981	2003		22.99
Six Seven Five 675 Hastings St W	UPG Uptown Property Group Oliver Yau 604-688-7960	UPG Uptown Property Group Bart Slotman 604-688-7750	108630		108630	16		1930	2016		
Princess Bldg 609 Hastings St W	Pacific Dawn Management 604-683-8843	NAI Commercial John Freyvogel 604-691-6640	27483		27483	11		1982		30	17.4
1111 Hastings St W	Golden Properties Angela Wong 604 689 1721	Avison Young Justin Omichinski/Anna Robinson 604-647-1342	94866		107459	13	250	1966	1996	30	23.55
Board of Trade Tower 1177 Hastings St W	Golden Properties 604-689-1721	Avison Young Anna Robinson/Justin Omichinski 604-647-1342	265060		265060	26	600	1968	2009	45	26.15
MNP Tower 1021 Hastings St W	Oxford Properties Brendan Denault 604-893-3202	Oxford Properties Andrew Dickson 604-893-3257	277061		277061	35	280	2014		61	24.68
Ormindale Block 151 Hastings St W	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	38512		38512	6		2017			
601 Hastings St W	Warrington PCI 604-602-1887	Warrington PCI John Frederickson 604-975-9004	217837		217837	25		2015	2021	51	22.36
Mercantile Bldg 318 Homer St	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	41255		50000	8		1910	1999	26	22.3
580 Hornby St	West Pender Property Group Mike Rushford 604-638-0331	West Pender Property Group Colin Murray 604-638-0327	53398	2716	56114	9	32	1986	2000	28	21.23
777 Hornby St	QuadReal Property Group	QuadReal Property Group Nicole Lobo 604-326-2214	138585		138585	20	457	1969	1993	30	28.6
P Angela Webstert Bldg 325 Howe St	Equitable Real Estate 604-683-7571	Equitable Real Estate Sarah Forseth 604-683-7571	32725	3944	36669	6		1912	2020		19.1
Good Earth Bldg 595 Howe St	Colliers 604-681-4111	NAI Commercial Rob DesBrisay 604-691-6602	93038		93038	13	18	1977	1990	30	20.63
Standard Life Bldg 625 Howe St		Cushman & Wakefield David Mackay/Roger Leggat 604-639-9355	146762		146762	15	120	1975	1993		25.1
PWC Place 250 Howe St	Cadillac Fairview 604-646-8020	Cadillac Fairview Lou Ficocelli 604-630-5307	238389	2271	241711	20	460	2002			27.3
The Exchange 475 Howe St	Credit Suisse 212-325-2000	JLL Mark Chambers 604-998-6005	360469	11531	372000	31	158	2017			20.21
Sun Life Plaza 1100 Melville St	BentallGreenOak Richard Northorp 604-661-5624	BentallGreenOak Jeff Lim 604-661-5619	151654		151654	16	120	1982	2006		22.23
The Stack 1133 Melville St	Oxford Properties Dean De Sousa 604-893-3200	Oxford Properties Andrew Dickson 604-893-3257	540000		540000	36	577	2022		53	26.21
1111 Melville St	Compustar Enterprises Connie Chau 604-687-6790	Cushman & Wakefield Jennifer Robertson 604-640-5894	105372		116544	12	112	1976			2026
1138 Melville St	Epic Investment Svcs Danielle Diotte 236-858-7253	Epic Investment Svcs Danielle Diotte 236-858-7253	164787	1222	160057	18	125	1980	2000		
Wyland Bldg 1190 Melville St	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	41000	7000	48000	7		1965	1999	28	21.16
*King George Group Bldg 905 Pender St W	Colliers	Colliers Blake Davies 604-694-7239	32400		39835	6		1963	2002	28	21.56
Vancouver Film School Bldg 88 Pender St E	Prospero Int'l 604-669-7733	Prospero Int'l June Ip 604-669-3475	31280	6209	37489	5	38	1901	1980		18
1050 Pender St W	BentallGreenOak Bruce Tanner 604-661-5084	BentallGreenOak Jeff Lim 604-661-5619	220129		220129	22	247	1973	1993		23.49
Shorehill Bldg 1155 Pender St W	Hollyburn Properties 604-926-7345"	Hollyburn Group Kim Hollett 604-926-7345	83068		83068	7	51	1967	2019	25	17.7
East Asiatic House 1201 Pender St W	Wicklow West 604-689-5050	Wicklow West Jason Sanders 604-689-5050	59483		59483	8	102	1963	2008	26	19.52
Pender Place I 700 Pender St W	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	142633		146850	17	202	1972	2000		26.91
1130 Pender St W	BentallGreenOak Richard Northorp 604-661-5624	BentallGreenOak Jeff Lim 604-661-5619	137868	2312	140165	17	152	1980	2006		24.79
1166 Pender St W	Reliance Properties 604-683-2404"	Reliance Properties Dan Smith 604-689-1119	344000			32	190	2025		32	18.96
789 Pender St W	Triovest Realty Advisors 604-642-4501"	Triovest Realty Advisors Marc Gerow 604-642-4504"	112868	8137	121005	15		1929	1991		23.05
Evergreen Bldg 1285 Pender St W	QuadReal Property Group 604-661-5084	QuadReal Property Group Maureen Neilly 604-975-9764	100000		100000	10	75	1980	2007	35	22.49
800 Pender St W"	West Pender Property Group Mike Rushford 604-638-0331	West Pender Property Group Colin Murray 604-638-0327	106583	6284	112867	16	28	1978	1999		21.68
890 Pender St W	West Pender Property Group Mike Rushford 604-683-0331	West Pender Property Group Colin Murray 604-638-0327	60088	6663	66751	8		1965	1998		21.38
B6 1090 Pender St W	BentallGreenOak 604-661-5084	BentallGreenOak Jeff Lim 604-661-5619	534000		534000	32		1971	2023	57	23.5
1199 Pender St W	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	72000		75254	9	60	1955	2003	34	18.96
Sun Tower 128 Pender St W	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	76436	1693	78129	17		1912	2011		25
Pender Pacific 889 Pender St W		NAI Commercial Roy Gibbs 604-691-6686	34406	2060	38792	8	16	1984		27	20.45
Duncan Bldg 119 Pender St W	Equitable Real Estate 604-683-7571	Equitable Real Estate Sarah Forseth 604-683-7571	47297	13766	61063	7		1911	2018		15.42

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STORES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
BC Securities Bldg 402 Pender St W	Reliance Properties 604-683-2404	Reliance Properties Dan Smith 604-689-1119	40000	5000	46187	8		1912	25	21.1	
Sun Life Financial Centre 1140 Pender St W	BentallGreenOak Richard Northrop 604-661-5624	BentallGreenOak Jeff Lim 604-661-5619	167087		167087	18	149	1984	2006	23.14	
Manulife Place 1095 Pender St W	Manulife Financial 604-438-2302	CBRE Luke Gibson 604-662-5142	210000	4000	214000	22	186	1991	2003	28.38	
1112 Pender St W		Gilic Developments Steven Yu 604-688-2942	62000	6437	69243	10	43	1959	2014	23	19.36
Pender Place II 750 Pender St W	Cadillac Fairview 604-630-5308	Cadillac Fairview Lou Ficocelli 604-630-5307	142000	3890	146246	17	116	1974	2000	27.01	
The Lumberman's Bldg 509 Richards St	Lumberman's Building Corp	Colliers Graham Davidson 604-694-7206	27600		27600	8		1912	2022	15.5	
John Robson Place 1155 Robson St	Warrington PCI Deryk Brower 604-331-5232	JLL Andrew Astles/Mark Trepp 604-998-6045	78964		79950	7		1947	2018	23	17.93
Vancouver House 605 Robson St	Unimet Investments Ltd 604-688-1883	NAI Commercial Roy Gibbs 778-834-4050	125000		166400	16	200	1989		28	21.15
Robson Central 969 Robson St	Morguard 604-681-9474	JLL Mark Chambers 604-998-6005	80573	47092	127665	6		1956	2013	25.97	
Seymour Bldg 525 Seymour St	Aquilini Group Properties 604-687-8813	Aquilini Group Properties Drew Hardesty 604-909-7943	51195		51195	10		1912	2014	38	18.23
Waterfront Hub 333 Seymour St	Warrington PCI 604-602-1887	CBRE Blair Quinn/Eli Applebaum 604-662-5161	150735	3760	159374	17	141	1985			24.78
Seymour Bldg 698 Seymour St		Marcus & Millichap Claudia Claasen 604-834-6680	31168	7107	38275	4		1971			16.35
Five-Ten 510 Seymour St	Nonni Property Group 604-683-0066	Avison Young Glenn Gardner 604-647-5092	71247	5042	76837	10		2017		36	21.44
Vancouver Centre II 733 Seymour St	GWL Realty Advisors	GWL Realty Advisors Peter Jenkins 604-713-8920	371000		371000	33	500	2021			24.75
The Smithe 225 Smithe St		Cushman & Wakefield Roger Leggatt 604-640-5882	27717			3		2021		50	22
745 Thurlow St	QuadReal Property Group	QuadReal Property Group Jeff Rank 604-975-9623	392598	8136	400734	25	314	2013			24.21
The Landing 375 Water St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	150149	27015	177164	7	53	1905	1987		26.5
The Packing House 21 Water St	Low Tide Properties 604-737-7232	CBRE Luke Gibson 604-662-5142	50286	10000	59655	6		1910	2015		16.91
111 Water St	Reliance Properties Ltd 604-684-8890	Reliance Properties Ltd Dan Smith 604-689-1119	24000		26000	3	25	1910	1990	37	16.13
Deighton Bldg 68 Water St		Heller Murch Realty John Moody 778-837-3760	27000	9500	45500	5		1899	1985	22.5	14
The Wilson Block 155 Water St	Low Tide Properties 604-737-7232	CBRE Blair Quinn 604-662-5161	75000	8000	82000	7	45	2020			
1313 Pender St E		JLL Scott MacDonald/Baktash Kasaei	33915		33942	5		2025			
320 Granville 320 Granville St	Bosa Development 604-998-6035	JLL Mark Trepp	360000		375000	30	108	2022			
Spencer Building 515 Hastings St W		JLL Scott MacDonald/Cam Bertsch	97810		97810	6		1910	1988		
535 Thurlow St		JLL Andrew Astles/Scott MacDonald	51170		55773	8		1966	1968		
Bower Bldg 570 Granville St		JLL Andrew Astles/Cam Bertsch	75000		75000	17	95	2000			
755 Burrard St		JLL Mark Trepp/Marcus Baxter	24000		46432	4		2011			
The Beasley 860 Homer St		JLL Corbin MacDonald/Mark Trepp	21000		41838	4		2000			
1 Alexander St		CBRE Luke Gibson, Dan Jordan	21660			5		1898	2024		
837 Beatty St		CBRE Blair Quinn, Luke Gibson	41260			5		2026	-		
21 Water St		CBRE Luke Gibson, Dan Jordan	48000			6		1921	1970		
375 Water St		CBRE Eli Applebaum, Tara Finnegan	142000			7		1905	1987		
510 Burrard St		CBRE Luke Gibson, Myah Ollek	205055			14		1985			
Burrard Building 1030 Georgia St W		CBRE Bill Coulter, Eli Applebaum	207095			19		1957			
Arthur Ericson Place 1075 Georgia St W		CBRE Luke Gibson, Tara Finnegan, Myah Ollek	369900			26		1968	2002		
1111 Georgia St W		CBRE Bill Coulter, Eli Applebaum	322416			24		1992			
1185 Georgia St W		CBRE Eli Applebaum, Tara Finnegan	147088			10		1979			
555 Georgia St W		CBRE Alain Rivere	40000			7		1928	1990		
1050 Homer St		CBRE Eli Applebaum, Tara Finnegan	12000			3		1910			
700 Pender St W		CBRE Luke Gibson, Tara Finnegan, Myah Ollek	147700			16		1972			
750 Pender St W		CBRE Luke Gibson, Tara Finnegan, Myah Ollek	146400			17		1972			
MANULIFE PLACE 1095 Pender St W		CBRE Luke Gibson, Myah Ollek	213000			21		1991			
1155 Pender St W		CBRE Geoff Donnelly	83000			7		1967	1993		
980 Howe St		CBRE Luke Gibson, Myah Ollek	250000			15		2015			
601 Hastings St W		CBRE Blair Quinn, Eli Applebaum, Andre Alie Day	228000			25		2021			
88 Pender St E		CBRE Alain Rivere, Andre Alie Day, Adrian Beruschi	37671			5					
333 Seymour St		CBRE Blair Quinn, Eli Applebaum, Andre Alie Day	167393			16		1985	2005		

VANCOUVER DOWNTOWN SOUTH

837 Beatty St	Reliance Properties	Reliance Properties Dan Smith 604-689-1119	30000	8000	75254	6		1911	2025		
1200 Burrard St	Warrington PCI 604-602-1887	Warrington PCI Lindsay Knowles 778-875-2946	61525		71355	10	35	1979	1999	30	26.31
Electra 970 Burrard St		William Wright Commercial Stathis Savvis 604-545-0636	10000	10000	50000	25	200	1955	2021	32	25.93
Kilborn Bldg 1380 Burrard St	BentallGreenOak 604-661-5000	BentallGreenOak Jeff Lim 604-661-5619	114256		114256	7	117	1982	2001		21.52
Offices at Burrard Place 1280 Burrard St	Reliance Properties 604-689-1119	Reliance Properties Dan Smith 604-689-1119	130000		130000	13		2019			23.85
Yaletown Mews 1001-1085 Cambie St	Epic Investment Svcs Slavica Kosmajac 604-678-0239*	JLL Andrew Astles 604-363-6673	33000		65000	3	82	1990			24.49
840 Cambie St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	89377		89377	6	20	1912	2009		
Davie Bldg 1033 Davie St	Pacific Crown Management Lucilla Leung 604-263-0907	Colliers Derek May 604-661-0837	33293		33293	6	84	1959	2013	25	19.77
980 Granville St		Avison Young Fergus Cameron 604-647-5099	74217		74217	4	54	2024		50	18
1168 Hamilton St	BC Centre 86 Paula Eng 604-682-1339	CBRE Tara Finnegan 604-662-5159	46200		46200	5	39	1916	1989	25	17.5
Yaletown Centre 1040 Hamilton St	Allied Properties REIT 587-779-7452	Allied Properties REIT Sean Keenan 778-317-9751	36278	9162	45440	4	26	1920	1988	44	22.41
1110 Hamilton St	Triple F Investments	Avison Young Matt Walker/Robin Buntain 604-647-5074	45000		45000	5		1908	2009		21.5
1120 Hamilton St		Avison Young Matt Walker 604-647-5074	20000		25000	4		1918	1996	25	21.5
Homer Court 1140 Homer St	Transpacific Realty 604-661-0669	Colliers Blake Davies 604-694-7239	26000		28000	3	7	1912	1991	30	25.08
1090 Homer St	GWL Realty Advisors Nicole Hadden 604-713-7724	GWL Realty Advisors Peter Jenkins 604-713-8920	47273	17002	64275	5		1917	1993		27.32

OFFICE BUILDING DIRECTORY

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
855 Homer Street Inc 855 Homer St	H&R Building Management 604-689-3800	JLL Mark Trepp/Corbin MacDonald 604-640-5824	94464	12252	106716	6	130	1991		27	18.56
North Western Bldg 1008 Homer St	Zen Properties 604-681-1816	JLL Corbin Macdonald 604-998-6034	44500		60000	5		1908	1998	35	
Chintz Bldg 948950 Homer St	Allied Properties REIT	CBRE Tara Finnegan/Eli Applebaum 604-668-5164	34604	10399	45003	4	7	1930	1998		19.57
The Cossette 1085 Homer St	MDC Property Services 604-678-0241		39000	14000	54500	6	77	2003			19.63
1050 Homer St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	28482	14616	43098	4		1950	2006	44	20.36
Yaletown Square 1290 Homer St		CBRE Blair Quinn 604-662-5161	28252			6		1910	2021		15.06
1286 Homer St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	25613		25613	5		1910			22.17
1220 Homer St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	21708		21708	3		1946	2000		20.29
815 Hornby St*	Reliance Properties	Reliance Properties Dan Smith 604-689-1119	61535	12000	73535	6	30	1980	1996	30	17.67
Copeman Healthcare Centre 1128 Hornby St	Wesgroup Properties 604-648-1800	Wesgroup Properties Derek Lee 604-788-5323	42050		42050	5	76	1986	2006		22.3
1190 Hornby St	Concert Carla Fassbender 604-602-3802	Concert Paula Benham-Parker 604-602-3826	100085		104494	12	117	1983	2001		19.58
Chancery Place 865 Hornby St	Morguard 604-681-9474	Morguard Michael Walker 604-602-6455	132399	10235	142634	13	197	1982			25.32
Robson Court 840 Howe St	GWL Realty Advisors 604-713-6481	GWL Realty Advisors Peter Jenkins 604-713-8920	190029	9329	199358	11	169	1986	2017		23.78
900 Howe St	Warrington PCI 604-331-5232	JLL Andrew Astles/Mark Trepp 604-998-6045	97840	5624	106721	10	109	1987	2012		23.1
1045 Howe St	Narland Management Elan Burghall 604-681-2747	CBRE Geoff Donelly 604-662-5130	98785	2361	101146	9	65	1973	2007		20
1125 Howe St	Wicklow West 604-689-5050	Wicklow West Jason Sanders 604-689-5050	128912		128912	14	150	1985	2007		15.49
Executive Place Tower 1080 Howe St		NAI Commercial Brian Mackenzie 604-691-6618	66000		66000	12	52	1996		30	21.5
980 Howe St	Manulife Real Estate 604-438-2302	JLL Mark Trepp 604-998-6035	246582	4836		16	217	2015			23.1
1122 Mainland St	Madison Properties Inc	JLL Mark Trepp 604-998-6035	60333	20812	81145	5	66	1915	1991		16.68
Yaletown Galleria 1080 Mainland St		Colliers James Morris 604-692-1413	39674		55964	5	67	1925	1989	26	23.58
Yaletown Bldg 1152 Mainland St		Avison Young Robin Buntain 604-647-5085	34244		38444	4	30	1911	1990		18.5
Nelson Square 808 Nelson St	Nelson Square Management Rose Ma 604-684-2472	Cushman & Wakefield Jennifer Robertson 604-640-5894	190000		209200	25	235	1982	1999		23.86
910 Richards St		Avison Young Rhys Cartwright 604-647-1334	30000		30000	3		1910		23.5	9.05
1022 Seymour St	Onni Group Glenn Worner 604-602-7711	Onni Group Mark Reid 604-488-2773	22000	5000	27000						
North Western Building 1008 Homer St		JLL Corbin MacDonald/Cam Bertsch	45000		60000	5		1994			
Crandall Building 1071 Mainland St		JLL Corbin MacDonald/Mark Trepp	35000		40000	5		1915	1991		
1190 Homer St		JLL Mark Trepp/Corbin MacDonald	23000		23000	4		1910	1999		
1040 Hamilton St		CBRE Eli Applebaum, Tara Finnegan	45381			4		1912	1988		

VANCOUVER BROADWAY — SURROUNDING AREA

Eastvan Medical Centre 1750 10th Ave E	TPMG Capital 604-739-6188	TPMG Capital Ivy Yung 604-742-3675	28226		28226	5	86	1972		25	20.57
Big 4 375 1st Ave E	Onni Group 604-602-7711	Onni Group Peter McFetridge 604-688-8783	129207	43000		7					
Main Gate 1505 2nd Ave W	Gulf Pacific Group 778-668-9808	Avison Young Justin Omichinski 604-646-8387	30767		59048	5	60	1988	2004	28	20.8
Focal 107 3rd Ave E	Shon Group	Cushman & Wakefield Andrei Jelescu-Bodos 604-640-5812	30135		30135	8		2022		40	17.68
Main Alley M2 114 4th Ave E		CBRE Blair Quinn/Tara Finnegan 604-662-3000	50000			8	311	2020			22.06
Main Alley M3 111 5th Ave E		CBRE Blair Quinn/Tara Finnegan 604-662-3000	63295		63295	3		1977			19
Main Alley M4 110 5th Ave E		CBRE Blair Quinn/Tara Finnegan 604-662-3000	166800	38000	204800	9	289	2025			22.06
The Riley Professional Bldg 375 5th Ave W	TPMG Capital 604-739-6188	TPMG Capital Ivy Yung 604-742-3675	27963		27963	4	33	2005			15.03
30 6th Ave E	Wesgroup Properties 604-648-1800	Wesgroup Properties Derek Lee 604-788-5323	26481		26481	3	25	1980	2020	12	16.39
425 6th Ave W	Cressey Development	CBRE Luke Gibson 604-662-5142	140750	14500	175250	10		2021			17
828 8th Ave W	TPMG Capital 604-739-6188	TPMG Capital Ivy Yung 604-742-3675	28000		28000	4		1978	2018		17.47
Robert & Lily Lee Family Health Ctr 1669 Broadway E	Wesgroup Properties 604-633-2898	Wesgroup Properties Derek Lee 604-788-5323	47940	12845	58926	4		2010			15.32
Eight on Broadway 8 Broadway E		CBRE Blair Quinn/Luke Gibson 604-662-5161	116035		122474	11	118	2025			
1770 Burrard St		Avison Young Robin Buntain 604-647-5085	44708		46127	4	80	1973	1988		17.6
Seaforth Place 1681 Chestnut St	Bastion Development 604-731-3500	Colliers Dan Jordan 604-692-1472	38221	10961	48380	5	108	1988			19.84
Central 1 Credit Union Centre 1441 Creekside Dr		CBRE Blair Quinn/Alain Rivere 604-662-5161	98000		125850	9	207	1978	1992	34	20.5
Central 15531557 Main St	Onni Group Rodney LeGrow 604-323-9662	Onni Group Mark Reid 604-488-2773	90000	10000	100000	7		2014			
Mountainview Professional Bldg 2425 Quebec St	Eurocan Industries Inc	NAI Commercial Conor Finucane 604-691-6604	21000		21000	3	35	1980		28	14.26
Uniserve Bldg 333 Terminal Ave	369 Terminal Holdings 604-899-2788	Lee & Associates Howard Malchy 604-895-2226	114000	4198	133000	8	151	1990	1996		
Vantech Centre II 369 Terminal Ave	369 Terminal Holdings 604-605-0166	Lee & Associates Howard Malchy/Russell Long 604-895-2226	144000	1658	159000	8	172	2000		32	14
Broadway Tech Centre - Bldg 2 2955 Virtual Way	QuadReal Property Group Michael Shumas 604-563-5098	QuadReal Property Group Jeff Rank 604-975-9623	146000		146000	5		2001			21.15
Broadway Tech Centre - Bldg 3 2985 Virtual Way	QuadReal Property Group Michael Shumas 604-563-5098	QuadReal Property Group Jeff Rank 604-975-9623	112000		112000	4		2001			22.29
Broadway Tech Centre - Bldg 1 2925 Virtual Way	QuadReal Property Group Michael Shumas 604-563-5098	QuadReal Property Group Jeff Rank 604-975-9623	113000		113000	4		2008			23.21
Broadway Tech Centre - Bldg 5 2930 Virtual Way	QuadReal Property Group Michael Shumas 604-563-5098	Quadreal Property Group Jeff Rank 604-975-9623	78322		78322	3	190	2010			21.8
Broadway Tech Centre - Bldg 7 2940 Virtual Way	QuadReal Property Group Michael Shumas 604-563-5098	QuadReal Property Group Jeff Rank 604-975-9623	78000		78000	3	190	2010			20.98
Broadway Tech Centre - Bldg 6 2920 Virtual Way	QuadReal Property Group Michael Shumas 604-563-5098	QuadReal Property Group Jeff Rank 604-975-9623	178000		178000	4		2012			20.14
Broadway Tech Centre - Bldg 4 2910 Virtual Way	Quadreal Property Group Michael Shumas 604-563-5098	Quadreal Property Group Jeff Rank 604-975-9623	175546		175546	4		2001			19.95
The Yukon 2238 Yukon St		CBRE Luke Gibson 604-662-5575	49000		49000	4		2021			18
149 4th Ave W		JLL Chris Newton/Mark Chambers	46780		46780	2	70	1999	2013		
1530 7th Ave W		JLL Corbin MacDonald/Mark Trepp	40000		40000	2					
177 7th Ave W		JLL Scott MacDonald	19860		19860	3	21	1977			
108 5th Ave E		CBRE Blair Quinn, Tara Finnegan	187281			9		2024			
111 5th Ave E		CBRE	99159			3					
114 4th Ave E		CBRE Bill Coulter, Eli Applebaum	170543			8		2020			

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE LEASING COST
380 5th Ave W		CBRE Luke Gibson	76000			5					
425 6th Ave W		CBRE Luke Gibson	162983			10		2022			
555 8th Ave W		CBRE Dan Jordan	49202			6		1992			
887 Great Northern Way		CBRE Blair Quinn, Alain Rivere	160000			5		1999			

VANCOUVER BROADWAY CORRIDOR

Malvern Bldg 1401 8th Ave W	Wicklow West 604-689-5050	Wicklow West Jason Sanders 604-689-5050	54544		54544	4	109	1979	2004		19.57
1385 8th Ave W	Warrington PCI 604-602-1887	Warrington PCI Lenia Calico 604-220-9519	140163		140163	6	159	1982	2021		22.2
1060 8th Ave W		CBRE Ed Ferreira/Brad Haw 604-662-5122	22488		26747	4	42	1972	2000		15.25
College Pl 1765 8th Ave W		NAI Commercial Brian Mackenzie 604-691-6618	38534		38534	5	120	1990		31	21.28
BCAA Bldg 999 Broadway W	TPMG Capital 604-739-6188	TPMG Capital Ivy Yung 604-742-3675	50862	6336	62297	9	150	1972	2012		24.11
Regent Medical Bldg 2184 Broadway W	TPMG Capital 604-739-6188	TPMG Capital Ivy Yung 604-742-3675	34339	8106	41187	5	64	1959	2001	26	24.82
1508 Broadway W	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	81809	51478	133287	9	265	1998			
805 Broadway Centre 805 Broadway W	Warrington PCI 604-688-5658	Warrington PCI Lindsay Knowles 778-875-2946	85100		101127	19	292	1974		25	27.75
1285 Broadway W	Warrington PCI Mgmt 604-602-1887	Triovest Realty Advisors Lenia Calico 604-220-9519	105908		105908	8	209	1984	2017		23.57
1333 Broadway W	Warrington PCI 604-602-1887	Warrington PCI Lenia Calico 604-220-9519	187785	11199	241185	14	419	1991	2017		24.26
BC Heart Bldg 1212 Broadway W		Dorset Realty Colin Schuss 604-270-1711	40845	7187	48032	5	102	1981		30	20
1401 Broadway W	Warrington PCI 604-602-1887	CBRE Brad Haw 604-662-5132	30000		34000	8		1994			23.07
King Day Bldg 1195 Broadway W	King Day Holdings 604-738-8819	CBRE Brad Haw 604-662-5132	30603	4643	35246	5	66	1984		25	18.57
Wawanesa Bldg 1985 Broadway W		CBRE Brad Haw 604-642-3463	55669		55669	5	108	1985		25	20.36
Burrard & Broadway Office Complex 1727/1755 Broadway W	Northland Properties 604-735-6638	Colliers Blake Davies 604-694-7239	66568		66568	5	170	1970	2003	32	17.16
Broadway Plaza 601 Broadway W	Broadway Plaza Management 604-872-4551	CBRE Brad Haw 604-662-5132	132000		132000	12	240	1980		23	20.77
Clairmont Bldg 1177 Broadway W	Broadway Properties 604-876-1188	Cushman & Wakefield Andrei Jelescu/Matthew MacLean 604-640-5812	48655		50000	11	97	1971			16.74
1245 Broadway W	Value Property Group 604-606-7000	Value Property Group 604-606-7016	20000		23000	4		1990			28.86
CGA Bldg 1867 Broadway W	Austeville Properties 604-216-5503	JLL Mark Trepp 604-998-6028	34000	2000	36000	3	60	1979			19.47
BC Medical Bldg 1665 Broadway W	Warrington PCI 604-331-5259	Warrington PCI Sanjay Sudra 604-331-5256	42200		45506	6	95	1973	1998		22.72
777 Broadway W	777 West Broadway Holdings	CBRE Geoff Donelly 604-662-5130	53000		75000	12	156	1988		26	19
1001 Broadway W	Rosebud Properties Ltd 604-738-4777	Cushman & Wakefield Matthew MacLean/Andrei Jelescu 604-640-5855	46659	10401	57060	6	134	1989	2008		21.82
Mainframe Bldg 2025 Broadway W	Epic Investment Svcs Slavica Kosmajac 604-678-0239	CBRE Brad Haw 604-662-5132	72757	14722	91086	5	187	1988			27.23
Broadway Pacific Place 1338 Broadway W		Dorset Realty Group Colin Schuss 604-270-1711	31982	20413	58970	4	120	1990		24	20.99
Fairmont Medical Bldg 750 Broadway W	Peterson Commercial Oliver Yau 604-359-9397	Peterson Commercial Luke Moran 604-699-2286	122880		140000	14	144	1960	2018	30	26.36
Willow Professional Bldg 812 Broadway W	Prospero Int'l 604-669-7733	Prospero Int'l Jeff Nightingale 604-669-7733	20500	5202	25702	7	96	1971		17	21.19
Broadway & Oak 988 Broadway W	BlueSky Properties 604-336-8971	Colliers Marco diPaolo 604-661-0838	82000		102301	11	169	2018			23.64
1477 Broadway W		CBRE Luke Gibson 604-662-5142	97104		559728	8		2028			22
Crossroads 507 Broadway W	Warrington PCI	Warrington PCI Lenia Calico 604-220-9519	85000	140000	220000	5		2009			23.79
2515 Burrard St"		NAI Commercial Chris Oteman 604-691-6633	30000		30000	3		1920		19	19.5
Bank of Montreal Bldg 2609 Granville St	Reliance Properties	Reliance Properties Dan Smith 604-689-1119	45500		45500	5	50	1970	2005	22	17.74
Chapman Bldg 2590 Granville St	Turner Meakin Brian Meakin 604-736-7020	Colliers Blake Davies 604-694-7239	21398		24622	3	22	1920	1971	28	22.43
South Granville Centre 2608 Granville St	Macdonald Commercial Nick Marini 604-736-5611	Macdonald Commercial Patricia Wong Chong 604-778-3889	58204	38280	96484	5	196	1974	2002	27	24
365 Railway St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	31528		31528	2	7	1949			8.1
Willow Professional Bldg 2525 Willow St	Prospero Int'l 604-669-7733	Cushman & Wakefield David Mackay 604-639-9355	22300		22300	7		1972		18	21.19
Mary Pack Arthritis Center 895 10th Ave W		JLL Chris Newton	38420		38420	3	100	1968			
777 Broadway W		CBRE Geoff Donelly	80000			12		1988			
2145-2165 Broadway W		CBRE Geoff Donelly	60000								
1367 Broadway W		CBRE Brad Haw	45169			9		1988			
1477 Broadway W		CBRE Blair Quinn, Luke Gibson	105925			5		2025	-		
1985 Broadway W		CBRE Brad Haw	50000			5		1985			
601 Broadway W		CBRE Brad Haw	132000			12		1980			
988 Broadway W		CBRE Luke Gibson, Myah Ollek	85000			10					

NORTH VANCOUVER

Eastern House 126 15th St E	Sodican 604-988-0646	Forman Pilkington Ross Forman 604-980-3003	27805	10184	37989	4	73	1979		25	20.75
Capilano Business Park II 930 1st St W	BentallGreenOak 604-646-2880	BrantallGreenOak Tim Evans 604-661-5099	86618		86618	2	129	1992			10.48
Capilano Business Park I 980 1st St W	BentallGreenOak 604-646-2880	Avison Young Ian Whitcho/Terry Thies 604-687-7331	84059		84059	2	133	1991			10.41
Capilano Business Park III 949 3rd St W	BentallGreenOak 604-646-2880	BrentallGreenOak Tim Evans 604.661-5099	121197		121197	2	160	1994			10.23
West Quay Centre 267 Esplanade W	Dorset Realty 604-270-1711	Dorset Realty Damien Roussin 604-270-1711	50507		52737	3	160	1986		18	12.25
Esplanade Place 1 132 Esplanade W	Wesgroup Properties 604-648-1800	Avison Young Terry Thies/Ian Whitcho 604-646-8398	65000	8000	73000	5	100	1991		23	18.65
Esplanade Place 171 Esplanade W	Gulf Pacific Group Ryan Russell 778-668-9808	Forman Pilkington Ross Forman/Jeff Pilkington 604-980-3003	66266		71325	6	87	1984	1992	27	17.82
221 Esplanade W	Warrington PCI 778-383-6273	Warrington PCI Lenia Calico 604-220-9519	154000		154000	6	233	1983			20.91
Harbour Quay 224 Esplanade W	Sodican 604-988-0646	Forman Pilkington Ross Forman 604-980-3003	45605		63000	6	139	1981		25	18.77
Harbourside Centre 38 Fell Ave	GWL Realty Advisors	Avison Young Terry Thies/Ian Whitcho 604-646-8398	37476		37476	4	76	2001			16.89
North Shore Corporate Centre 111 Forester St		Babych Group Realty Ross Forman/Jeff Pilkington 604-980-3003	30000		30000	2		2009		25	14.07

OFFICE BUILDING DIRECTORY

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
Harbourside Business Park - Waterfront Bldg 1 889 Harbourside Dr	Concert 604-602-3802	Avison Young Terry Thies/Ian Whitcelo 604-646-8398	74670		74670	3	160	2002		26	16.99
Harbourside Centre 788 Harbourside Dr	GWL Realty Advisors Jeevan Bathina	Avison Young Terry Thies/Ian Whitcelo 604-646-8398	33750		33750	2	58	2001			16.87
Harbourside Corporate Centre 850 Harbourside Dr	Avison Young	Avison Young Terry Thies/Ian Whitcelo 604-646-8398	33750		33750	4		2009		28	14.05
Lonsdale Place 1200 Lonsdale Ave	Turner Meakin Brian Meakin 604-736-7020	Avison Young Matt Thomas 604-687-7331	27095	9992	34460	3	61	1980	2002	20	21.21
Central Block 1501 Lonsdale Ave	Austeville Properties Scott Reid 604-216-5517	Babych Group Realty Ross Forman/Jeff Pilkington 604-980-3003	20500		20500	2		1974		20	26.94
The Valley Centre 1200 Lynn Valley Rd	Warrington PCI 778-383-6273	Warrington PCI Lindsay Knowles 778-875-2946	38539		40000	3	126	1988	2000		23.85
Cypress Business Centre 1861 Welch St		Avison Young Terry Thies/Ian Whitcelo 604-647-5095	25201		26616	2	25	1971		18	26.94
Cypress Business Centre 1801 Welch St		Avison Young Ian Whitcelo/Terry Thies 604-647-5095	20140		22000	2		1975		18	26.94

WEST VANCOUVER

Hollyburn Medical Centre 575 16th St	"Warrington PCI 778-383-6273	Warrington PCI	21694	15541	37236	3	91	2002			
100 Park Royal South	Maple Leaf Property Management 604-836-9950	Maple Leaf Property Management Jeff Toews 604-836-9950	120000			12	172	1972	2004	39	17

VANCOUVER

Renfrew Centre 2889 12th Ave E	Epic Investments Svcs Danielle Diotte 236-858-7253	Epic Investment Svcs Danielle Diotte 236-858-7253	151143		170021	7	425	2016			21.85
Airport Square 1200 73rd Ave W	Colliers Daniel Mok 604-662-2687	NAI Commercial Rob DesBrisay 604-691-6602	222000		222000	14	444	1975	2000	23	17.85
134 Abbott St	Paradigm Group 604-328-2524	Paradigm Group Steven Fast/Jordan Armstrong 604-328-2524	40000	8000	48000	6		1910	2010		14.01
2233 Columbia St	Allied Properties REIT	Allied Properties REIT Sean Keenan 778-317-9751	28443		28443	4	25	2018			
Evergreen Health Centre 3425 Crowley Dr	Concert Penny Hall 604-602-3829	Concert Faye Tam 604-602-3736	20207		20207	3	36	2000			
Golden Crown Centre 211 Georgia St E	Paradigm Group 604-328-2524	Paradigm Group Jordan Armstrong/ElijahFast 778-990-4715	20500		45000	6	163	1989	2013	27	15.38
Block Bldg 2695 Granville St	TPMG Capital 604-742-3463	TPMG Capital Ivy Yung 604-742-3675	32531		32531	7	66	1965	2005	26	24.43
Hycroft Centre 3195 Granville St	Wesgroup Properties 604-633-2890	CBRE Luke Gibson/Blake Newton 604-662-5142	35245	500	36500	3	81	1957	1999		23
Kaslo at Renfrew District 2710 Kaslo St		Cushman & Wakefield Roger Leggatt 604-640-5882	218350		218350	7	190	2023			
HIVE 2150 Keith Dr	Allied p	Colliers Marco DiPaolo/Dan Jordan 604-661-0838	164000		164000	10		2025			20
Marine Drive 450 Marine Dr SW	Triovest 604-484-0901	Triovest Julie De Cotils 604-642-4514	259483		259483	17		2015			23.24
329 Railway St	Paradigm Group 604-328-2524	Paradigm Group Jordan Armstrong 778-990-4715	36000		36000	6		1910	1998	18	13.51
Lab 29 1629 Scotia St		CBRE Blair Quinn 604-662-5161	205400	5900	229700	8	338	2026			20
False Creek Station 1296 Station St	GWL Realty Advisors Inc	Colliers Rob Chasmar 604-661-0822	270000	6000	276000	13		2021			
Cedarhurst Professional Bldg 5511 West Blvd	TPMG Capital 604-739-6188	TPMG Capital Glenn Wood 604-742-3463	19742	6841	26583	3	57	1976	2003		21.6
2386 East Mall		JLL Mark Chambers	33536		33536	3		1995			
2389 Health Sciences Mall		JLL Mark Chambers	53476		53476	4		2000			
UBC TEF3 6190 Agronomy Rd		JLL Mark Chambers	103410		103410	6	164	2003			
2710 Kaslo St		CBRE Luke Gibson, Myah Ollek	218350			7		2024			
Fifth + Columbia by Nicola Wealth 2055 Columbia St		CBRE Tara Finnegan/Blair Quinn 604-662-5159	25000			4	29	2022			17

BURNABY

Production Court I 8525 Baxter Pl	Narland Management Elan Burghall 604-681-2747	Colliers Rob Chasmar 604-661-0822	44071		44071	2	296	1999		22	17.71
Production Court II 8555 Baxter Pl	Narland Management Elan Burghall 604-681-2747	Colliers Rob Chasmar 604-661-0822	44071		134161	3	296	1999			
CFIA Bldg 2250 Boundary Rd		Davies Hall/Re/Max Peter Hall/Braden Hall 604-718-7300	43384		43384	2	6	1955	1984	18	15.5
The Amazing Brentwood Bldg 3 4676 Brentwood Blvd	Shape Properties 604-681-2358	Shape Properties Helen Rego 604-694-2282	55000	450000		63		2022			
Canada Way II 4299 Canada Way	Redstone Group Jamie Fiander 604-596-5622	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	30499	28928	59500	2	175	1972	1999		19.83
Pacific Blue Cross 4250 Canada Way	GWL Realty Advisors Stephanie Davies 604-713-7724	GWL Realty Advisors Peter Jenkins 604-713-8920	119315		119315	6	338	1998			19.75
Canada Way Business Park 4585 Canada Way	Warrington PCI 604-602-1887	Avison Young Glenn Gardner/Matthew Craig 604-647-5076	98802		98802	4	94	1982	1996		17.34
Canada Way Business Park 4595 Canada Way	Warrington PCI 604-602-1887	Avison Young Glenn Gardner/Matthew Craig 604-647-5076	50035		50035	4	94	1982	1996		17.19
Canada Way Business Park - Bldg B 4611 Canada Way	Warrington PCI 604-602-1887	Avison Young Glenn Gardner/Matthew Craig 604-647-5076	72000		72000	4	298	2001			15.48
Canada Way I 4259 Canada Way	Redstone Group Jamie Fiander 604-596-5622	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	59008		59008	2	196	1973	1998		18.89
Canada Way Business Park - Bldg A 4601 Canada Way	Warrington PCI 604-602-1887	Avison Young Glenn Gardner/Matthew Craig/Sean Keenan 604-647-5076	87051		101100	5	345	2000			17.54
Canada Way Business Park - Bldg C 4621 Canada Way	Warrington PCI 604-602-1887	Avison Young Glenn Gardner/Matthew Craig/Sean Keenan 604-647-5076	72000		72000	4	279	2001			18.5
400 Dominion St	Redstone Group Jamie Fiander 604-596-5622	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	69167		91039	5	225	1977	2006		21.39
Central Place 4370 Dominion St	Redstone Group Jamie Fiander 604-596-5622	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	58542		63894	6	167	1983	1999		20.43
Gilmore Place 2 3605 Gilmore Way	Redstone Group 604-596-5622	Avison Young Matthew Craig/Josh Sookero 604-647-5076	47000		47000	3	138	2000			23.16
Telus Bldg 3500 Gilmore Way	Redstone Group 604-596-5622	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	56201		56201	3	154	1997			22
Gilmore Place 1 3480 Gilmore Way	Redstone Group 604-596-5622	Avison Young Matthew Craig 604-647-5076	51805		51805	3	144	2002			20.9
DiscoveryGreen 3383 Gilmore Way	Manulife Real Estate 604-438-2302	JLL Mark Chambers 604-998-6005	146537		146537	5	414	2009			
West Wing 3555 Gilmore Way	Warrington PCI 604-602-1887	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	55251		55251	3	331	2001		19.5	17.24
Discovery Place - Phase III 3577 Gilmore Way	Warrington PCI 604-688-5658	Warrington PCI John Frederickson 604-975-9004	50715		50715	3	331	2022			14.21
9100 Glenlyon Pkwy	Concert Marc Rothberg 604-602-3841	Concert Faye Tam 604-602-3736	61833		61833	2	313	1998			
Tekmira Bldg 8900 Glenlyon Pky	Canadian Urban	CBRE Blair Quinn/Alain Rivere 604-662-5161	52486		52486	2	170	1997		24	12

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
Bridge Corporate Centre 3999 Henning Dr		Re/Max Central Peter Hall/Braden Hall 604-718-7300	73992		73992	4	22	1998		23	14.63
Kodak Bldg 4225 Kincaid St	Warrington PCI 604-602-1887	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	70550		168499	5	314	1986	1999	26.5	18.8
Boundary Plaza 3665 Kingsway	Warrington PCI Karin Fung 604-331-5236	Cushman & Wakefield Max Zessel/Kyle Wilson 604-640-5824	44000		57000	3	100	1980			15.84
Central Park Place 4555 Kingsway	Bosa Commercial	Avison Young Glenn Gardner/Matt Walker 604-647-5092	170000	30000	200000	18	390	2000	2008		18.06
Metrotower I 4710 Kingsway	Avison Young 604-283-0888	Colliers Rob Chasmar/Jason Teahen 604-661-0822	261000		261000	28	500	1989			21.48
Metrotower II 4720 Kingsway	Avison Young 604-283-0888	Colliers Rob Chasmar/Jason Teahen 604-661-0822	352000		352000	30	415	1991			21.27
Burnaby Centre 4211 Kingsway	Burnaby Centre Management 604-438-4544	NAI Commercial Rob DesBrisay/Jesse Godin 604-691-6602	52666		52666	7		1985	2000	21.5	16
Metropointe 4603 Kingsway	Macdonald Commercial Nick Marini 604-736-5611	Macdonald Commercial Edward Chiu 604-714-4755	79000		89759	4	266	1989		25	19.45
Metropolis @ Metrotown Office Galleria 4800 Kingsway	JLL 604-438-4700	CBRE Blake Newton/Luke Gibson 604-662-5575	80000		80000	4		1986	1996	28	22.92
Burlington Square 5172 Kingsway		NAI Commercial Brian Mackenzie 604-691-6618	23000		25984	3	75	1982	1991	22	17.13
Centrepont 4789 Kingsway	Orr Development 604-731-8261	Avison Young Josh Sookero/Nicolas Bilodeau 604-647-5091	71236		73934	6	154	2007		26	16.5
Lougheed Commerce Court II 4190 Lougheed Hwy	Onni Group 604-602-7711	JLL Mark Trepp 604-998-6035	69973		69973	5	453	1983	1996		14.3
Lougheed Commerce Court I 4180 Lougheed Hwy	Onni Group 604-602-7711	JLL Mark Trepp 604-998-6035	86521		86521	6	453	1984			13.69
Brentwood Office Centre 4664 Lougheed Hwy	Peterson Commercial Stephen Chodos 604-343-0424	Peterson Commercial Hazel Chan 604-335-9033	195883		195883	3	348	1975	1999	18	17.73
Commerce@citi 4445 Lougheed Hwy	Warrington PCI 604-602-1887	Warrington PCI Lindsay Knowles 778-875-2946	110000	23000	137512	12	275	2010			16.38
Gilmore Place Phase 1 0 Lougheed Hwy	Onni Group 604-602-7711	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	80500	272309		34		2024			
Jack Munro Bldg 3920 Norland Ave	Martello Property Services Tony Akester 604-681-6544	NAI Commercial Brian Mackenzie 604-691-6618	27825		27825	3	60	1981	2011	15	15.03
4200 North Fraser Way		Cushman & Wakefield Roger Leggatt/Max Zessel 604-683-3111	31769		31769	2	135	2007			13.15
Production Crt III 2700 Production Way	Narland Management 604-681-2747	Colliers Rob Chasmar/Brian MacKenzie 604-661-0822	117031		134161	6	296	1999		17	17.15
Lake City Centre 3292 Production Way	Epic Investment Svcs Slavica Kosmajac 604-678-0239	Epic Investment Svcs Lyndsay Syhlonyk 403-668-7205	108966	7225	113413	6	218	2008		26	15.34
Sperling Plaza I 6400 Roberts St	Bosa Development 604-294-0666	JLL Mark Trepp 604-998-6035	66228		66228	4	321	1975	2012		15.08
Sperling Plaza II 6450 Roberts St	Bosa Development 604-294-0666	JLL Mark Trepp 604-998-6035	65354		65354	4	321	1975	2012		15.08
Station Square Phase 2 6060 Silver Ave	Anthem Properties Ken Wood 604-449-2431	JLL Mark Chambers/Mark Trepp 604-998-6005	52804		78000	3	1150	2018			19.12
Station Square Phase 6 6023 Silver Ave	Anthem Properties Ken Wood 604-449-2431	JLL Mark Chambers/Mark Trepp 604-998-6005	42478					2022			19.12
The SOLO District Phase 3 4402 Skyline Dr		Colliers Rob Chasmar 604-661-0822	230000	120000		39		2022			18.13
1501 Willingdon Park 4185 Still Creek Dr	Narland Management Elan Burghall 604-681-2747	Colliers Rob Chasmar 604-661-0822	51416		51416	3	131	1990			19.33
1506 Willingdon Park 4321 Still Creek Dr	Triovest Realty Advisors 604-294-3544	Triovest Realty Advisors Julie de Cotitis 604-642-4514	229249		229249	6	684	2001			15.92
Willingdon Park Bldg 7 4333 Still Creek Dr		Colliers Kayvon Besharat/Rob Chasmar 604-662-2665	67305		67305	4	211	2001			19.27
1508 Willingdon Park 4350 Still Creek Dr	Triovest Realty Advisors Dean de Sousa 604-294-3544	Triovest Realty Advisors Julie DeCotitis 604-642-4514	91574		91574	4	333	2010			16.13
1509 Willingdon Park 4370 Still Creek Dr	Triovest Realty Advisors Dean de Sousa 604-294-3544	Triovest Realty Advisors Julie DeCotitis 604-642-4514	94114		94114	4	247	2010			15.67
Canada Way Business Park North 3001 Wayburne Dr	Warrington PCI 604-602-1887	Avison Young Glenn Gardner/Matthew Craig 604-647-5076	102000		102000	2	340	1996	2001		17.31
Technology Place@BCIT 4475 Wayburne Dr	Discovery Parks 604-734-7275	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	32000		32000	3	50	2000			18.94
The SOLO District 2025 Willingdon Ave	BentallGreenOak 604-661-5000	BentallGreenOak Jeff Lim 604-661-5619	230000	100000		17		2015			14.74
Willingdon Green Bldg 3185 Willingdon Green	Redstone Group Jamie Fiander 604-596-5622	Cushman & Wakefield Max Zessel/Roger Leggatt 604-640-5824	46782		46782	3	147	1986	2009		19.87
Station Square Phase 5 6051 Silver Ave	Anthem Properties Ken Wood 604-449-2431	JLL Mark Chambers/Mark Trepp 604-998-6005	45276		45270	3		2021			19.12
Madison Centre 1901 Rosser Ave		JLL Mark Trepp/Cam Bertsch	66400		66400	8		2001			
Station Square - Stage 5 6051 Silver Dr		JLL Mark Trepp/Mark Chambers	45270		45270	52		2021			

COQUITLAM

Westwood Corporate Centre 2963 Glen Dr		CBRE Tara Finnegan 604-662-5159	50000		50000	4		1993		28	15.18
The Oasis 2950 Glen Dr	Onni Group 604-602-7711	Cushman & Wakefield Craig Ballantyne 604-608-5928	24000	15000	39000	7		2013			14.61
Evergreen@Westwood Village 3007 Glen Dr	Bosa Properties 604-558-8665	Cushman & Wakefield Craig Ballantyne 604-608-5928	25714	9802		30	102	2015			16.16
Diagram by Cressey 2992 Glen Dr		CBRE Luke Gibson 604-662-3000	58000		58000	15		2024			

PORT COQUITLAM

Poco Place 2755 Lougheed Hwy	"Narland Management Elan Burghall 604-681-2747"	Cushman & Wakefield Craig Ballantyne 604-608-5928	59993	103929	163844	7	573	1981	2003		20.85
------------------------------	--	---	-------	--------	--------	---	-----	------	------	--	-------

NEW WESTMINSTER

Queen's Court 625 Agnes St	Narland Management Elan Burghall 604-681-2747	Avison Young Josh Sookero/Nicolas Bilodeau 604-647-5091	67562		85042	5	97	1981	1991		15.3
The Boucher Bldg 435 Columbia St		Warrington PCI Sanjay Sudra 604-331-5256	34696	9596	45763	3		1989			18.06
Anvil Office Tower 11 Eighth St	H&R Building Management 604-689-3800	Cushman & Wakefield Max Zessel 604-640-5824	137330		137330	14	165	2014		25	14.87
The Brewery District Bldg 7 268 Nelson's Crt	Wesgroup Properties 604-633-2898	Wesgroup Properties Genevieve Lecour 778-952-4621	34527			30		2023			16.21
First Capital Place 960 Quayside Dr		CBRE Luke Gibson/Michael White 604-662-5142	48094	16998	65092	4	130	1988		26	17.15
Royal Avenue Centre 620 Royal Ave		Warrington PCI Sanjay Sudra 604-331-5256	44150		44150	3	65	1988			15.93
Seventh St Professional Building 522 Seventh St		William Wright Commercial Stathis Savvis/Nathan Armour 604-545-0636	25183		25183	3	70	1974	2001	20	15
Royal Bank Bldg 628 Sixth Ave	Value Property Group 604-606-7001	Value Property Group 604-606-7001	55581	13929	69510	6	140	2000	2014		18.4

OFFICE BUILDING DIRECTORY

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
Queen's Park West 500 Sixth Ave	UPG Uptown Property Group Donna Bisaro 604-525-8618	UPG Uptown Property Group Bart Slotman 604-688-7750	20000	7000	27000	4	48	2013			
Westminster Centre 555 Sixth St	UPG Uptown Property Group Donna Bisaro 604-525-8866	UPG Uptown Property Group Bart Slotman 604-688-7750	86000	82000	168000	4	354	1978	2012		
Uptown Centre 601 Sixth St	UPG Uptown Property Group Donna Bisaro 604-525-8866	UPG Uptown Property Group Bart Slotman 604-688-7750	30000	10000	40000	4	79	2001			
Sixth and Sixth Bldg 550 Sixth St	BentallGreenOak 604-661-5679	Paramount Realty Don Ellis 604-442-3911	23137		23137	3	40	1962		29	
Latitude Uptown 505 Sixth St	UPG Uptown Property Group Donna Bisaro 604-525-8618	UPG Uptown Property Group Bart Slotman 604-688-7750	41000	12000	54000	4	162	2008	2019		
810 Quayside Dr		CBRE Luke Gibson, Mike White				2					
625 Fifth Ave		CBRE Luke Gibson, Mike White	57898			8		1964			

RICHMOND

Richport Town Centre 8171 Ackroyd Rd	Warrington PCI 604-331-5242	Warrington PCI Sanjay Sudra 604-331-5256	36402	75529	112000	6	350	1987			24.14
Airport Executive Park 14 10711 Cambie Rd	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	98669		98669	3	277	1981	1992		17
BCIT Aerospace Technology Campus 3820 Cessna Dr	BCIT	AMA Property Group Ltd Andrew Altow 604-910-5180	85000		85000	5	225	2007		27.5	10.5
Crestwood Corporate Centre 4 13551 Commerce Pkwy	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	54788		54788	2	112	1990	2006		12.87
Crestwood Corporate Centre 5 13571 Commerce Pkwy	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	78151		78151	2	232	1993	2005		14.6
Crestwood Corporate Centre 7 13775 Commerce Pkwy	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	79855		79855	3	239	1995	2021		13.35
Crestwood Corporate Centre 8 13777 Commerce Pkwy	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	80533		80533	3	244	1996	2019		14.29
Crestwood Corporate Centre 1 13800 Commerce Pkwy	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	181588		181588	2	447	1989			
Commerce Court International Phase II 13353 Commerce Pkwy	Compass Point Mark Morrison 604-214-8645	Compass Point Mark Morrison 604-214-8645	71000		71000	3	230	1999		17.5	14.55
Commerce Court International Phase I 13351 Commerce Pkwy	Compass Point Mark Morrison 604-214-8645	Compass Point Mark Morrison 604-214-8645	71657		71657	3	196	1998		17.5	14.55
Crestwood Corporate Centre 3 13511 Commerce Pkwy	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	40130		40130	1	130	1989	2007		13.65
Crestwood Corporate Centre 6 13575 Commerce Pky	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	76971		76971	2	233	1993	2004		14.56
Pacific Business Centre 5811 Conney Rd	Warrington PCI	Warrington PCI Sanjay Sudra 604-331-5256	100734		104227	6	251	1989	1995	25	15.94
Richmond Place 8100 Granville Ave	Warrington PCI 604-688-5658	90605	95572		95572	9	226	1987	2008		19.3
Crestwood Corporate Centre 2 13700 International Pl	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	81713		81713	3	242	1998			12.43
Crestwood Corporate Centre 10 13711 International Pl	Peterson Commercial Mimi Kwong 604-335-8841	Peterson Commercial Luke Moran 604-699-2286	81836		81836	3	237	1999			13.79
Delf Place 4600 Jacombs Rd	GWL Realty Advisors 604-586-1404	GWL Realty Advisors Peter Jenkins 604-713-8920	75902		75902	2	228	1982	2001		15.64
3600 Lysander Ln	Warrington PCI 604-688-5658	CBRE Ltd Michael White/Luke Gibson 604-662-5120	111368		111368	5	460	1989	2007		14.32
Alderbridge Place 4940 No 3 Rd		William Wright Commercial Matthew Ho 604-428-5255	50355	43938	94293	3		1976			17.77
London Plaza 5951 No 3 Rd	Shon Group Realty 604-684-0925	Shon Group Realty Wayne Beattie 604-684-0925	27504	78403	105907	5	55	1994			22.49
Pinnacle Centre 3200 No 3 Rd		Cushman & Wakefield Matthew MacLean	198000	6000	204000	10		2025		35	20
Westcoast R&D Labs 12771 No 5 Rd		Cushman & Wakefield Roger Leggatt/Liam Boulton	42000		42000	2		2022			10
River Road Business Centre 70807100 River Rd	Dorset Realty 604-270-1711"	Dorset Realty Group Colin Schuss 604-270-1711	115889		305916	2		1975	1998	15	7.75
Riverside Business Centre 12033 Riverside Way		JLL Mark Chambers 604-998-6005	34426		34426	3		2008			10.25
Airport Executive Park D 3851 Shell Rd	Colliers Chelsea Zuber 604-7399	JLL Mark Chambers 604-998-6005	24613		24613	1	83	1974	1989		15.55
Airport Executive Park B 3751 Shell Rd	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	33455		33455	1	104	1974	1989		14.59
Airport Executive Park 10 10271 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	94112		94112	3	315	1998			11.6
Airport Executive Park 2 10551 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	60629		60629	2	164	1975	2006		16.15
Airport Executive Park 3 10651 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	29690		29690	1	108	1980	1992		14.96
Airport Executive Park 8 10760 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	69876		69876	1	236	1980	2013		14.59
Airport Executive Park A 10100 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	24632		24632	1	78	1975	2004		14.72
Airport Executive Park 1 10451 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	61954		61954	2	156	1976	1992		14.26
Airport Executive Park 4 10691 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	60194		60194	1	118	1978	1992		14.65
Airport Executive Park C 10200 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	34386		34386	1	96	1976	1989		14.44
Airport Executive Park 6 10851 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	66000		66000	3	186	2009			14.16
Airport Executive Park 7 10991 Shellbridge Way	Colliers Chelsea Zuber 604-694-7399	JLL Mark Chambers 604-998-6005	79742		79742	3	249	2002			13.38
Richmond Corporate Centre 5 13071 Vanier Pl	Alpha Equities Ltd 604-279-0344	Alpha Equities Ltd 604-279-0344	26062		26062	2	85	1992			14.95
Richmond Corporate Centre 4 13111 Vanier Pl	Alpha Equities Ltd 604-279-0344	Alpha Equities Ltd 604-279-0344	35703		44302	2		1993			
Richmond Corporate Centre 2 13120 Vanier Pl	Alpha Equities Ltd 604-279-0344	Alpha Equities Ltd 604-279-0344	37007		37007	2		1989	2003		12.98
Richmond Corporate Centre 3 13151 Vanier Pl	Alpha Equities Ltd 604-279-0344	Alpha Equities Ltd 604-279-0344	35104		50452	2		1990			14.6
Richmond Corporate Centre 1 13160 Vanier Pl	Alpha Equities 604-279-0344	Alpha Equities 604-279-0344	26343		58908	1		1989	2005		12.98
Richmond Corporate Centre 6 13091 Vanier Pl	Alpha Equities Ltd 604-279-0344	Alpha Equities Ltd 604-279-0344	50344		50344	3		1998			14.85
International Business Park - Bldg D 4020 Viking Way	BUK Investments Ltd John McGrandle 604-408-3002	Colliers Sean Bagan 604-661-0281	32864		49180	2		1991	2001		
International Business Park - Bldg E 4320 Viking Way	BUK Investments Ltd John McGrandle 604-408-3002	Colliers Sean Bagan 604-661-0281	23176		44452	2		1990		22	10.28
Knightsbridge Business Park 3011-3031 Viking Way	Concert Marc Rothberg 604-602-3841	JLL Mark Chambers 604-998-6005	38435		38435	2	108	1974	2004	14.95	12.64
International Business Park - Bldg A 4311 Viking Way	BUK Investments Ltd John McGrandle 604-408-3002	Colliers Sean Bagan 604-661-0281	31259		47475	2		1996		14	8
International Business Park - Bldg B 4011 Viking Way	BUK Investments Ltd John McGrandle 604-408-3002	Colliers Sean Bagan 604-661-0281	30034		49772	2		1991		14	8
International Business Park - Bldg C 4611 Viking Way	BUK Investments Ltd John McGrandle 604-408-3002	Colliers Sean Bagan 604-661-0281	44069		100033	2		1991		14	6.5
International Business Park - Bldg F 4620 Viking Way	BUK Investments Ltd John McGrandle 604-408-3002	Colliers Sean Bagan 604-661-0281	24990		61187	2		1990			
Richmond Professional 7031 Westminster Hwy	Prospero Int'l 604-669-7733	Prospero Int'l Jeff Nightingale 604-699-3483	29000	3000	32000	3	100	1978	1995	19	19.19
Commerce Court International V 13888 Wireless Way		CBRE Luke Gibson/Michael White 604-662-5142	116530		116530	2	515	2008			11.95
AIRPORT EXECUTIVE PARK 10711 Cambie Rd"		CBRE Luke Gibson, Mike White, Myah Ollek	98795			2		1981	-		
AIAIRPORT EXECUTIVE PARK 10751 Shellbridge Way		CBRE Luke Gibson, Mike White, Myah Ollek	22016			1		1977	1981		

Building name/ Address	Management company/Contact/Phone	Leasing company/Contact/Phone	OFFICE SQUARE FEET	RETAIL SQUARE FEET	TOTAL SQUARE FEET	STORES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE	AVERAGE OPERATING COST
SURREY											
15117 101 Ave	Bosa Commercial 604-294-0666	Avison Young Matthew Craig/Josh Sookero 604-647-5076	55000		55000	4	119	1985	2016		13.36
Guildford Office Park 15225 104 Ave		JLL Andrew Astles 604-998-6045	48856		48856	4	120	1978	2015		15.68
Station Tower 13401 108 Ave	Redstone Group Jamie Fiander 604-596-5622	Avison Young Josh Sookero/Nicolas Bilodeau 604-647-5091	208290	13145	223343	18	437	1994			22.82
Gateway Place 13479 108 Ave	Epic Investment Svcs Sunny Dosangh 604-424-0972	Epic Investment Svcs Slavica Kosmajac 604-678-0239	56000	38500	94500	4	215	2016			
Surrey Central Business Park V 7485 130 St	Redstone Group 604-596-5622	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	65673		65673	3	365	2001			16.32
Surrey Central Business Park IV 7455 132 St	Redstone Group 604-596-5622	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	57383		57383	2	1200	2001			16.36
Surrey Central Business Park I 7445 132 St	Redstone Group 604-596-5622	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	72500		72500	2		2001			14.79
Surrey Central Business Park II 7495 132 St	Redstone Group 604-596-5622	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	72000		72000	2	255	1994			15.47
Surrey Central Business Park III 7565 132 St	Redstone Group 604-596-5622	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	82000		82000	2		1996			16.12
The Offices at Newton 7327 137 St	Value Property Group 604-606-7001	Value Group Properties 604-606-7001	33000	12000	45083	4	172	2013		34	
City Centre Phase 4 9686 137 St	Lark Group	Colliers Jason Teahen/Rob Chasmar 604-661-0847	91041	38546	354468	23		2025			
Ocean Pointe 1688 152 St	Warrington PCI 604-688-5658	Warrington PCI Lindsay Knowles 778-875-2946	56000		82000	4	189	2001			16.77
Guildford Corporate Centre 10470 152 St	Narland Management Elan Burghall 604-681-2747	Avison Young Nicolas Bilodeau/Josh Sookero 604-647-1336	102083	16506	123885	6	336	1997			16.98
Windsor Square 1959 152 St		Re/Max Commercial Advantage Ryan Schwartz 604-510-5555	50000	42000		3	294	1987		25	11.3
Benchmark Business Centre II 5477 152 St	Benchmark Properties	Benchmark Properties Leslie Koole 604-533-1138	112500		112500	3	340	2010		25	9.3
Benchmark Business Centre I 5455 152 St	Benchmark Properties	Benchmark Properties Leslie Koole 604-533-1138	112500		112500	3	400	2008		25	9.16
Pacific Plaza 2055 152 St		Re/Max Commercial Advantage Ryan Schwartz 604-510-5555	20000	21000	40000	3		1990		30	11
Panorama Business Centre 5446 152 St	Taurus Commercial Real Estate 604-531-1685	Taurus Commercial Real Estate Cliff Raps 604-531-1685	30000		30000	3		2012		26	8.5
Dean Business Centre 10172 152A St	Taurus Commercial Cliff Raps 778-388-2543	NAI Commercial Bruce Mackenzie 604-691-6618	20000	5000	27000	3	60	2008		25	12
TPC at South Point 3211 152nd St		Colliers Jason Teahen 604-661-0847	25000			4	350	2021			12
GTC Professional Bldg 10189 153 St		NAI Commercial Brian Mackenzie 604-661-6618	101169		101169	5	189	2014	2022	28	12.5
Panorama Place Bldg 1 5577 153A St	Panorama Park Investments Ltd 604-542-4800	Re/Max Commercial Advantage Ryan Schwartz 604-510-5555	45000			3		2013		24	11.82
Grandview Corners 2411 160 St		Re/Max Commercial Advantage Rachel McGladery 604-290-8777	42000		42000	2		2009		27	11
Grandview Pointe 2121 160 St		Re/Max Commercial Advantage Ryan Schwartz 604-510-5555	36512	2532	39044	3		2014		25	
Southridge Square 15850 24 Ave	Taurus Commercial	Lee & Associates Sean Ogilvie 604-630-3402	36000		41400	3	47	2012		25	9.75
Morgan Creek Corporate Centre 15252 32 Ave	Morgan Creek Corporate Centre Rick Friesen 604-531-6373	Re/Max Commercial Advantage Ryan Schwartz 604-510-5555	75000		75000	3	250	2003		27	11
Benchmark West 14928 56 Ave	Benchmark Properties	Benchmark Properties Leslie Koole 604-533-1138	55000		55000	3		2008		25	10.03
City Centre Phase 3 13761 96 Ave	Lark Group	Colliers Jason Teahen/Rob Chasmar 604-661-0847	110000	7447	117447	10	293	2021		36	18.5
King's Cross Shopping Centre (Office) 7404 King George Blvd	GWL Realty Advisors 604-713-3161	Colliers Mike Grewal 604-694-7200	33412	111000		2	845				19.74
HUB 9850 9850 King George Blvd		Colliers Rob Chasmar/Jason Teahen 604-661-0822	160000	25000		15		2021		36	19.22
Central City Tower 2 10045 King George Blvd	Blackwood Partners	JLL Mark Chambers/Mark Trepp 604-765-0565	514000	20000	534000	25	1000	2023			
Century City Holland Park 9905 King George Blvd		Cushman & Wakefield Roger Leggatt 604-640-5882	190000		190000	8		2025			
LANGLEY											
200 West Business Centre Phase 1 8600 199 St		Cushman & Wakefield Roger Leggatt 604-640-5882	198983		198983	11		2024			14
Langley 200 Business Ctr Bldg A 8700 200 St	Mitchell Group	Cushman & Wakefield Roger Leggatt/Max Zessel 604-683-3111	33335	7000	40335	3		2008			17.33
Langley 200 Business Ctr Bldg B 8621 201 St	Mitchell Group	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	95283		95283	6		2013			18.04
Langley 200 Business Ctr - Phase 2 8661 201 St	Mitchell Group	Cushman & Wakefield Roger Leggatt/Max Zessel 604-640-5882	68000		68000	4		2012			16.85
Golden Ears Business Centre 9525 201 St	Jordan Enterprises Ltd 604-248-3588	Lee & Associates Sean Ogilvie 604-630-3402	60800	16800	77600	3	240	2012		27	8.88
Walnut Grove Commerce Centre 9440 202 St	Benchmark Properties	Benchmark Properties Leslie Koole 604-533-1138	124307		124307	3	400	1999	2005	28.5	11.04
Langley Town Centre 20353 64 Ave	Benchmark Properties	Benchmark Properties Leslie Koole 604-533-1138	53177		53177	2	200	1994	2015	21	11.35
Latimer Business Hub 20020 84 Ave		Colliers Christina Lafakis 604-661-0878	108000		108000	7	394	2022		38.5	
The Exchange Business Ctr 20161 86 Ave		Re/Max Commercial Advantage Ryan Schwartz 604-510-5555	97000	5000		4		2021		30	12.5
First West Credit Union Bldg 19933 88 Ave	Warrington PCI 604-602-1887	Warrington PCI Lenia Calico 604-220-9519	127000	23000	130000	6	458	2020		50	15.2
Willoughby Town Centre 20780 Willoughby Town Centre Dr		CBRE Romy van der Merwe 236-889-8438	22281	43000	176000	3	172	2014			15.53
19933 88th Ave		JLL Mark Trepp	105000	20000	130000	6	458	2020			
MAPLE RIDGE											
Maple Ridge Business Centre 22470 Dewdney Trunk Rd	Warrington PCI Chris Kasianchuk 604-331-5264	Cushman & Wakefield Craig Ballantyne 604-608-5928	91395		91395	6	560	2003			16.27
PORT MOODY											
Suter Brook Village North 130 Brew St	Onni Group 604-602-7711	Cushman & Wakefield Craig Ballantyne 604-608-5928	185000	100000	285000	6	78	2008			16.15
Suter Brook Village South 220 Brew St	Onni Group 604-602-7711	Cushman & Wakefield Craig Ballantyne 604-608-5928	138946	26170	163772	9		2016		34	13.78



CAPABLE ONE®

DOOR & GATE SERVICES LTD.

Optimal parking gate and overhead door service in the Lower Mainland & Fraser Valley, guaranteed!

- Commercial aluminum parking gates and operators
- Industrial bay doors/ warehouse doors and operators
- Preventative maintenance plans
- Transmitters and receivers
- Steel man doors
- Door closers & pivots
- High-speed doors
- Dock bumpers, seals, and wheel chocks



WE DO 24HR-365 COMMERCIAL EMERGENCY SERVICE.

Canadian owned & operated with trusted local suppliers



778-957-3667



info@capableonedoor.com
www.capableonedoor.com

