

OFFICE SPACE

2021 | BOMA BC LEASING GUIDE | COMMERCIAL REAL ESTATE

OFFICIAL PUBLICATION

PUBLISHED BY



BACK TO WORK
THE FUTURE OF
OFFICE SPACE

THE LATEST TECH
FOR **HEALTHY**
BUILDINGS

VICTORIA'S NEW
2030 DISTRICT

DOS AND DON'TS
OF VACCINE RULES

BOMA BC AWARDS
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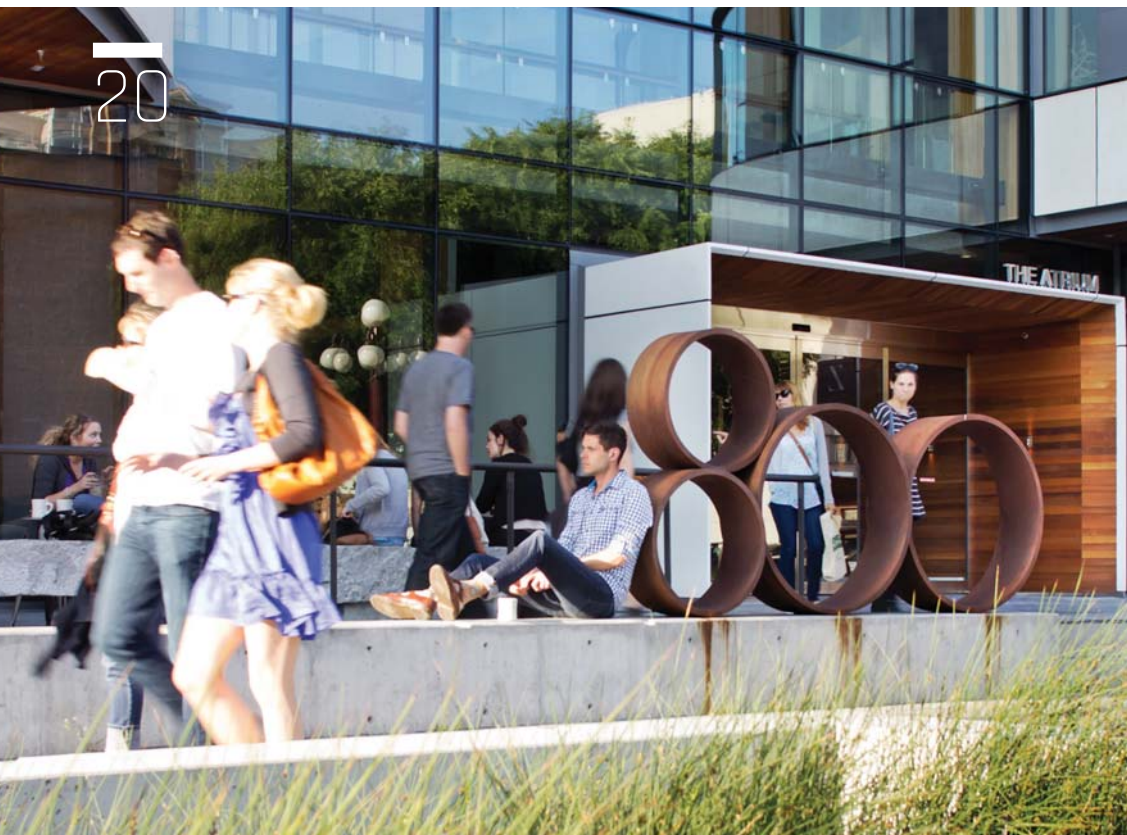
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PUBLISHER AND EDITOR-IN-CHIEF,
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VICE-PRESIDENT, GLACIER MEDIA:
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DESIGN: Petra Kaksonen
PRODUCTION: Rob Benac
CONTRIBUTORS: Glen Korstrom,
Frank O'Brien, Tyler Orton
RESEARCHERS: Anna Liczmanska,
Albert van Santvoort
DIRECTOR, SALES AND
MARKETING: Pia Huynh
SALES MANAGER: Laura Torrance
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ADMINISTRATOR: Katherine Butler

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MESSAGE FROM THE EDITOR



WELCOME BACK TO OFFICE SPACE

As our lead feature points out, there are nearly 36 acres of office space sitting empty in downtown Vancouver. One of the tightest commercial markets in North America, the city's core last year had its largest negative annual absorption since 1997, according to Avison Young.

The past year has been challenging for property managers, building owners and tenants, who have had to rethink, redesign and repurpose commercial space.

But the office is not dead.

This issue of *Office Space* is our second edition to publish in the pandemic. Many

of the restrictions and workplace challenges brought by COVID-19 remain in effect, but this time, we publish in the middle of B.C.'s vaccination rollout.

Vaccines and other efforts to curb the spread of COVID-19 will eventually enable a broad return to work. When they do, it is likely that employees return to healthier and safer workspaces.

Throughout the magazine, you will read about what will need to be done to encourage employees to leave their kitchen counters and spare bedrooms for a commute back to the office. The data shows employees are keen for a change in scenery – but aren't necessarily ready for a full return to pre-pandemic working conditions.

We've become acutely aware of how

many handles, buttons and railings we touch to enter and exit a space. One of our features explores how local technologies are being deployed to reduce touch-points when we begin to meet IRL, or in real life.

Our guest columnists discuss what the future holds for office space demand, and what building managers and employers likely can and can't do when it comes to vaccinations.

Beyond the pandemic, the magazine looks at development underway in Victoria, where the region recently became Western Canada's first 2030 District.

Ahead of a welcome back to the office, we welcome you back to *Office Space*.

Hayley Woodin

Executive editor, BIV

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BOMA BC EVENTS & EDUCATION

BOMA has transitioned to offering virtual sessions to keep members educated and networking. In-person events for 2021 include the BOMA Golf Classic and Christmas event. We are optimistic that the Boat Cruise, luncheons and the 2022 Ski Day will be running again as soon as it's safe to do so. For a list of events and education go to: boma.bc.ca/events-sponsorship/event-calendar

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BOMA BC AWARDS OF EXCELLENCE WINNERS ANNOUNCED

Winning a BOMA award exemplifies a commitment to excellence. All members have the opportunity to enter the awards program, which has numerous categories for real estate companies and industry suppliers. Winners were announced via a virtual awards gala on May 20, 2021. Some of the winners will have the opportunity to compete at the national level of

competition, with results to be announced at BOMA Canada's awards gala in October at BOMEX.

Considering all the difficulties 2020 threw at the industry, BOMA BC is even prouder of the following local companies and people who overcame adversity and pulled out a win.

Here are the TOBY (Outstanding Building of the Year) award recipients:

TOBY 100,000 - 249,999 SF CATEGORY:

THE SLIDE (565 GREAT NORTHERN WAY) MANAGED BY LOW TIDE PROPERTIES LTD.

TOBY 250,000 - 499,999 SF CATEGORY:

401 WEST GEORGIA
MANAGED BY OXFORD
PROPERTIES GROUP

TOBY HISTORICAL CATEGORY:

MARINE BUILDING MANAGED
BY OXFORD PROPERTIES
GROUP

BUILDING OPERATIONS TEAM OF THE YEAR:

OXFORD PROPERTIES'
401 W. GEORGIA & 402
DUNSMUIR TEAM

PINNACLE: ABOVE AND BEYOND:

BEE-CLEAN BUILDING
MAINTENANCE INC.

TENANT IMPROVEMENT OF THE YEAR:

HUDSON PACIFIC
PROPERTIES FOR HUDSON
CANADA MANAGEMENT ULC

MEMBER OF THE YEAR:

KRIS GENEST, HAAKON
INDUSTRIES

2021 AWARD WINNERS



TOBY 250,000 - 499,999 SF category winner: 401 West Georgia managed by Oxford Properties Group • SUBMITTED



Building Operations Team of the Year: Oxford Properties' 401 W. Georgia & 402 Dunsmuir team • SUBMITTED



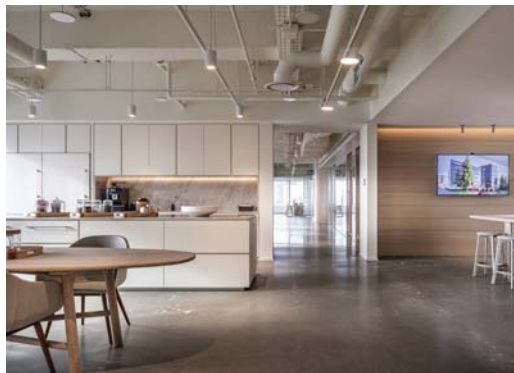
Member of the Year: Kris Genest, Haakon Industries • SUBMITTED



Pinnacle: Above and Beyond: Bee-Clean Building Maintenance Inc. • SUBMITTED



TOBY 100,000 - 249,999 SF category: The Slide (565 Great Northern Way) managed by Low Tide Properties Ltd. • SUBMITTED



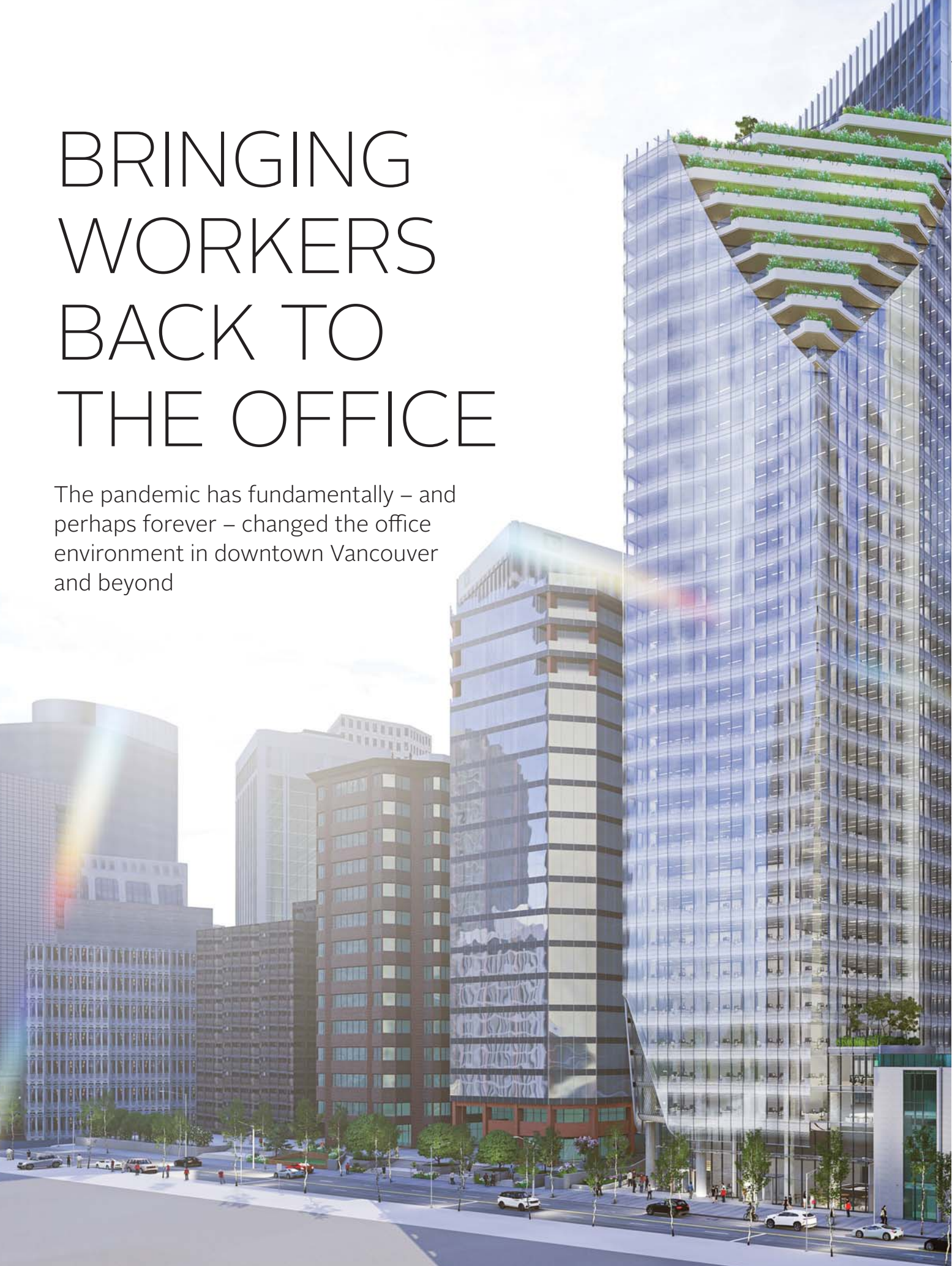
Tenant Improvement of the Year: Hudson Pacific Properties for Hudson Canada Management ULC • SUBMITTED



TOBY Historical category: Marine Building managed by Oxford Properties Group • SUBMITTED

BRINGING WORKERS BACK TO THE OFFICE

The pandemic has fundamentally – and perhaps forever – changed the office environment in downtown Vancouver and beyond



FRANK O'BRIEN

Vancouver's shiny new office towers – and, more directly, older office buildings – face a near-existential threat: acres of empty space if the stubborn COVID-19 virus continues to keep tenants and employees away.

Vacant space in the 23-million-square-foot downtown office sector nearly doubled during the first 14 months of the pandemic to 1.6 million square feet, including about 600,000 square feet of subleases shoved back onto the market since the pandemic hit.

This translates into 36 acres of empty concrete and carpeted space, or nearly half the size of all new downtown office towers currently under construction.

But 80% of the vacancy is in older Class A, B and C office buildings, not in the new Class AAA towers, where the vacancy rate was just 1.6% in the first quarter of 2021, according to Colliers International.

The pandemic has underlined a flight to quality that could translate into even higher demand for new offices. It will most certainly lead to changes in older properties trying to retain and attract the one indispensable ingredient: people.

Yet, as remote work becomes more entrenched, a substantial number of employees say they are reluctant to ever commute back to the office.

About one-third of Canadian professionals currently working from home due to the pandemic would quit and look for a new job if required to be in the office full-time, according to a March 2021 survey by global staffing firm Robert Half.

More than half of all employees surveyed said they prefer a hybrid work arrangement, where they can divide time between the office and another location.

In addition, workers may not be ready to return to the office without some incentives to sweeten the welcome. The top suggestions on the wish list: allowing greater freedom to set office hours, employer-paid commuting costs, a relaxed dress code and providing childcare.

"After more than a year of uncertainty and pandemic-induced remote work, there is a growing desire among some

business leaders to return to business as usual," says David King, Canadian senior district president of Robert Half. "However, companies should be prepared for a potential disconnect between their ideal work structures and that of their employees."

Some professionals have also expressed frustrations about working from home full-time, citing loss of relationships with co-workers, less access to training, fewer career opportunities and decreased productivity.

WELCOMING WORKERS BACK

This gives office landlords and employers a clue to what should be done to lure more workers back to the desk, says Maury Dubuque, senior managing director at Colliers International in Vancouver.

Colliers recently published a *Back to Office Primer* for landlords and tenants, and some of the recommendations speak to potential long-term changes in how workspaces are being modified.

The first changes will be seen in deep and consistent cleaning, which will not only require touchpoints to be eliminated or continually cleaned, but also the stockpiling of cleaning and safety supplies, such as sanitizers, masks, face shields and gloves, which should hopefully be a short-term requirement.

Configuration of actual work spaces, however, will require physical alterations to space layouts and furnishings. Colliers' recommendations, culled from interviews with office managers, tenants and owners over the past year, include rotating open workstation desks so people do not face each other, and leaving every second desk vacant.

This, Dubuque says, does not necessarily mean that tenants will need more office space to accommodate physical distancing.

He says a likely future will mean a hybrid model of people who spend less than half the week in the office and the rest of the time working remotely.

Smith Legal Search managing partner Warren Smith estimates that while most Vancouver law firm offices are about

OPPOSITE PAGE: New LEED- and WELL-certified towers such as 1166

West Pender have a healthy edge over older properties • RELIANCE

PROPERTIES

SIX QUICK TIPS FOR A HEALTHIER OFFICE SPACE

The following are tips, gleaned from Colliers International and BOMA BC, on making an office space more welcoming to tenants during and post-pandemic.

- Keep everything clean and post certifications that cleaning has been done.
- Require employees to "qualify" to return to the workplace by completing online training for new workplace hygiene, and a signed form that declares they are free of COVID-19 symptoms.
- Stagger employee arrival and departure hours to limit densities in elevator cabs and entrances.
- Make cleaning visible throughout the day to help reduce employees' stress levels and build trust.
- Remove every second seat in boardrooms.
- Consider the mental health of employees. Establish quiet spaces for personal restoration or meditation. Make available meditation apps, counselling and support.

BRINGING WORKERS BACK TO THE OFFICE



Maury Dubuque, senior managing director at Colliers International, Vancouver, says the future is likely a hybrid model that combines working at the office and remotely * CHUNG CHOW

15% to 20% full, there are some with 40% to 50% occupancy.

"I'm interested to see how firms navigate this question around space utilization, because obviously, as their leases come up, there becomes the question of, do we need all this space?" Smith notes.

In some high-rise office towers, the pandemic protocols may be simply unworkable. An example is restricting elevators to one or two people.

"Imagine you're in a tower with 20 floors, for example, and you're waiting on the 15th floor to get on the elevator," says Debi Daviau, president of the Professional Institute of the Public Service of Canada, "it really doesn't matter which direction it comes from – you're never going to get on that elevator."

Social distancing and other measures could also convince some returning workers to scurry back to their kitchen table. Close employee interaction, the lunch room and packed and lively

boardrooms where projects are debated and discussed – the main reasons people want back in the office – could all be lost under mandated measures to contain COVID-19.

Vancouver's new Class AAA office towers have an advantage in welcoming tenants back. All have been built to some level of LEED (Leadership in Energy and Environmental Design) certification, which really ushered in the fresh-air, open-space community that defines new buildings.

Some new towers are also designed to the WELL standard. This certification – seen at Oxford Properties' MNP Tower at 1021 West Hastings, GWL Realty Advisor's Vancouver Centre 2, the new B6 tower by Bentall GreenOak and the Hines-Reliance Properties office tower coming to 1166 West Pender – means the buildings use a performance-based system for measuring, certifying and monitoring features that impact human health and wellbeing. The focus includes fresh air, water, nourishment, light, fitness, comfort and mind.

WELL "harnesses the built environment as a vehicle to support human health and wellbeing," according to the New York City-based International Well Building Institute.

Aside from wellness, flexibility is key to welcoming tenants back to the office, analysts say. This could include turning board rooms into office space to allow greater distancing between cubicles, sharing space where a desk is occupied alternately by people who also work part-time from home and creating more outdoor amenity space. Cafeterias that are only used during breakfast and lunch hours can serve as collaborative work spaces and meeting rooms at other times. Open space offices could be made divisible at the click of a button. All of these ideas recognize that COVID-19 will pass, eventually.

Flexibility applies to office leasing, however, and agents say to expect more short-term leases in the future.

Nimble owners of older, smaller office properties can ramp up to wellness with some low-cost upgrades. Having a cleaning regime in place, installing antibacterial surfaces at touchpoints, installing UV-lit ceiling fans that can kill pathogens and upgrading heating, ventilation and air conditioning systems can boost tenants' confidence.

In the Building Owners and Managers Association of British Columbia's (BOMA BC) Pathway Back to Work Guide, for example, office owners are encouraged to add high-efficiency particulate air (HEPA) filters, which can theoretically remove at least 99.97% of dust, pollen, mold, bacteria and any airborne particles from ventilation systems. The HEPA filters must be replaced regularly and disposed of safely to avoid virus contamination.

What will the post-pandemic office really like? It will look a lot like the open-space, well-ventilated modern spaces of today, but likely with more space for each employee. 📌

MARKET SNAPSHOT: DOWNTOWN VANCOUVER OFFICE SPACE IN 2020

23 MILLION SF
OFFICE SPACE INVENTORY

1.5 MILLION SF
TOTAL OFFICE VACANCY

6.6%
VACANCY RATE

616,000 SF
ANNUAL ABSORPTION – THE LARGEST
NEGATIVE AMOUNT ON RECORD

3.76 MILLION SF
OF NEW CONSTRUCTION UNDERWAY

2.64 MILLION SF
OF OFFICE SPACE PROPOSED

5
NUMBER OF NEW BUILDINGS
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OFFICE SPACE REMAINS INTEGRAL TO TENANTS' POST-PANDEMIC PLANS

Reports of the death of Metro Vancouver office space have been grossly exaggerated



ANDREW PETROZZI

While deviations around layouts and work schedules are likely to emerge in the immediate aftermath of the 'great return' to Canadian urban cores this upcoming fall, the consensus among most employers across virtually all sectors of the economy – and from many employees them-

selves – is a stated desire to get back into the workplace and something resembling normalcy.

There are a variety of reasons for this, but after reviewing report after report and survey after survey, the preliminary euphoria and flexibility that initial work-from-home orders generated largely dissipated after more than a year into the COVID-19 pandemic. Let's focus on three key features that demonstrate that any definitive autopsy of the regional office market is highly premature.

VACANCY FALLACY

While the percentage of sublease vacancy that makes up overall vacancy increased substantially in downtown Vancouver, overall downtown office vacancy rose to just 6.6% at year-end 2020 from 2.6% 12 months earlier. A balanced market is generally considered between 8% and 10%.

Will vacancy continue to rise in 2021? Yes. As a lagging indicator, quarterly vacancy rates represent leasing decisions that were made in the past or delayed, not current conditions. Many tenants pushed off leasing decisions through either short-term extensions or renewals. This leasing activity isn't lost – it is deferred. As employers attain a clearer understanding this autumn of the pandemic's enduring impact on staff productivity, innovation and workplace culture, leasing activity will resume in earnest as negotiations pushed from 2020 and 2021 into 2021 or 2022 roll over into tenant negotiations on 2022 and 2023 lease expiries, triggering the likely start of a steady decline in vacancy by mid-2022.

LOCATION, LOCATION, LOCATION

Much has been made of heightened office vacancy in urban cores across Canada, but what happened in the suburbs? In Metro Vancouver, there was little change outside of Vancouver's city limits with the overwhelming amount of vacancy situated in the downtown core and along the Broadway corridor. Office vacancy in Burnaby and Richmond nudged upwards only slightly through 2020, while other municipalities such as New Westminster and Surrey actually recorded declines in vacancy. This was not a case of tenants fleeing the core to populate suburban office space, but an example of businesses that not only continued to operate in their respective communities but, in some cases, flourished and expanded during the pandemic.

FOLLOW THE SMART MONEY

Office buildings in downtown Vancouver typically command premium pricing, posing a relatively high bar of entry for investors. This has often led institutions and well-capitalized private investors to develop their own class A/AAA office properties, a practice that has resulted in two development cycles kicking off in the past eight years.

After the banner years of 2017, which included the \$1.25-billion sale of a 50% stake in Cadillac Fairview's 12-building downtown office portfolio, and 2018, which involved the sale of 10 downtown office buildings, the second sale in three years of the iconic Bentall Centre followed, selling for more than \$1 billion in 2019. However, in 2020, just two downtown office buildings sold (and neither were in the central business district). Why? Were investors fretting over the future of downtown office space? Apparently not. In the first quarter of 2021, at least five downtown office buildings transacted and two new large office developments were announced. Well-informed investors clearly see a positive future for downtown office space.

While the pandemic may have forced downtown Vancouver's office market into hibernation, its near-term future among both tenants and investors remains bright as it reawakens in a post-pandemic world that will bear a striking resemblance to the pre-pandemic one. 📌

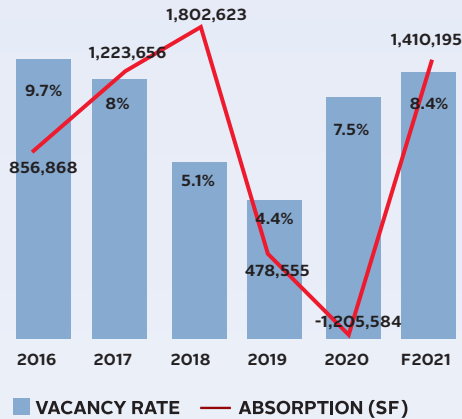
Andrew Petrozzi is principal and practice leader, research (B.C.), at Avison Young.

WHILE THE PANDEMIC MAY HAVE FORCED DOWNTOWN VANCOUVER'S OFFICE MARKET INTO HIBERNATION, ITS NEAR-TERM FUTURE AMONG BOTH TENANTS AND INVESTORS REMAINS BRIGHT AS IT REAWAKENS IN A POST-PANDEMIC WORLD

BY THE NUMBERS

Office space data and trends

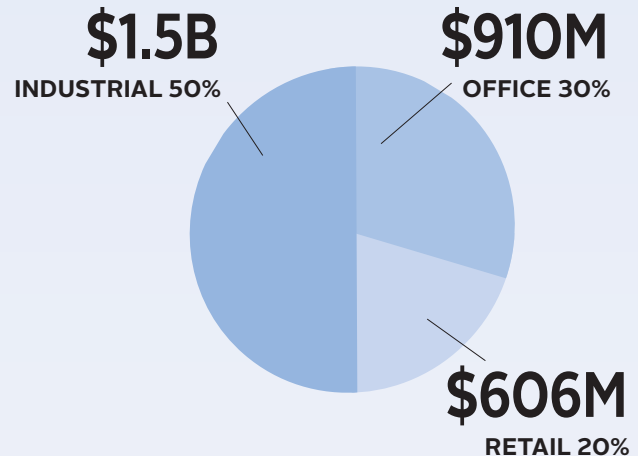
SIX-YEAR METRO VANCOUVER OFFICE VACANCY AND ABSORPTION TRENDS (AS OF DECEMBER 31, 2020)



2021 FORECAST IS BASED ON 10-YEAR AVERAGE ABSORPTION AND KNOWN NET ABSORPTION IN NEW INVENTORY. NOTE: The vacancy rate defines the total amount of vacant head lease and sublease office space available for lease at a specified period in time.

B.C. COMMERCIAL REAL ESTATE INVESTMENT SALES IN 2020

(OFFICE, INDUSTRIAL AND RETAIL DEALS GREATER THAN \$5M)



2020 DOWNTOWN VANCOUVER: NET RENTAL LEASE RATES

Class	Inventory (square feet)	Vacancy rate (per cent)	Average net rental* (per square foot)
AAA	5.13 million	4.1%	\$36-\$68
A	8.34 million	5.1%	\$30-\$58
B	6.64 million	8.1%	\$24-\$43
C	2.98 million	11.6%	\$18-\$32
Total	23.09 million	6.6%	

*NET RENTAL (LEASE) RATE DOES NOT INCLUDE GROSS OCCUPANCY COSTS

METRO VANCOUVER OUTLIER OFFICE PERFORMANCE AS OF DEC. 2020

District	Total inventory (square feet)	Total vacancy rate	Absorption (square feet)
Yaletown	2.06 million	11.3%	-182,666
Vancouver-Broadway	7.77 million	8.9%	-411,679
Burnaby	9.40 million	7.6%	-50,772
Richmond	4.22 million	8.4%	-52,580
Surrey	2.91 million	4.8%	11,557
New Westminster	1.69 million	5.4%	69,626
North Shore	1.45 million	6.7%	9,281

THE ABSORPTION IS THE AMOUNT OF SPACE LEASED RELATIVE TO THE AMOUNT RETURNED TO THE MARKET DURING A SET PERIOD OF TIME.

SOURCE: ALL INFORMATION COURTESY OF AVISON YOUNG, VANCOUVER. The spread of COVID-19 and the containment policies being introduced are changing rapidly, and some of the views expressed herein may not reflect the latest opinion of Avison Young.

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HEALTHY BUILDINGS

Guarding against COVID-19 starts at the office door with technology

Employees at meal-prep service Fresh Prep Foods Inc. must now check in at an AI-powered kiosk for a series of touchless health checks before being allowed to continue into the Vancouver facility. Several B.C. companies are now deploying check-in technology amid health concerns brought by the pandemic • SUBMITTED



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TYLER ORTON

Employer mandates that require workers to get vaccinated against COVID-19 are unlikely to come to pass in B.C., say legal experts.

But what of efforts to protect commercial properties from becoming COVID-19 depositories if unvaccinated guests or workers should decide to pop in?

“You can’t hold your employees down and say, ‘You’re getting this [vaccination] whether you want to or not,’” says Elizabeth Reid, a lawyer specializing in employment, labour and human rights at Vancouver’s Boughton Law.

Instead, provisions to ensure the workplace is safe – such as requiring masks for unvaccinated workers – will be needed.

And new technologies are also emerging to ensure visitors and workers stepping inside a building are COVID-free.

Prior to the pandemic, Traction Guest CEO Keith Metcalfe says his firm’s contactless screening technology was often considered a “nice-to-have” addition to the office.

“Now what’s happened as a result of the pandemic is we’ve started to really find companies coming to us saying,

‘We need to have this,’” he says.

His Burnaby-based startup specializes in visitor management technology for companies.

Guests who have already been invited to an office via Traction’s platform receive an email with all the details of their visit, such as safety requirements.

Visitors click on a link that takes them to a registration portal and they can then use their smartphone to scan in on a company iPad without touching any surfaces.

The registration portal, accessed through a web application, takes visitors to a company’s customized website that might require visitors to sign documents or watch a safety video before being permitted to enter.

Traction Guest conducted a survey in December revealing 38% of employers plan to have 75% in-office capacity by this summer, putting a further burden on health and safety measures in the coming months.



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HEALTHY BUILDINGS

“How do you manage the complexity of that?” says Metcalfe. “That’s where we come into play and we don’t think that’s going away. We think the world has somewhat shifted about this whole notion that employers are going to make every employee come in 8-5.”

Not too far from Traction Guest’s own offices, about 10,000 deliveries flow out the doors of the Fresh Prep Foods Inc. production facility on Vancouver’s Victoria Drive each week.

The meal-kit service has seen an uptick in demand amid the pandemic and does not count itself among those B.C. businesses with the luxury of sending most employees home to work amid the pandemic.

“Being a meal-kit delivery food service that people are actually really relying and depending on right now means that we need to prioritize the health and safety of our staff to prevent interruptions in our service,” says co-CEO Becky Brauer.

In a bid to mitigate health concerns at the busy workplace, Fresh Prep turned to Vancouver’s Intuitive AI for some hygiene help.

Now, anyone entering Fresh Prep’s facility is greeted by an “Oscar Hygiene” terminal featuring a display with a camera at the top and a hand-sanitization unit below.

The display may prompt visitors to sanitize their hands or answer a symptom questionnaire, while a thermal camera confirms their temperature before checking them in and reminding users to put on a face mask.

Brauer recalls that prior to Oscar’s December installation, staff

had to check in at a single access point and fill out the necessary paperwork before entering the premises.

“When you have a lot of people checking into a building in a short period of time, you can quickly start to see things like queues forming and lineups, and that’s just obviously not good for your COVID safety plan,” she says.

Intuitive AI got its start deploying scanning devices backed by artificial intelligence (AI) in locations such as Vancouver International Airport and Simon Fraser University to visually identify the difference between recycling and trash.

Those particular devices, which feature cameras and large displays attached to garbage and recycling bins, can then direct users to the proper bin in which to place discarded items when they approach.

Intuitive AI’s investors recognized the potential for the technology behind those devices to influence hygiene behaviour in hospitals as medical professionals walked into different spaces.

“That’s something that they were nudging us towards and we were already working towards a solution for hand hygiene. And then COVID happened,” says Intuitive AI CEO Hassan Murad.

Work on the research and development project accelerated at the height of the pandemic and the company partnered with Providence Health Care in Vancouver to begin using Oscar Hygiene in hospitals last spring.

In addition to hospitals, the company is now targeting warehouses and transportation companies.

Murad would not disclose the cost of the device, but says that the software services that facilitate Oscar Hygiene run for about \$1 a day.

Once the pandemic winds down, the Oscar Hygiene devices could be converted into the trash-and-recycling sorting units the company was originally known for.

The repurposing of pre-existing technology has also led to the development of other scanning devices from B.C. companies.

Tevano Systems was previously best known for specializing in systems for contactless payments.

Last November, the Vancouver firm began deploying its Health Shield devices for people visiting sites such as food distribution plants or transportation hubs.

The scanning devices, which cost less than \$2,000 per unit, use thermal imaging for temperature checks and AI-powered facial recognition to determine if users are wearing face masks.

A display screen can prompt users with further instructions based on the results of the scans.

“We realized that we actually had the essential tool sets as a platform in place. So by adopting this technology and coding so that we can then plug into that [Health Shield device], we were able to really to accelerate our ability to get this product to market,” says CEO David Bajwa.

Even after the pandemic ends, he says health concerns will persist around the spread of other diseases, and Tevano is looking to deploy devices in assisted-living facilities.

Bajwa also believes that the very presence of these types of scanning devices can act as a deterrent to those who may wish to enter buildings even if they know they’re feeling ill. He likens it to people who leave weapons at home knowing they have to go through a metal detector at an airport.

“We’re going to see a lot more adoption of technologies that are going to be able to allow everybody to actually get back to ... as normal as they can [be],” he says. 🖊



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BACK TO BUSINESS IN THE POST-VACCINATION ERA

Considerations for commercial property managers, landlords and employers



C. NICOLE MANGAN
JESSIE J. SKINNIDER

Currently, more than 2.1 million doses of the COVID-19 vaccine have been administered in B.C. This means that approximately 40% of the population has received at least one dose. What should property managers, landlords and employers consider in preparation for a greater return to physical offices as more people become vaccinated in Phase 3 and Phase 4 of B.C.'s immunization plan?

As a starting point, landlords and employers cannot force anyone to be vaccinated. Therefore, any building or workplace vaccination policy should be carefully drafted with layers of protection to reflect the

latest orders and guidance from provincial health, workplace safety and legal authorities. We expect that the more a policy resembles existing general public health recommendations or requirements, the more likely it is to be appropriate.

Even upon vaccination, the latest guidance is that cleaning, physical distancing and mask protocols remain appropriate. At the time of this article, current public health directives and orders do not contain exceptions or relaxed protocols for those who have been vaccinated. Masks remain required in most indoor spaces by order of the Emergency Program Act, whether or not a person is vaccinated.

Resources such as WorkSafeBC and BC Centre for Disease Control are useful for keeping up-to-date in terms of summarizing current requirements and recommendations. These authorities also provide useful current options for policies and procedures, including sample posters for posting in public spaces.

We anticipate that as “vaccine privilege” becomes more commonplace, consistent messaging between building managers or landlords and employers will help ensure that all building users are safe, and feel safe, regardless of their vaccination status or personal views. This will, in particular, be the case for high-traffic indoor spaces such as doorways, elevators,

stairwells and meeting rooms.

As long as transmission prevention measures remain recommended and/or required by provincial authorities, we recommend that signage stay updated to clearly communicate that a certain measure is required irrespective of a person's vaccination status (or how many doses that person has received).

Once in place, any policy should be enforced impartially, consistently and fairly.

Meeting human rights obligations is an ongoing duty and appropriate accommodations for a particular person or policy must be considered. As most commercial buildings are facilities or services “customarily available to the public,” building managers must consider compliance with human rights legislation, particularly where the policy contemplates refusing entry or services to a person in certain circumstances. Similarly, employers must also be sensitive to their obligations under human rights legislation to not discriminate against anyone on the basis of disability or genuine religious belief when contemplating a return to work policy.

Legislated privacy rights protect people from having to disclose their personal information and from having it collected, except in certain circumstances. As such, any policy that requires a person to publicly identify to others whether they have had the vaccine is unlikely to be acceptable, and risks stigmatizing staff and the public. Implementing policies that provide multiple options or layers of options for re-integration and disclosure are more likely to be appropriate than strict policies.

Facilitating access and education pertaining to vaccines is acceptable. Property managers, landlords and employers may wish to consider whether they can offer convenient vaccine clinic locations in their buildings or at their offices, if such options become available in the future, with a view to promoting access to a vaccine (or any future “boosters”) to as many building users or employees as possible. Employers may also wish to consider paid time off or covering any future vaccine costs to help promote vaccination as an option.

Our understanding of what the post-vaccination era will mean for commercial spaces has been evolving and will continue to do so. We expect that even as numbers trend downward, pandemic-related protocols and policies are here to stay. 🐼

C. Nicole Mangan and Jessie J. Skinnider are Richards Buell Sutton LLP commercial real estate, employment and human rights lawyers.

LANDLORDS AND EMPLOYERS CANNOT FORCE ANYONE TO BE VACCINATED. THEREFORE, ANY BUILDING OR WORKPLACE VACCINATION POLICY SHOULD BE CAREFULLY DRAFTED WITH LAYERS OF PROTECTION TO REFLECT THE LATEST ORDERS AND GUIDANCE

CREATING SPACE

Compelling spaces will help lure workers
back to downtown Victoria offices



GLEN KORSTROM

Victoria, like most cities, had plenty of empty office space during the pandemic.

Most employers followed provincial health officer Bonnie Henry's advice to tell employees to work from home whenever it was possible.

Going forward, the city will face the same question besetting employers worldwide: how do we get staff to once again want to come into the office?

Leasing older office space in a distant office park likely will not do the trick, whereas leasing space in a new building that has modern amenities could help with recruitment, say industry insiders.

"You have to be able to create space that's adequately compelling to get people off their kitchen table, and endure some of the unpleasant things about office life, like a commute," says Robert Jawl, co-managing director at Jawl Properties, which is Victoria's largest private sector office developer and leaser.

"Now, more than ever, we need to create great compelling spaces that resonate with those who use them."

A shift has been going on for decades in downtown Victoria, with the private sector incrementally leasing proportionally more space.

Governments and Crown corporations still dominate the office-leasing landscape but a cluster of smaller private-sector technology companies has grown to be increasingly active in the market.

The sector is a stimulus for other businesses in the downtown area.

"The more office space there is in Victoria, the better," says Bosa Development principal and Empress Hotel owner Nat Bosa.

"The city is really coming into its own."

New structures have been helping to add vibrancy and transform the city.

Telus Corp. plans to break ground on its Telus Ocean marquee tower in downtown Victoria later this year, with the project likely to complete by 2025.

Other projects are on the drawing board in downtown Victoria.

Jawl is in the early stages of planning to construct an office building with some retail space at 1221 Blanchard Street, where the Capitol 6 movie theatre complex currently sits. His plan is to build 170,000 square feet of

Class AA office space, as well as retail space in a mid-rise that will be 10 or 11 storeys.

Jawl's company is known for building the 215,000-square-foot Class AA Atrium building, at 800 Yates Street, in 2010.

A more recent project was the multi-phase, mixed-use, Class AA project with 261,000 square feet of office space at Capital Park, behind the B.C. legislative buildings.

Jawl also recently built a 112,000-square-foot, Class AA building at 1515 Douglas Street, and a connecting 190,000-square-foot, Class AA office building at 750 Pandora Avenue, across the street from Victoria City Hall.

In total, the company's portfolio includes about 1.75 million square feet of office space, Jawl says.

Key to getting employees back to offices is leasing offices that include outdoor spaces, and nearby retail, restaurants and fitness facilities, he says.

Jawl notes the pandemic has made it even more important to have what he calls "healthy buildings," or essentially ones that have state-of-the-art air filtration and circulation systems.

Employees also want congregation space, both inside and outside, suited for casual gatherings.

"It is worth it to make investments in great design and materials that uplift and inspire," he says.

"It really comes back to thoughtfulness, and attentiveness to the end-user experience, and ensuring that the building is playing a contributory role wherever possible, and enhancing the quality of life of the people who occupy it day in and day out."

The less successful a building is at meeting that goal, the more likely employees will be to say, "I'm going to work at home four days a week, and come in the bare minimum, to pick up my mail," Jawl says.

Building to a high environmental standard, and achieving certification from the widely used green building rating system Leadership in Energy and Environmental Design (LEED), is another thing that can appeal to sustainability-minded employees.

Jawl built the Atrium to meet the LEED Gold standard, and more recent projects to the LEED Platinum standard.

"Most of the things we did to achieve those

OPPOSITE PAGE: Jawl Properties completed its Atrium building

in 2010 • SILENTSAMA ARCHITECTURAL PHOTOGRAPHY

CREATING SPACE



FROM TOP LEFT: A recent two-building office project in Victoria included one at 750 Pandora Avenue, which is connected to 1515 Douglas Street • CITY OF VICTORIA

An artist's rendering of the proposed Telus Ocean building in Victoria • CITY OF VICTORIA

Inside Jawl Properties' Atrium building • SILENTSAMA

ARCHITECTURAL PHOTOGRAPHY

certifications, we would have done anyway, given the long-term value that they create, and the positive impact they have in reducing the building's emissions," he says.

Nonetheless, there is a new initiative in Victoria aiming to advance energy efficient, low-carbon-emission buildings.

The Building Owners and Managers Association of British Columbia (BOMA BC), along with 10 major property managers, the City of Victoria and the District of Saanich launched the Greater Victoria 2030 District in January.

Victoria is Canada's second established 2030 District, after Toronto. In total, the 2030 Districts Network has 23 such districts across North America.

"BOMA knows this collaboration will play a key role in ensuring Greater Victoria builds back better from COVID-19, by advancing building resiliency and reducing climate change impacts," says BOMA BC president Damian Stathonikos.

The 2030 District aims to stimulate investment in retrofitting buildings to help them contribute to a greener and more sustainable local economy.

Industry observers say that the march

toward sustainability is inexorable, regardless of new initiatives.

"There just seems to be a common-sense drive from the office building ownership groups, and the developers, that you're going to go green as much as possible moving forward," says Colliers International vice-president Tristan Spark.

He also expects future office projects, such as Telus Ocean, to be built to a "pandemic-proof" standard, where there are fewer surfaces that need to be touched.

There will be more doors that automatically open when desired, as well as washroom faucets and soap dispensers which function without needing to be touched.

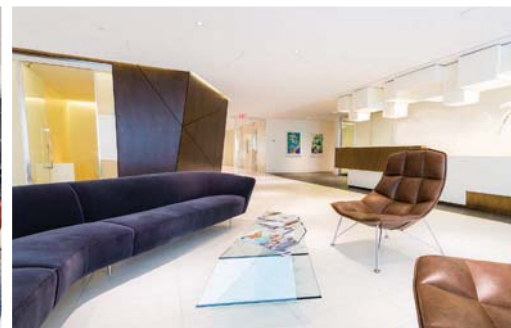
"There will be more tenant scrutiny moving forward on physical building systems," Spark says.

"They will ask what the air filtration is like. Is it the latest standard? How often is the air being replaced in the building? Are you going to have temperature sensors when you come into the building? I think there'll be a shift in building technology to try to be more prepared if this ever happens again." 🐦

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BIGGEST COMMERCIAL REAL ESTATE BROKERAGES IN B.C.

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

Rank '21	Company	Top executive(s)	Services	Year founded	No. commercial agents '21
1	Colliers International 200 Granville St Suite 1900, Vancouver V6C 2R6 P: 604-681-4111 F: 604-681-2911 collierscanada.com	Douglas Pulver , executive managing director, Vancouver and Lower Mainland, Maury Dubuque , senior managing director, Vancouver and Lower Mainland, Darrell Hurst , senior managing director, Vancouver and Lower Mainland, Tyler Dolan , managing director, Vancouver Island and Okanagan	Full-service commercial real estate services and investment management company. End-to-end real estate solutions for occupiers and investors: sales, leasing, property management, project management, corporate solutions, workplace strategy, valuations and tax services.	1898	157
2	Re/Max Commercial 1060 Manhattan Dr Suite 340, Kelowna V1Y 9X9 P: 250-860-3628 F: 250-762-9141 remaxcommercial.ca	Derek Thorvaldson , director	Commercial sales and leasing and property management	1982	110
3	CBRE Ltd 1021 Hastings St W Suite 2500, Vancouver V6E 0C3 P: 604-662-3000 F: NP cbre.ca/vancouver	Jason Kiselbach , senior vice-president and managing director	Asset services, brokerage services, corporate services, valuation and appraisal, mortgage and financial services, research and consulting services	NP	83
4	NAI Commercial 1075 Georgia St W Suite 1300, Vancouver V6E 3C9 P: 604-683-7535 F: 604-691-6688 naibc.ca	Rob DesBrisay , managing partner, B.C.	Full-service commercial real estate brokerage with local offices in Vancouver, Langley, Nanaimo, Victoria and Okanagan	1981	78
5	Cushman & Wakefield ULC 700 Georgia St W Suite 700, Vancouver V7Y 1A1 P: 604-683-3111 F: 604-683-0432 cushmanwakefield.com	Hendrik Zessel , executive managing director and western Canada leader	Cushman & Wakefield (NYSE: CWK) is a leading global real estate services firm that delivers exceptional value for real estate occupiers and owners.	1913	76
6	Avison Young 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P: 604-687-7331 F: 604-687-0031 avisonyoung.com	Michael Keenan , managing director, Vancouver	Full-service commercial real estate services company providing value-added, client-centric investment sales, leasing, advisory, management, financing and mortgage placement services	1978	70
7	Macdonald Commercial Real Estate Services Ltd 1827 5th Ave W, Vancouver V6J 1P5 P: 604-736-5611 F: 604-736-7976 macdonaldcommercial.com	Tony Letvinchuk , managing director	Provides creative real estate solutions for commercial sales and leasing and property management to an international and entrepreneurial client base	1996	46 ¹
8	William Wright Commercial Real Estate Services 605 Robson St Suite 430, Vancouver V6B 5J3 P: 604-428-5255 F: 604-428-5254 williamwright.ca	Cory Wright , managing director	A full service commercial brokerage with offices in Vancouver, New Westminster, Langley, Victoria and Kelowna	2012	40
9	JLL 510 Georgia St W Suite 2150, Vancouver V6B 0M3 P: 604-998-6001 F: 604-998-6018 jll.ca	Ray Ahrens , executive vice-president, Gavin Reynolds , executive vice-president, Stella Xu , managing broker	Offers tenant and landlord representation, project and development services, multi-family investment sales, capital markets, debt capital markets and integrated facilities management services to owners and tenants in Canada	2011	29
10	Lee & Associates Vancouver 475 Georgia St W Suite 800, Vancouver V6B 4M9 P: 604-684-7117 F: 604-684-1017 leevancouver.com	Scott Primrose , partner	Largest broker-owned commercial real estate brokerage in North America with an integrated team of professionals consisting of brokers from various disciplines and backed by experts from such fields as supply chain and logistics consulting, financial services and property management	1968	25
11	Marcus & Millichap Inc 333 Seymour St Suite 1280, Vancouver V6B 5A6 P: 604-638-2121 F: 604-638-2122 marcusmillichap.ca	Michael Heck , regional manager	A leading commercial real estate brokerage firm focusing on investment sales, leasing, financing, research and advisory services	1971	22
12	Devencore 555 Burrard St Suite 1155 Box 260, Vancouver V7X 1M8 P: 604-681-3334 F: 604-681-5255 devencore.com	Jon Bishop , president, Janet Patricelli , vice-president and managing broker	Canadian-owned-and-operated commercial real estate brokerage and advisory firm, with offices across Canada and global partnerships. Specializes in office and industrial sale/lease transactions and offers a fully integrated support platform to its clients	1972	18
13	London Pacific Property Agents Inc 3660 Charles St, Vancouver V5K 5A9 P: 604-420-2600 F: 604-420-2206 londonpacific.ca	Keith Williams , president and managing broker, Ben Williams , senior broker, land development and investment properties, Erin Williams , business development and community relations	Boutique brokerage specializing in land assemblies and acquisition sales for redevelopment; provides consulting services including appraisals, development advisory services and investment analysis	1986	13
14	Claridge Real Estate Advisors Inc 8168 Granville St Suite 205, Vancouver V6P 4Z4 P: 778-985-4639 F: NP claridgeadvisors.com	Yoyoe Lu , managing principal	Land assembly on future development site, investment real estate sales, commercial landlord services	2013	9
15	Goodman Commercial Inc 2608 Granville Street Suite 560, Vancouver V6H 3V3 P: 604-558-5511 F: NP goodmanreport.com	Mark Goodman , principal, Cynthia Jagger , principal	Metro Vancouver's authority on the sale of apartment buildings, development sites and commercial investment property	2019	7

Sources: Interviews with above companies, information from the Real Estate Council of BC and BIV research. NP: Not provided. 1 - 2020 figure

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BIGGEST COMMERCIAL PROPERTY MANAGERS IN B.C.

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

Rank '21	Company	Top local manager(s)	Partial list of properties managed	Head office/ Year founded	Managed sq. ft. Industrial/ Office/ Retail	Total comm. sq. ft. managed '21/'20
1	Warrington PCI Management 1030 Georgia St W Suite 300, Vancouver V6E 2Y3 P: 604-602-1887 F: 604-688-2328 warringtonpci.com	Adam Spear , president, Lorna Park , senior vice-president, property management, Dale Mumford , executive vice-president, property management and operations, Stephen Duyvewaardt , executive vice-president, leasing	NP	Vancouver 2004	4.8 million 7.8 million 3.4 million	15.99 million/ 7.68 million
2	Colliers International 200 Granville St Suite 1900, Vancouver V6C 2R6 P: 604-681-4111 F: 604-681-2911 collierscanada.com	Lesley Heleis , vice-president	NP	Vancouver 1898	1.2 million 5.3 million 5 million	11.44 million/ 11.03 million
3	Beedie 3030 Gilmore Diversion, Burnaby V5G 3B4 P: 604-435-3321 F: 604-432-7349 beedie.ca	Ryan Beedie , president	NP	Burnaby 1954	11 million 0 129,962	11.17 million/ 11.85 million
4	BentallGreenOak (Canada) LP 1055 Dunsmuir St Suite 1800, Vancouver V7X 1B1 P: 604-661-5000 F: 604-661-5055 bentallgreenoak.com	Tony Astles , managing partner, head of Canadian real estate services	NP	Vancouver 1911	3.2 million 2.7 million 4 million	9.93 million/ 9.98 million
5	QuadReal Property Group 666 Burrard St Suite 800, Vancouver V6C 2X8 P: 604-975-9500 F: NP quadreal.com	Remco Daal , president, Canadian real estate	Oakridge Centre, Willowbrook Mall, Broadway Tech Centre, Brighthouse West, 401 Business Centre	Vancouver 2016	NP NP NP	7 million/ 7.38 million
6	Cadillac Fairview Corp Ltd 609 Granville St Suite 410, Vancouver V7Y 1E8 P: 604-688-7236 F: 604-630-5323 cadillacfairview.com	Tom Knoepfel , senior vice-president, retail	CF Pacific Centre, Waterfront Properties, CF Richmond Centre, HSBC Building, Pacific Centre Office Properties	Toronto, Ont. 1968	0 3.3 million 1.9 million	5.25 million/ 5.25 million
7	GWL Realty Advisors Inc 650 Georgia St W Suite 1600, Vancouver V6B 4N7 P: 604-713-6450 F: 604-683-3264 gwirealtyadvisors.com	Beth Breasail , vice-president, asset management	650 West Georgia Street, Vancouver Centre II, Delta iPort, Millstream Village, Westbank Hub, Central Park Power Centre	Winnipeg, Man. 1891	2.1 million 1.4 million 1.7 million	5.12 million/ 6.13 million
8	Dorset Realty Group Canada Ltd 10451 Shellbridge Way Suite 215, Richmond V6X 2W8 P: 604-270-1711 F: 604-270-8446 dorsetrealty.com	Kim Schuss , VP & Senior Property Manager, Colin Schuss , vice-president, commercial sales and leasing, Damien Roussin , CEO, Ron Schuss , president	NP	Richmond 1975	1.9 million 1.4 million 1.8 million	5.06 million/ 5 million
9	Triovest Realty Advisors (B.C.) Inc 789 Pender St W Suite 600, Vancouver V6C 1H2 P: 604-684-1198 F: 604-684-9122 triovest.com	NP	NP	Toronto, Ont. 2012	NP NP NP	5 million/ 5 million
10	Canreal Management Corp 808 Nelson St Suite 409, Vancouver V6Z 2H2 P: 604-688-8851 F: 604-684-8228 canreal.com	Raymond Bergen , president	NP	Vancouver 1979	3.4 million 249,154 1.2 million	4.87 million/ 4.73 million
11	Transpacific Realty Advisors 4300 North Fraser Way Unit 203, Burnaby V5J 0B3 P: 604-873-8591 F: 604-873-8876 transpacificrealty.com	Rod Fram , president, Shirleen Weng , controller, Josephine Chi , senior property manager, team lead	NP	Burnaby 1972	3 million 795,000 1.1 million	4.87 million/ 3.89 million
12	Ivanhoe Cambridge Inc 1476 8th Ave W, Suite 300, Vancouver V6H 1E1 P: 604-263-2672 F: NP ivanhoeacbridge.com	Charles Champagne , vice-president, operations, Franco Custodinho , senior vice-president, retail leasing, Western region	Guildford Town Centre, Mayfair Shopping Centre, Metropolis at Metrotown, Tsawwassen Mills	Montreal, Que. 1953	0 0 4.4 million	4.39 million/ 5.16 million
13	Avison Young Property Management (B.C.) Inc 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P: 604-687-7331 F: 604-687-0031 avisonyoung.com	Aaron Burry , principal and practice leader of property management, B.C.	NP	Toronto, Ont. 2014	1.8 million 1.9 million 518,715	4.2 million/ 4.36 million
14	SmartCentres 11120 Horseshoe Way Suite 201, Richmond V7A 5H7 P: 604-448-9112 F: 604-448-9114 smartcentres.com	Mauro J Padula , vice-president, leasing, western region	NP	Vaughan, Ont. NP	0 0 4.2 million	4.16 million/ 3.63 million
15	Shape Property Management Corp 505 Burrard St Suite 2020, Vancouver V7X 1M6 P: 604-681-2358 F: 604-681-2378 shapeproperties.com	NP	NP	Vancouver 2006	NP 250,000 3.8 million	4.05 million/ 3.3 million
16	Anthem Properties Group Ltd 1055 Dunsmuir St Suite 1100, Vancouver V7X 1K8 P: 604-689-3040 F: NP anthemproperties.com	Eric Carlson , CEO	NP	Vancouver 1991	134,713 550,787 3.3 million	4.02 million/ 4.04 million
17	Morguard 969 Robson St Suite 320, Vancouver V6Z 2V7 P: 604-681-9474 F: 604-685-0161 morguard.com	Tom Johnston , senior vice-president, asset and property management, Western Canada, Michael Walker , regional general manager, B.C. commercial industrial division	Marine Drive Industrial Centre: Colebrook Industrial Centre, Chancery Place, 111 Dunsmuir, Robson Central, Coquitlam Centre	Toronto, ON 1973	916,073 727,749 2 million	3.65 million/ 3.87 million
18	Oxford Properties Group 1021 Hastings St W Suite 1280, Vancouver V6E 0C3 P: 604-893-3200 F: 604-893-3294 oxfordproperties.com	Ted Mildon , director, office leasing, Drew Gilbertson , director, Vancouver industrial, Jesse Hague , director and general manager	MNP Tower, The Stack, 402 Dunsmuir St	Toronto, Ont. 1960	NP NP NP	3 million/ 2.61 million
19	Martello Property Services Inc 808 Hastings St W Suite 200, Vancouver V6C 2X4 P: 604-681-6544 F: 604-681-5114 martello.group	Wayne Smithies , president, Warren Smithies , CEO	NP	Vancouver 1988	1.2 million 750,000 1 million	2.95 million/ 2.95 million
20	Concert Real Estate Corp 1190 Hornby St 8th floor, Vancouver V6Z 2K5 P: 604-688-9460 F: 604-688-6882 concertproperties.com	Brian McCauley , president and CEO, John Dooling , CFO	NP	Vancouver 1989	1.5 million 655,672 24,904	2.14 million/ 2.14 million

Sources: Interviews with above firms and BIV research. Other firms may have ranked but did not provide information by deadline. NP Not provided 1-BIV estimate

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BIGGEST SECURITY COMPANIES IN B.C.

RANKED BY | Total number of employees in B.C.

Rank '21	Company	Services offered	Top local executive(s)	Year founded	No. B.C. staff '21/'20
1	Paladin Group of Companies 355 Burrard St Suite 1350, Vancouver V6C 2G8 P: 604-677-8700 F: 604-677-8701 paladinsecurity.com ; paladintechnologies.com	Security officers, mobile patrols, integrated security systems, monitoring services, low-voltage installations, investigations, risk assessments, engineering design of information management and information technology (IMIT) projects	Ted Reid , president of Paladin Technologies and CFO, Ashley Cooper , CEO	1976	4,878 4,825
2	Securiguard Services Ltd 1445 Georgia St W Suite 400, Vancouver V6G 2T3 P: 604-685-6011 F: 604-685-0013 securiguard.com	Integrated security and safety solutions, security officers, K-9 protection and explosive and narcotic detection, mobile patrol and alarm response, loss prevention, executive protection	Darcy Kernaghan , CEO, Robin Chakrabarti , president and COO	1974	2,290 2,049
3	Commissionaires 595 Howe St Suite 600, Vancouver V6C 2T5 P: 604-646-3330 F: 604-681-9864 commissionaires.bc.ca	Premier guard services, patrol services, integrated security solutions, bylaw enforcement, non-core police services, training, fingerprinting services, background checks	Chris Mitchell , CEO, Commissionaires BC (mainland), Gary Paulson , CEO, Commissionaires VIY (Victoria, the Islands and Yukon)	1927	2,219 2,271
4	GardaWorld 3185 Willingdon Green Suite 202, Burnaby V5G 4P3 P: 604-717-5580 F: 604-739-6623 garda.com	Cash logistics, physical security, mobile patrol, national clients, oil and gas, alarm response, concierge services, parking patrol, financial institution security, high-profile office tower security	Steve Hoffman , vice-president, Pacific region	1995	1,400 1,400
5	GuardTeck Security Co 4664 Lougheed Hwy Suite 202, Burnaby V5C 5T5 P: 778-379-9000 F: 778-379-9001 guardteck.com	Security services for commercial towers, retail centres, educational and government facilities as well as mobile patrol, event security and other specialized services	Seth Fruson , president and CEO, Chris Gerela , COO, Frank Naso , senior vice-president, operations	2005	1,288 1,260
6	Houle Electric Ltd 5050 North Fraser Way, Burnaby V5J 0H1 P: 604-434-2681 F: 604-434-0480 houle.ca	Access control, analytics, apartment entry solutions, automation, intercom systems, intrusion detection, licence plate recognition, nurse call and code alarms, people counting, real-time locating system, video monitoring and visual alarm verification, wander prevention	Chuck Phillips , president and CEO, Ken Bitschy , executive vice-president, Lori Podnevar , CFO	1944	1,194 996
7	Genesis Security Group 550 Broadway W Suite 321, Vancouver V5Z 0E9 P: 604-669-0822 F: 604-669-0832 genesissecurity.com	Full security services, guard services, event, site and mobile patrol security, alarm security systems for commercial and residential, 24-7 free community patrol, training academy	Camil Dubuc , CEO	1997	600 600
8	Optimum Security Inc 1066 Hastings St W Suite 2000, Vancouver V6E 3X2 P: 604-644-9229 F: 604-648-9771 optimumsecurity.ca	Security guards and mobile security patrols for homes and businesses	Moe Hedayat , CEO	2005	500 NP
9	Footprints Security 4890 Rutherford Rd Suite 3A, Nanaimo V9T 4Z4 P: 250-753-6944 F: 250-756-9598 footprintssecurity.com	Uniformed guard, mobile patrol and alarm response services throughout Vancouver Island	Simon Coltery , president and CEO, Adrian Coltery , vice-president, Rob Kenney , CFO	1980	450 450
9	Securitas Canada 5172 Kingsway Suite 270, Burnaby V5H 2E8 P: 604-454-3600 F: 604-454-3601 securitas.ca	End-to-end security services including on-site guarding, remote guarding and mobile guarding; also offers security systems and technology as well as security consulting and investigations	NP	1999	450 450
11	Fusion Security Inc 4321 Still Creek Dr Suite 160, Burnaby V5C 6S7 P: 604-647-6470 F: 604-647-6476 fusionsecurity.ca	Security manpower and security mobile services, electronic access control, intrusion detection system, closed-circuit television, monitoring, consulting, private investigations	Bruce Marginson , president, Harry Stausgaard , vice-president	2005	425 425
12	Polo Security Services Ltd 7251 Fraser St, Vancouver V5X 3V8 P: 604-321-4046 F: 604-321-4045 polosecurity.com	Uniformed guard services, mobile inspection, alarm response, concierge services, investigation and surveillance, risk assessment, emergency procedure development	Ram Gopal , manager	1998	318 348
13	Premier Security Inc 1055 Broadway W Suite 603, Vancouver V6H 1E2 P: 604-739-1893 F: 604-739-8859 premiersecurity.ca	Physical and electronic security coverage, verified alarm technology, monitoring and rapid response systems, professionally accredited and licensed security guards and concierge	Mathew Parker , president	1988	316 311
14	Westguard Security Services (1986) Ltd 1445 Georgia St W Suite 300, Vancouver V6G 2T3 P: 604-685-6227 F: 604-685-6032 westguard.com	Professional, unionized, uniformed safety and security officers including foot, bike, mobile, loss prevention, K-9 and executive protection	Darcy Kernaghan , president and CEO, Robin Chakrabarti , president and COO	1986	312 300
15	Secured Security Group 355 Burrard St Suite 1000, Vancouver V6C 2G8 P: 604-385-1555 F: 604-239-0251 securedsecurity.com	Security manpower and security mobile patrol services, investigations, parking enforcement, landscaping, janitorial, snow removal, tailored facilities and property management services	Bal Jouhal , president and CEO	2008	205 194
16	Radius Security 22131 Fraserwood Way, Richmond V6W 1J5 P: 604-232-3473 F: 604-232-3456 radiussecurity.com	Protect outdoor assets from crime with proprietary human detection video analytics protecting local businesses 24 hours a day. Locally monitored from one of Canada's only local monitoring stations in Richmond, B.C.	Mike Baxter , president, Joslyn Alderson , vice-president, sales and marketing, Rob Baxter , CEO	1948	160 NP
17	Provident Security Corp 2309 41st Ave W, Vancouver V6M 2A3 P: 604-664-1087 F: NP providentsecurity.ca	Full-service security firm offering installation, alarm and video monitoring, guaranteed five-minute alarm response to residential, commercial and industrial clients; branch office in Whistler	Michael Jagger , president	1996	150 190
18	Cobra I-Logiq Security Inc 4427 Dawson St, Burnaby V5C 4B8 P: 604-664-7671 F: 604-664-7673 NP	Commercial integrated security solutions: access control, video surveillance, burglary alarm	Scott Knutsen , CTO, Anik Gagnon , CFO	1992	100 100 ¹
19	ILPS (International Loss Prevention Systems) 12332 Pattullo Pl Suite 201, Surrey V3V 8C3 P: 604-588-0880 F: 604-588-0804 ilps.com	Security cameras, electronic security tags, undercover store detectives, uniformed guards, access control systems, burglar alarms, investigations, pre-employment honesty screening, loss-prevention staff training, specialized training and seminars, risk assessments	Ian Abramson , president and CEO	1988	65² 65
20	Scott Security Systems Ltd 19292 60 Ave Suite 402, Surrey V3S 3M2 P: 604-451-0300 F: 604-451-0340 scottsecurity.ca	Sales, service, installation and monitoring of residential and commercial alarm systems, CCTV, access control	Carlos del Aguila , owner	1978	13 NP

Sources: Interviews with above firms and BIV research. Other companies may have ranked but did not provide information by deadline. First published in *Business in Vancouver* on February 1, 2021. NP Not provided. 1-BIV estimate 2-2020 figure

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

BIGGEST INTERIOR DESIGN FIRMS IN METRO VANCOUVER

RANKED BY | Total billable interior design staff in Metro Vancouver

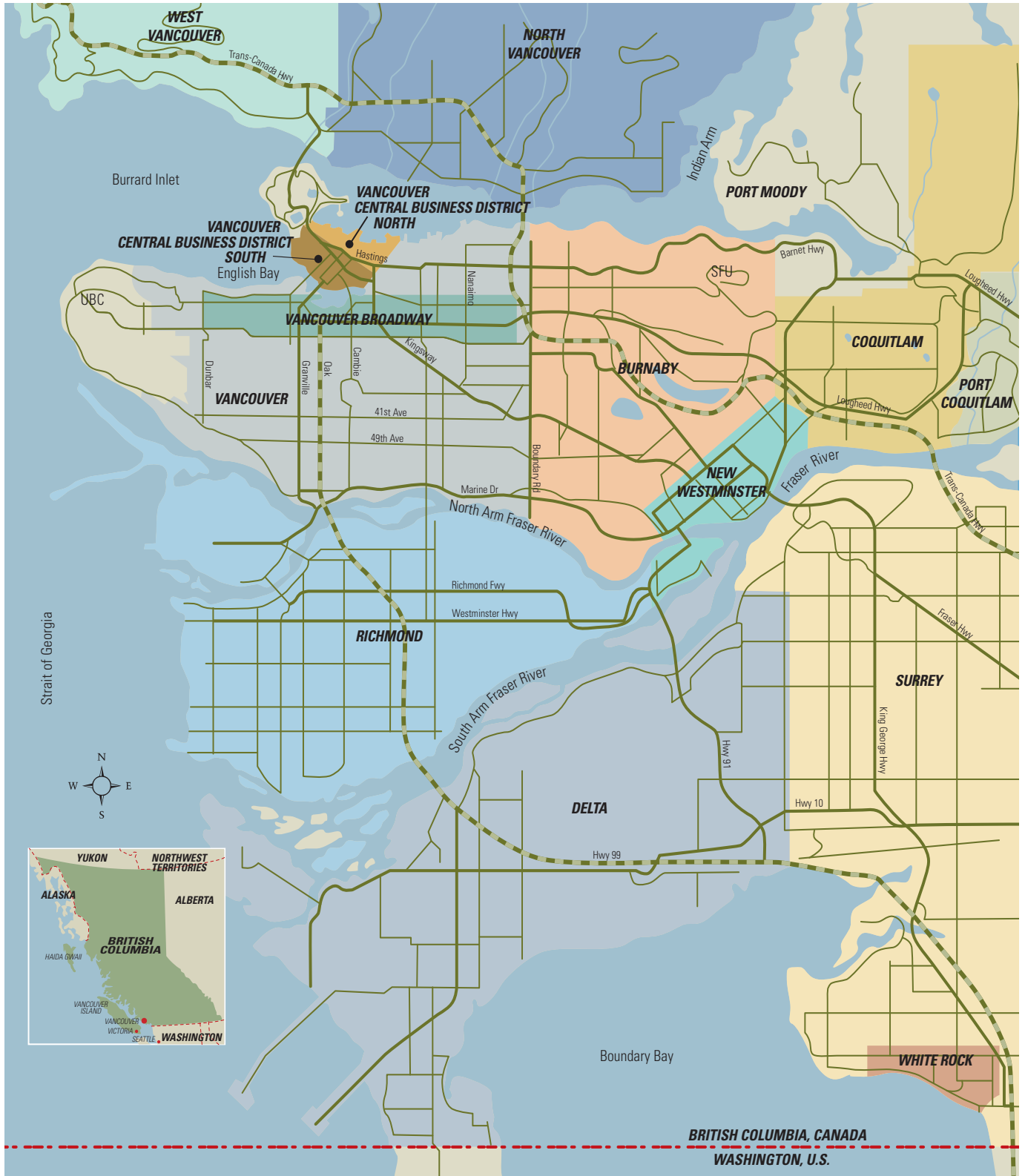
Rank 21	Company	Local principal(s)	Recent projects	% commercial/ % residential/ % hospitality	Billable staff 21/20
1	SmartDesign Group 1150 Station St Suite 102, Vancouver V6A 4C7 P: 604-662-7015 F: 604-662-7018 smartdesigngroup.com	Nick Baker , CEO and creative director	Nook Shipyards Restaurant, BC Place master planning, BC Ferries new fleet design, BCTI master planning, CAPU master planning, The POST Building Vancouver food hall and bars, Lima International Airport, Pacific Farms Market YVR	50% 0% 50%	36 36
2	Kasian 1500 Georgia St W Suite 1685, Vancouver V6G 2Z6 P: 604-631-4543 F: 604-683-2827 kasian.com	Sally Mills, Carol Jones , principals	BC Hydro, WeWork, ICBC, YVR Pier D, Ministry of Citizens' Services, BCI Vancouver, Bennett Jones LLP, Raymond James, Capital Park, WorkSafeBC, ICBC, B2 Gold Corp, the Supreme Court of Canada West Memorial Building rehabilitation	95% 0% 5%	35 ¹ 35
3	Liv Design Studio 1601 Bayshore Dr Suite 1A, Vancouver V6G 2V4 P: 604-283-1647 F: NP liv.ca	Olivia Lam , principal	Westin Bayshore Hotel, Concord Metrotown, Concord Pacific Burnaby Presentation Centre, Concord Pacific Richmond Presentation Centre, private residence	10% 80% 10%	28 27
4	CHIL Interior Design 1706 1st Ave W 4th floor, Vancouver V6J 0E4 P: 604-688-8571 F: 604-685-0694 childesign.com	Paul Morissette , principal, Adele Rankin , studio design lead and principal	Hotel Belmont (Vancouver), Mosaic Victoria townhomes (Burnaby), Lakecrest townhomes (Whistler), Homewood Ravensview (Victoria), Fairmont Vancouver Airport (Richmond), Intracorp Maywood (Burnaby), Aspac River Green (Richmond), Delta Vancouver Suites (Vancouver), YWCA Hotel (Vancouver), Sheraton Vancouver Guildford Hotel (Surrey), Delta Calgary Downtown (Calgary), Shoe & Canoe (Calgary), Fairmont Jasper Park Lodge (Jasper)	5% 80% 50%	25 ² 25
5	SSDG Interiors Inc 609 Granville St Suite 310, Vancouver V7Y 1G5 P: 604-685-4301 F: NP ssdg.com	Julie Campbell, Kenna Manley, Lynn Hughes , principals	FortisBC, Vancouver Fraser Port Authority, Wesgroup Properties, BGC Engineering, Bank of China, Central 1, Prospera, Cadillac Fairview, Manulife, Hudson Pacific Properties, Waypoint Insurance, Vancouver Golf Club, Canacord, Blackwood Partners, Hollyburn Properties, Law Society of BC, Oxford Properties, AbCellera, Fraser Health	85% 0% 15%	19 23
6	Bob's Your Uncle Design Ltd (BYU Design) 973 Hastings St E, Vancouver V6A 0H1 P: 604-801-5330 F: 604-801-5332 byudesign.com	Ada Bonini, Cheryl Broadhead , principals	Artesia Southlands Tsawwassen (multiple components), ViewStar, The Hub, Luxe, Miramar, The Heights on Austin	25% 75% 0%	18 16
7	Mitchell Freedland Design 6 3rd Ave E, Vancouver V5T 1C3 P: 604-733-3600 F: 604-733-3502 mitchellfreedland.com	Mitchell Freedland , owner	Grosvenor Ambleside, Parkview Towers, Dilawri Group offices and car dealerships, multiple private residential homes in Vancouver, Whistler, Florida and Malibu	30% 65% 5%	16 16
8	Counterpoint Projects Inc 224 W 8th Ave, Vancouver V5Y 1N5 P: 604-683-6407 F: NP counterpointprojects.com	Suraj Gehla, Mikhail Moore , principals	Northbridge Financial, Singleton Urquhart LLP, EFESL School, Vans Off the Wall Wholesale, UBC and VMCA daycares, Figure & Food, BC Cancer Agency, Crossfit, Intact Insurance, Wesgroup, 8 West Surgical, Legacies Spas, several medical offices, Wawanesa Insurance, Langara College, Canadian Condo, Golden Properties, Shon Group and more	90% 0% 10%	15 15
9	Dialog 611 Alexander St Suite 406, Vancouver V6A 1E1 P: 604-255-1169 F: 604-255-1790 dialogdesign.ca	Michele Sigurdson , principal, interior design	Capital Point Development and Presentation Centre; Capilano University Lonsdale campus; EAV 2020 Project Aurora; Fairleigh Dickinson University; First Nations Health Authority Headquarters; North Island College student residence; Norwood Continuing Care Centre redevelopment and expansion; Peoples Group offices; QMunity Hub Development; Relic Entertainment offices; SFU student residences and dining commons; Sierra Wireless Richmond office; UBC Robson Square Redevelopment; Vancouver House; Village Veterinary Clinic; 2150 Keith Drive office building	80% 20% 0%	14 14
10	Cutler 195 Alexander St 2nd floor, Vancouver V6A 1B8 P: 604-681-3050 F: NP cutlerdc.com	Jeff Cutler , President	Portluc Hawker, Vancouver; Rumble Boxing, Vancouver; Victoria Distillers, YYJ Airport; Adrenaline Studios, Vancouver; Choom, Olympic Village; Model Skin, Vancouver; My Health Plus, Surrey; Waterfront Home, Torino	70% 5% 25%	13 16
10	Hager Design International Inc 1847 Broadway W Suite 306, Vancouver V6J 1Y6 P: 604-683-7553 F: NP hagerinc.com	Doris Hager , principal	Hilton, Scottsdale; Tapestry Hotel, Columbia; Hyatt Regency Vancouver; Sheraton Montreal; Hilton Garden Inn, Oregon; Renaissance Hotel, Vancouver; The Yellow Chili, Surrey; Mary Brown's nationwide; Freshii, multiple sites	10% 10% 80%	13 20
12	False Creek Design Group Ltd 1008 Main St, Vancouver V6A 2W1 P: 604-688-3131 F: 604-689-4333 fcdgroup.com	Jim Toy , principal, Dale Buote , managing associate	CMLS Financial, Technical Safety BC, SoCo, Second and Main, Linea, Gryphon House, Monte Creek Ranch Winery, Okanagan Crush Pad, Robson Landmark, City of Richmond Daycare	50% 45% 5%	12 12
12	MCM Interiors Ltd 1066 Hastings St W Suite 1900, Vancouver V6E 3X1 P: 604-684-0159 F: 604-687-1771 mcminteriors.com	Edith Wormsbecker , president	Hilton Metrotown, Vancouver Centre 2, 1090 Thurlow, the Post, PHSA 601 West Broadway, GUS/UCW, FHA RCH Laundry Building Finance and HR Relocation, Veridien, Prior Street, Urban Systems (Kamloops), Commerce Place, 220 Prior Street, Electronic Arts Renovations, Beanworks Offices, Raphael Multi-Family	60% 20% 20%	12 12
12	RodRozen Designs 1463 Pender St W, Vancouver V6G 2S3 P: 604-558-4443 F: 604-558-4437 rodrozen.com	Steven RodRozen , CEO, Derick RodRozen , lead principal	Telus, Marriott, Re/Max, Body Energy Club, PappaRoti restaurants, Dr Monam Clinic, Mango Clinic, Soiree, Queen Bee Flowers, Sheraton Residences, Shaughnessy estate, Classico, Denia and Casina, Ritz, Sapphire and Carina buildings, West Pender Place, Shaw Tower residences, Bayshore Gardens	20% 80% 0%	12 13
12	SGDI (Sarah Gallop Design Inc) 1835 56 St Suite 11, Delta V4L 2L8 P: 604-952-4448 F: 888-698-4758 sarahgallop.com	Sarah Gallop , principal designer, Robert Gallop , Director of sales and operations	New homes and renovations to private residences mainly in B.C. but also across North America and overseas	5% 95% 0%	12 12
16	Omicron Interiors Ltd 595 Burrard St 5th floor PO Box 49369, Vancouver V7X 1L4 P: 604-632-3350 F: 604-632-3351 omicronaec.com	George Sawatzky , vice-president, interiors and retail, Bill Tucker , CEO	Deloitte Summit, Lawson Lundell, BCLC, SAP, Finning, WorkSafeBC, First West Credit Union, Valley First Credit Union Head Office, Warner Brothers	90% 0% 10%	11 11
17	34F Design Inc 120 Columbia St, Vancouver V6A 3Z8 P: 604-620-8182 F: NP 34f.ca	Erica Wickes , principal	Kiewit, SCM Insurance, HUB International, Lifelabs, UBC, Belford Properties, Townline, 8th Ave Developments	80% 15% 5%	8 12
17	Aura 700 Georgia St W Suite 630, Vancouver V7Y 1A1 P: 604-510-7101 F: NP auraoffice.ca	Dan Boram , CEO and principal, Ron Boram , principal project manager, John Boram , principal, Craig Boram , principal project manager	RECBC, SRK, G&F Financial, BermanFalk, Chevron Canada, BC Tech Association, Hunter Litigation, Owen Bird LLP, Carnival Group, Cathay Pacific, City University of Canada, Carnival Group International, Immigrant Services Society of BC, Pushor Mitchell LLP	80% 0% 20%	8 ² 8
17	Box Interior Design Inc 17 6th Ave E, Vancouver V5T 1J3 P: 604-738-2990 F: NP boxinteriordesign.com	Jay Brooks, Cynthia Penner , principals	Four Seasons Hotel Whistler F&B, Canopy Hotel by Hilton, Terralux Winery, Wedgewood Hotel, Coromandel Development head office, Parc Senior Living, Opus Versante Hotel Richmond, Versante Private Club, Arbutus Club, Delta by Marriott, Sonder Hotel, Shaughnessy House, UBC House, Point Grey House, Bar Oso and the Cellar, Blubird Alberni	20% 5% 75%	8 12
17	Cristina Oberti Interior Design Inc 1188 Georgia St W Suite 1460, Vancouver V6E 4A2 P: 604-697-0363 F: 604-697-0030 cointeriordesign.com	Cristina Oberti , principal	The Paramount, COCO, Sun Towers, Ovation, Hudson Place in Victoria, Fraser Commons, The Residences at Lynn Valley, The Parker, Vista, Ella, One Central	20% 80% 0%	8 9

Sources: Interviews with above companies and BIV research. Others may have ranked but did not respond to information requests by deadline. First published in *Business in Vancouver* on January 11, 2021. NP Not provided 1 - 2019 figure 2 - 2019 figure

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

OFFICE BUILDING DIRECTORY

Inventory of office space over 20,000 square feet



OFFICE BUILDING DIRECTORY

How to use the office listings

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

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

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

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

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

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

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

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE		BOMA
VANCOUVER DOWNTOWN NORTH														
1166 Alberni St	M—Peterson Commercial 604-689-0603/L—Peterson Commercial/Patty Willetts 604-669-5203	167,350	25,464	192,814	16	144	1979	1999	\$34	\$23.06	•			
1444 Alberni St	M—Prospero Int'l 604-669-7733/L—Prospero Int'l/Jeff Nightingale 604-699-348	36,899	n/a	36,899	4	36	1970	1996	\$28	n/a				
190 Alexander St/Harbourview	M—Anthem Properties/Stuart Hamilton 604-235-6971/L—Anthem Properties/Ryan Hall 604-235-3174	42,655	n/a	42,655	6	34	1979	n/a	n/a	\$13.83	•			
560 Beatty St	M—Cowan Properties 604-834-3545/L—Corbel Commercial/Marc Saul/Willow King 604-609-0882	27,700	5,300	33,000	6		1920	n/a	\$30	\$14.08				
564 Beatty St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	35,900	9,900	45,800	10	6	1909	2013	n/a	\$15				
780 Beatty St	M—Pearl Management Inc 604-734-3400/L—Pearl Management Inc/Leo Poulos	42,000	n/a	42,000	6		1914	1989	\$25	\$15.87				
788 Beatty St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	54,000	n/a	59,500	6		1910	1985	\$25	\$10.75				
200 Burrard St/Waterfront Centre	M—Cadillac Fairview 604-646-8020/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	365,194	29,158	n/a	21	607	1990	n/a	n/a	\$25.25	•			
355 Burrard St/The Marine Bldg	M—Oxford Properties/Erin Solomon 604-893-3200/ L—Oxford Properties/Andrew Dickson 604-893-3257	145,727	23,403	169,130	22	280	1930	2014	\$45	\$23.61	•			
400 Burrard St/Commerce Place	M—QuadReal Property Group/Frank Vecchio 604-975-9671/ L—QuadReal Property Group/Maureen Neilly 604-975-9764	211,015	15,734	226,749	21	146	1985	n/a	n/a	n/a	•			
505 Burrard St/Bentall One	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties/David Haugen 778-328-5964	240,455	16,185	256,640	21	525	1967	2003	n/a	\$25.95	•			
510 Burrard St	M—Manulife Financial/Kathy Ireland 604-438-2302/L—Manulife Financial/Patrick Henry 778-328-1605	205,055	n/a	205,055	14	156	1985	2003	n/a	\$22.84	•			
550 Burrard St/Bentall Five	M—BentallGreenOak 604-661-5056/L—BentallGreenOak/Jeff Lim 604-661-5619	583,000	n/a	583,000	33	975	2002	2007	n/a	\$20.15	•			
555 Burrard St/Bentall Two	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties/David Haugen 778-328-5964	168,086	6,598	174,684	18	1,057	1969	2003	n/a	\$25.70	•			
595 Burrard St/Bentall Three	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties/David Haugen 778-328-5964	459,659	13,846	473,505	32	1,057	1974	1994	n/a	\$24.68	•			
666 Burrard St/Park Place	M—QuadReal Property Group/Frank Vecchio 604-975-9671/ L—QuadReal Property Group/Maureen Neilly 604-975-9764	577,614	18,775	596,389	35	560	1984	2002	n/a	n/a	•			
750 Cambie St/Centennial Bldg	M—Peterson Commercial 604-669-5204/L—Peterson Commercial/Patty Willetts 604-699-5203	70,500	n/a	70,500	7	40	1960	2005	\$33	\$18.06	•			
999 Canada Pl/ World Trade Centre Office Complex	M—Ocean Pacific Management 604-682-7391/L—NAI Commercial/John Freyvogel 604-691-6640	210,000	n/a	210,000	6	160	1986	2000	\$35	\$20.64				
425 Carrall St/Old BC Electric Bldg	M—Anthem Properties/Stuart Hamilton 604-235-6971/L—Anthem Properties/Ryan Hall 604-235-3174	91,950	n/a	102,472	6	117	1912	n/a	\$25	\$15.30	•			
601 Cordova St W/The Station	M—Cadillac Fairview 604-646-8021/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	85,967	n/a	85,967	5	173	1913	1980	n/a	\$19.10	•			
111 Dunsmuir St/AMEC Bldg	M—Morguard Investments 604-681-9474/L—Morguard Investments/Michael Walker 604-602-6455	218,416	3,719	222,135	13	242	1994	n/a	n/a	\$19.58	•			
777 Dunsmuir St/Pacific Centre Tower IV	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	264,088	n/a	264,088	19	398	1990	2005	n/a	\$25.51	•			
885 Dunsmuir St	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	100,462	7,260	107,722	10	16	1970	n/a	n/a	\$19.25	•			
888 Dunsmuir St/ XCHANGE Conference Centre	M—Manulife Real Estate/Mike Maughan 604-235-1645/ L—Manulife Real Estate/Patrick Henry 778-328-1605	108,450	4,632	113,082	15	120	1991	n/a	n/a	\$21.95	•			
1055 Dunsmuir St/Bentall Four	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties/David Haugen 778-328-5964	531,078	14,779	545,857	35	475	1981	1998	n/a	\$24.68	•			
401 Georgia St W/ L—Oxford Properties/Dean De Sousa 604-893-3204/ L—Oxford Properties/Andrew Dickson 604-893-3257		267,296	1,780	269,076	22	298	1985	2020	\$45	\$25.98	•			
475 Georgia St W/BC Turf Bldg	M—Austeville Properties 604-216-5517/L—NAI Commercial/John Freyvogel 604-683-7535	103,361	n/a	103,361	10	90	1974	n/a	\$33.50	\$21.53	•			
510 Georgia St W/Telus Garden	M—Warrington PCI 604-979-0600/L—JLL/Mark Chambers 604-998-6005	477,185	n/a	477,185	24	280	2015	n/a	n/a	n/a	•			
555 Georgia St W/The Randall Bldg	L—JLL/Andrew Astles 604-998-6045	30,000	10,000	40,000	7		1928	1990	\$32	\$16.50				
650 Georgia St W/Vancouver Centre	M—GWL Realty Advisors/Carol Onstein 604-713-6481/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	387,426	86,697	474,123	35	473	1977	2015	n/a	\$23.76	•			
700 Georgia St W/TD Tower (Pacific Centre)	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	470,911	n/a	470,911	30	1,975	1972	2004	n/a	\$23.24	•			
701 Georgia St W	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	216,690	n/a	216,690	18	145	1975	2010	n/a	\$29	•			
885 Georgia St W/HSBC Bldg	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	364,713	18,182	382,895	24	450	1986	n/a	n/a	\$24.50	•			
925 Georgia St W/Cathedral Place	M—Shon Group Realty Advisors 604-669-3312/ L—Shon Group Realty Advisors/Wayne Beattie 604-684-0925	322,914	8,616	331,965	23	351	1991	2018	n/a	\$23.01	•			
1030 Georgia St W/Burrard Bldg	M—Warrington PCI/Deryk Brower 604-331-5232/L—CBRE/Eli Applebaum/Bill Coulter 604-662-3000	207,095	n/a	250,000	19	158	1957	1990	n/a	\$21.92	•			

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE	AVERAGE COST PER SQ. FT.	BOMA
1040 Georgia St W/The Grosvenor Bldg	M—Warrington PCI/Dale Mumford 778-383-6273 /L—Warrington PCI/Jeff Toews/Stephen Duyvewaardt 778-383-6280	195,102	8,648	210,950	22	324	1985	n/a	n/a	n/a	\$25.56	•			
1055 Georgia St W/Royal Centre	M—Warrington PCI/David Basford 604-602-4800/L—Avison Young/Justin Omichinski 604-646-8387	475,392	152,936	638,328	37	688	1973	2015	\$43	\$25	•				
1075 Georgia St W	M—Colliers 604-909-0223/L—JLL/Mark Chambers 604-765-0565	360,000	n/a	360,000	26	236	1968	2002	n/a	\$23.18	•				
1090 Georgia St W	M—Warrington PCI/Dale Mumford 778-383-6273/L—Warrington PCI/Jeff Toews 778-383-6280	140,501	4,682	145,183	16	69	1987	2013	n/a	\$22.05	•				
1111 Georgia St W/FortisBC Centre	M—TA Management/Lee Medd 604-683-1628/L—CBRE/Bill Coulter 604-662-5131	316,512	9,340	349,010	24	394	1992	2003	n/a	\$22.16					
1185 Georgia St W	M—Choice Properties REIT/Ryan Swire 604-683-1185/ L—Choice Properties REIT/Geoff Christie 403-268-9202	146,846	18,964	165,810	16	155	1985	1992	n/a	\$18.59					
1188 Georgia St W	M—GWL Realty Advisors/Stephanie Davies 604-713-7724/ L—GWL Realty Advisors/Victoria Shibanauma 604-713-6487	199,979	4,594	204,573	21	59	1980	1997	n/a	\$22.26	•				
1281 Georgia St W/Georgia Bldg	L—Colliers/Derek May 604-661-0837	72,257	n/a	84,640	10	74	1959	2006	\$22.50	\$19.18					
1445 Georgia St W/Phileo Place	M—Turner Meakin 604-736-7020/L—Colliers/Derek May 604-661-0837	32,490	4,209	39,620	6	21	1963	1999	\$22.50	\$21.55					
1455 Georgia St W/Lea Bldg	L—Colliers/Derek May 604-661-0837	31,853	n/a	31,853	8	11	1969	2005	\$22.50	\$21.10					
1500 Georgia St W/1500 West Georgia	M—Warrington PCI 604-688-5658/L—Bosa Commercial/Alycia Kamer 604-558-8665	193,067	n/a	193,067	20	137	1978	2003	\$27	\$23.71	•				
200 Granville St/Granville Square	M—Cadillac Fairview 604-646-8021/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	381,644	n/a	386,601	28	460	1973	2012	n/a	\$25.20	•				
409 Granville St/United Kingdom Bldg	M—UKB Properties 604-336-0445	195,956	15,142	211,098	17	64	1961	1988	\$30	\$18.60	•				
470 Granville St/Rogers Bldg	M—Equitable Real Estate 604-683-7571/L—Equitable Real Estate/Sarah Forseth	98,324	16,183	114,507	12		1911	2018	n/a	\$15.55	•				
580 Granville St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	56,336	n/a	n/a	5		1959	2000	n/a	\$17.98					
609 Granville St/Canaccord Genuity Pl	M—Cadillac Fairview 604-688-7236/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	284,170	n/a	284,170	24	1,575	1981	2005	n/a	\$23.56	•				
725 Granville St	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	290,000	48,000	348,000	7		2015	n/a	n/a	\$21.28	•				
736 Granville St/Vancouver Block	M—Equitable Real Estate 604-683-7571/L—Equitable Real Estate/Sarah Forseth	84,733	6,385	91,118	16		1912	2008	n/a	\$18.26	•				
151 Hastings St W/Ormindale Block	M—Allied Properties REIT/L—Allied Properties REIT/Vanessa Fraser 587-779-7452	38,512	n/a	38,512	6		2017	n/a	n/a	n/a	•				
163 Hastings St W/The Flack Block	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	36,365	8,460	44,825	5		1899	2008	n/a	\$19.81	•				
510 Hastings St W/Standard Bldg	M—Aquilini Properties 604-687-8813/L—Aquilini Properties LP/Drew Hardisty 604-909-7943	115,128	n/a	115,128	15		1913	1989	\$25	\$13.77					
555 Hastings St W/Harbour Centre	M—Polaris Realty 604-689-7304/L—NAI Commercial/John Freyvogel 604-691-6640	249,707	50,595	465,068	28	700	1977	2005	n/a	\$21.28	•				
601 Hastings St W	M—PCI Developments/L—JLL/Mark Chambers 604-998-6005	208,688	n/a	208,688	25		2015	2021	\$51	\$21.50	•				
602 Hastings St W/Reliance Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	65,000	n/a	74,204	8		1956	2003	n/a	\$15.50					
609 Hastings St W/Princess Bldg	M—Pacific Dawn Management 604-683-8843/L—NAI Commercial/John Freyvogel 604-691-6640	27,483	n/a	27,483	11		1982	n/a	\$30	\$16.85					
675 Hastings St W/Six Seven Five	M—UPG Uptown Property Group/Mark Mankiewicz 604-688-7960/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	108,630	n/a	108,630	16		1930	2016	n/a	n/a	•				
688 Hastings St W/Kalen Capital Bldg	M—Talia Jevan Properties/Jeet Sidhu 604-336-8600/L—Colliers/Derek May 604-661-0837	65,435	25,621	91,056	9		1908	1996	\$24	\$17.97					
744 Hastings St W/Pacific Bldg	M—Reliance Properties 604-683-2404 /L—Reliance Properties/Luke Moran 604-683-2404	67,500	5,000	72,500	8		1910	1990	\$26	\$15.36					
815 Hastings St W	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	100,015	9,560	109,575	10	26	1976	1989	n/a	\$18.97	•				
850 Hastings St W/Credit Foncier	M—Triovest Realty Advisors 604-642-4501/L—Triovest Realty Advisors/Loretta Roth 604-642-4504	78,921	4,418	83,339	10		1914	1992	n/a	\$23.31	•				
900 Hastings St W/900 West Hastings	M—UPG Uptown Property Group/Mark Mankiewicz 604-688-7960/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	97,096	5,370	102,466	14		1966	2009	n/a	n/a	•				
999 Hastings St W/AXA Place	M—Polaris Realty 604-684-4221/L—NAI Commercial/John Freyvogel 604-691-6640	203,219	n/a	203,219	19	120	1981	2003	n/a	\$21.25	•				
1021 Hastings St W/MNP Tower	M—Oxford Properties/Geoffrey Salt 604-893-3202/ L—Oxford Properties/Andrew Dickson 604-893-3257	271,260	n/a	271,260	35	280	2014	n/a	\$62	\$23.91	•				
1055 Hastings St W/Guinness Tower	M—Oxford Properties/Geoffrey Salt 604-893-3202/ L—Oxford Properties/Andrew Dickson 604-893-3257	252,339	3,858	256,373	25	280	1969	2014	\$50	\$25.15	•				
1066 Hastings St W/Oceanic Plaza	M—Oxford Properties/Dean De Sousa 604-893-3244/ L—Oxford Properties/Andrew Dickson 604-893-3257	331,128	n/a	345,468	26	195	1977	2005	\$52	\$24.31	•				
1111 Hastings St W	M—Golden Properties/Angela Wong 604 689 1721/L—Avison Young/Matthew Craig 604-647-5076	94,866	n/a	107,459	13	250	1966	1996	\$26	\$22.70	•				
1177 Hastings St W/Board of Trade Tower	M—Golden Properties 604-689-1721/L—Avison Young/Matthew Craig 604-647-5076	265,060	n/a	265,060	26	600	1968	2009	\$35	\$23.51	•				
1199 Hastings St W/Hastings Bldg	M—Wicklow West 604-689-5050/L—Wicklow West/Jason Sanders	63,936	n/a	63,936	14		1968	1993	n/a	\$18.46					
318 Homer St/Mercantile Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	41,255	n/a	50,000	8		1910	1999	\$25	\$12.75					
580 Hornby St	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	53,385	2,716	56,101	9	32	1986	2000	\$28	\$19.85	•				
777 Hornby St	M—QuadReal Property Group/L—QuadReal Property Group/Irene Au 604-975-3586	138,585	n/a	138,585	20	457	1969	1993	\$30	\$17.71	•				
250 Howe St/ PricewaterhouseCoopers Place	M—Cadillac Fairview 604-646-8020/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	238,389	2,271	241,711	20	460	2002	n/a	n/a	\$23.65	•				
325 Howe St/Pacific Coast Bldg	M—Equitable Real Estate 604-683-7571/L—Equitable Real Estate/Sarah Forseth	32,725	3,944	36,669	6		1912	2020	n/a	\$17.99	•				
475 Howe St/The Exchange	M—Credit Suisse 212-325-2000/L—JLL/Mark Chambers 604-998-6005	360,469	11,531	372,000	31	158	2017	n/a	n/a	n/a					
549 Howe St	L—JLL/Andrew Astles 604-998-6045	40,596	3,255	43,851	10		1997	2003	\$27	\$17.74					
595 Howe St/Good Earth Bldg	M—Colliers 604-681-4111/L—NAI Commercial/Rob DesBrisay 604-691-6602	93,038	n/a	93,038	13	18	1977	1990	\$30	\$18.69	•				
625 Howe St/Standard Life Bldg	M—Manulife Real Estate/Mike Maughan 604-235-1645/ L—Manulife Real Estate/Patrick Henry 778-328-1605	146,762	n/a	146,762	15	120	1975	1993	n/a	\$20.98	•				
1100 Melville St/Sun Life Plaza	M—BentalGreenOak/Michael Cole 604-661-5632/L—BentalGreenOak/Jeff Lim 604-661-5619	151,654	n/a	151,654	16	120	1982	2006	n/a	\$19.52	•				
1111 Melville St	M—Compustar Enterprises/Connie Chau 604-687-6790/ L—Cushman & Wakefield/Jennifer Robertson 604-640-5894	105,372	n/a	116,544	12	112	1976	n/a	n/a	\$18.85					
1133 Melville St/The Stack	M—Oxford Properties 604-893-3200/L—Oxford Properties/Ted Mildon 604-893-3230	540,000	n/a	540,000	36	577	2022	n/a	\$53	\$24.90	•				
1190 Melville St/Wyland Bldg	M—Reliance Properties 604-683-2404 /L—Reliance Properties/Luke Moran 604-683-2404	41,000	7,000	48,000	7		1965	1999	n/a	\$15.63					
905 Pender St W/King George Group Bldg	M—Colliers/L—Colliers/Derek May 604-661-0837	32,400	n/a	32,400	6		1963	2002	n/a	\$20.06	•				

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORETS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE	AVERAGE COST PER SQ. FT.	BOMA
88 Pender St E/Channel M Bldg	M—Prospero Int'l/Jeff Nightingale 604-669-7733/L—Prospero Int'l/June Ip	31,280	6,209	37,489	5	38	1980	n/a	n/a	n/a	\$16				
119 Pender St W/Duncan Bldg	M—Equitable Real Estate 604-683-7571/L—Equitable Real Estate/Sarah Forseth	47,297	13,766	61,063	7		1911	2018	n/a	\$15.01	•				
128 Pender St W/Sun Tower	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	78,389	1,672	78,389	17		1912	2011	n/a	\$23.26	•				
402 Pender St W/BC Securities Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	40,000	5,000	46,187	8		1912	n/a	\$25	\$17.10					
700 Pender St W/Pender Place I	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	142,633	n/a	146,850	17	202	1972	2000	n/a	\$22.41	•				
750 Pender St W/Pender Place II	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	142,000	3,890	146,246	17	116	1974	2000	n/a	\$22.16	•				
789 Pender St W	M—Triovest Realty Advisors 604-642-4501/L—Triovest Realty Advisors/Loretta Roth 604-642-4504	222,393	8,271	230,664	15		1929	1991	n/a	\$20.01	•				
800 Pender St W/	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	106,582	6,284	112,866	16	28	1978	1999	n/a	\$19.69	•				
889 Pender St W/Pender Pacific	M—Impex Management Ltd 604-688-9720/ L—Re/Max Commercial Advantage/Moojan Azizi 604-899-9293	34,406	2,060	38,792	8	16	1984	n/a	\$25	\$17.95					
890 Pender St W	M—West Pender Property Group/Mike Rushford 604-683-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	58,874	6,663	65,537	8		1965	1998	n/a	\$19.20	•				
1050 Pender St W	M—BentallGreenOak/Bruce Tanner 604-661-5084/L—BentallGreenOak/Jeff Lim 604-661-5619	220,129	n/a	220,129	22	247	1973	1993	n/a	\$17.75	•				
1090 Pender St W/B6	M—BentallGreenOak/Bruce Tanner 604-661-5084/L—BentallGreenOak/Jeff Lim 604-661-5619	534,000	n/a	534,000	32		1971	2023	\$57	\$23	•				
1095 Pender St W/Manulife Place	M—Manulife Financial/Kathy Ireland 604-438-2302/L—Manulife Financial/Patrick Henry 778-328-1605	210,000	4,000	214,000	22	186	1991	2003	n/a	\$24.95	•				
1112 Pender St W	L—Colliers/Derek May 604-661-0837	52,329	n/a	69,497	10	43	1959	2014	n/a	\$19.36					
1130 Pender St W	M—BentallGreenOak/Michael Cole 604-661-5632/L—BentallGreenOak/Jeff Lim 604-661-5619	137,868	2,312	140,165	17	152	1980	2006	n/a	\$20.36	•				
1140 Pender St W/Sun Life Financial Centre	M—BentallGreenOak/Michael Cole 604-661-5632/L—BentallGreenOak/Jeff Lim 604-661-5619	167,087	n/a	167,087	18	149	1984	2006	n/a	\$18.66	•				
1155 Pender St W/Shorehill Bldg	M—Hollyburn Properties 604-926-7345/L—Hollyburn Group/Kim Hollett	83,068	n/a	83,068	7	51	1967	2019	n/a	n/a					
1166 Pender St W	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	147,240	n/a	n/a	16	105	1975	2004	n/a	n/a					
1199 Pender St W	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	72,000	n/a	75,254	9	60	1955	2003	\$34	\$15.74					
1201 Pender St W/East Asiatic House	M—Wicklow West 604-689-5050/L—Wicklow West/Jason Sanders	59,483	n/a	59,483	8	102	1963	2008	n/a	\$20.09					
1285 Pender St W/Evergreen Bldg	M—QuadReal Property Group 604-661-5084/ L—QuadReal Property Group/Maureen Neilly 604-975-9764	101,100	5,100	106,200	10	75	1980	2007	n/a	\$20.06	•				
509 Richards St/The Lumberman's Bldg	M—Lumberman's Building Corp/L—CBRE/Michael White 604-662-5120	27,600	n/a	27,600	8		1912	2007	n/a	\$14.75					
605 Robson St/Vancouver House	M—Unimet Investments Ltd 604-688-1883/L—NAI Commercial/Roy Gibbs 778-834-4050	125,000	n/a	144,000	16	200	1989	n/a	\$26	\$17.44					
969 Robson St/Robson Central	M—Morguard Investments 604-681-9474/L—Morguard Investments/Michael Walker 604-602-6455	80,573	47,092	127,665	6		1956	2013	n/a	n/a	•				
1155 Robson St/John Robson Place	M—Warrington PCI/Deryk Brower 604-331-5232/L—JLL/Andrew Astles/Mark Trepp 604-998-6045	78,964	n/a	79,950	7		1947	2018	\$23	\$17.50	•				
333 Seymour St/Grant Thornton Place	M—PCI Developments 604-684-1151/L—JLL/Mark Chambers/Mark Trepp 604-998-6005	150,735	3,760	154,495	17	141	1985	2005	n/a	\$22.11	•				
510 Seymour St/Five Ten	M—Serracan Properties	71,247	5,042	76,837	10		2017	n/a	\$36	\$18.81					
525 Seymour St/Seymour Bldg	M—Aquilini Group Properties 604-687-8813/L—Aquilini Group Properties/Drew Hardisty 604-909-7943	43,807	n/a	47,949	10		1912	2014	\$38	\$15.25					
698 Seymour St/Seymour Bldg	L—Cushman & Wakefield/David Mackay 604-639-9355	31,168	7,107	38,275	4		1971	n/a	n/a	\$12.75					
733 Seymour St/Vancouver Centre II	M—GWL Realty Advisors/L—GWL Realty Advisors/Peter Jenkins 604-713-8920	371,000	n/a	371,000	33	500	2021	n/a	\$58	\$22.23	•				
225 Smith St/The Smith	L—Cushman & Wakefield/Roger Leggett 604-640-5882	28,620	n/a	28,620	3		2021	n/a	\$50	\$20					
535 Thurlow St/Phillips Bldg	M—Onni Group/Rodney LeGrow 604-802-4513/L—JLL/Scott MacDonald/Andrew Astles 604-990-6020	61,861	n/a	61,861	8	21	1966	1990	n/a	\$12.57					
745 Thurlow St	M—QuadReal Property Group/L—QuadReal Property Group/Jeff Rank 604-975-9623	392,598	8,136	400,734	25	314	2015	n/a	n/a	\$21.43	•				
21 Water St/The Packing House	M—Low Tide Properties 604-737-7232/L—CBRE/Blair Quinn 604-662-5181	50,286	10,000	59,655	6		1910	2015	\$20	\$14.66	•				
55 Water St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	85,000	17,000	99,841	6	40	1910	2002	\$38	\$14.60					
68 Water St/Deighton Bldg	M—Re/Max Commercial Advantage/L—Re/Max Commercial Advantage/John Moody 778-837-3760	27,000	9,500	45,500	5		1899	1980	\$25	\$11.00					
111 Water St	M—Reliance Properties Ltd 604-684-8890/L—Reliance Properties Ltd/Luke Moran 604-683-2404	24,000	n/a	26,000	3	25	1910	1990	\$28	\$12.07					
155 Water St	M—Low Tide Properties 604-737-7232/L—CBRE/Blair Quinn 604-662-5161	75,000	8,000	82,000	7	45	2020	n/a	n/a	n/a	•				
375 Water St/The Landing	M—Allied Properties REIT/L—CBRE/Eli Applebaum/Tara Finnegan 604-662-5164	155,367	30,153	185,520	7	53	1905	1987	n/a	\$22.33	•				
VANCOUVER DOWNTOWN SOUTH															
1144 Burrard St/Burrard Medical Bldg	M—Warrington PCI 604-688-5658/L—Warrington PCI/Jeff Toews 778-383-6280	25,875	n/a	25,875	5		1973	2021	\$20	\$25.91	•				
1200 Burrard St	M—Colliers/L—Colliers/Derek May 604-661-0837	61,525	n/a	69,277	10	35	1979	1999	\$30	\$21.42	•				
1280 Burrard St/Offices at Burrard Place	M—Reliance Properties Ltd 604-689-1119/L—Reliance Properties Ltd/Luke Moran 604-683-2404	150,000	n/a	150,000	13		2019	n/a	n/a	\$22					
1380 Burrard St/Kilborn Bldg	M—BentallGreenOak 604-646-2869/L—BentallGreenOak/Jeff Lim 604-661-5619	114,256	n/a	114,256	7	117	1982	2001	n/a	\$18.52	•				
840 Cambie St	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	89,377	n/a	89,377	6	10	1912	2009	n/a	\$17.70	•				
888 Cambie St/Stamley Brock Bldg	L—Colliers/Marco diPaolo 604-661-0838	28,000	n/a	28,000	3		1944	n/a	n/a	\$16.37					
1001-1085 Cambie St/Yaletown Mews	L—JLL/Mark Trepp/Andrew Astles 604-998-6035	65,000	n/a	65,000	3	82	1990	n/a	n/a	\$21.60					
1033 Davie St/Davie Bldg	M—Pacific Crown Management/Lucilla Leung 604-263-0907/ L—Colliers/Derek May/Margaret Bowden 604-661-0837	33,293	n/a	33,293	6	84	1959	2013	\$23	\$18.52					
89 Georgia St W/Aquilini Centre West	M—Aquilini Properties 604-687-8813/L—CBRE/Blair Quinn 604-662-5181	88,484	n/a	106,581	26	71	2016	n/a	n/a	\$15.77					
980 Granville St	L—Avison Young/Fergus Cameron 604-647-5099	74,217	n/a	74,217	4	54	2022	n/a	\$50	n/a					
1040 Hamilton St/Yaletown Centre	M—Allied Properties REIT 587-779-7452/L—CBRE/Tara Finnegan/Eli Applebaum 604-662-5164	37,540	7,898	45,438	4	26	1920	1988	\$44	\$21.90	•				
1120 Hamilton St	L—Avison Young/Matt Walker 604-647-5074	20,000	n/a	25,000	4		1918	1996	\$25	\$18.55					
1168 Hamilton St	M—BC Centre 86/Paula Eng 604-682-1339/L—CBRE/Tara Finnegan 604-662-5159	46,200	n/a	46,200	5	39	1916	1989	\$25	\$16.67					
825 Homer St/Atelier on Robson	L—CBRE/Tara Finnegan 604-662-5159	20,246	n/a	30,000	2		2010	n/a	\$35	\$16.09					
860 Homer St/The Beasley	L—JLL/Mark Trepp 604-998-6035	21,000	n/a	21,000	4		2011	n/a	\$26	\$15.22					
1014 Homer St	M—Reliance Properties 604-684-8890/L—Reliance Properties/Luke Moran 604-683-2404	26,400	n/a	26,400	3		1914	1985	n/a	n/a					
1050 Homer St	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	28,482	14,616	43,098	4		1950	2006	\$44	\$22.09	•				
1085 Homer St/The Cossette	M—Epic Investment Services 604-678-0244/ L—Epic Investment Services/Lindsay Syhlonyk 403-668-7205	39,000	14,000	53,621	6	77	2003	n/a	n/a	\$19.63	•				

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORES	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE	AVERAGE COST PER SQUARE FOOT	BOMA
1090 Homer St	M—GWL Realty Advisors/Stephanie Davies 604-713-7724/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	47,273	17,002	64,275	5				1917	1993	n/a	n/a	\$22.21	•	
1286 Homer St	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	25,577	n/a	25,577	5				1910	n/a	n/a	n/a	\$22.17	•	
1290 Homer St/Yaletown Square	L—CBRE/Blair Quinn 604-662-5161	28,252	n/a	n/a	6				1910	2021	n/a	n/a	n/a		
948-950 Homer St/Chintz Bldg	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	34,604	10,399	45,003	4	7			1930	1998	n/a	n/a	n/a	•	
815 Hornby St	M—Megen Properties 604-685-5566/L—Avison Young/Fergus Cameron 604-647-5099	61,535	12,000	73,535	6	30			1980	1996	\$28	\$15			
865 Hornby St/Chancery Place	M—Morguard Investments 604-681-9474/L—Morguard Investments/Michael Walker 604-602-6455	132,399	10,235	142,634	13	197			1982	n/a	n/a	n/a	\$23.51	•	
1190 Hornby St	M—Concert/Carla Fassbender 604-602-3802/L—Concert/Jeff Juhala 604-602-3711	100,085	7,707	107,893	12	117			1983	2001	n/a	n/a	n/a	•	
840 Howe St/Robson Court	M—GWL Realty Advisors/Stephanie Davies 604-713-6481/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	190,029	9,329	199,358	11	169			1986	2017	n/a	n/a	\$21.60	•	
900 Howe St	M—Warrington PCI/Deryk Brower 604-331-5232/L—Colliers/Derek May 604-661-0837	97,840	5,624	103,464	10	109			1987	2012	\$24	\$18.68	•		
938 Howe St/Pacific Place	M—Gateway West Management 604-635-5022/L—NAI Commercial/Brian Mackenzie 604-691-6618	67,364	n/a	67,364	14	65			1991	n/a	\$29.50	\$17.84			
980 Howe St	M—Manulife Real Estate/Kathy Ireland 604-438-2302/ L—Manulife Real Estate/Patrick Henry 778-328-1605	246,582	4,836	n/a	16	217			2015	n/a	n/a	n/a	n/a	•	
1045 Howe St	M—Narland Management/Elissa Dabiri 604-681-2747/L—CBRE/Geoff Donelly 604-662-5130	98,785	2,361	101,146	9	65			1973	2007	n/a	n/a	n/a		
1125 Howe St	M—Wicklow West 604-689-5050/L—Wicklow West/Jason Sanders	128,912	n/a	128,912	14	150			1985	2007	n/a	n/a	\$13.55		
1122 Mainland St	M—Madison Properties Inc/L—JLL/Mark Trepp 604-998-6035	60,333	20,812	81,145	5	66			1915	1991	n/a	n/a	\$16.50		
808 Nelson St/Nelson Square	M—Nelson Square Management/Rose Ma 604-684-2472/ L—Cushman & Wakefield/Jennifer Robertson 604-640-5894	190,000	n/a	209,200	25	235			1982	1999	n/a	n/a	\$19.05		
1022 Seymour St	M—Onni Group/Glenn Worner 604-602-7111/L—Onni Group/Mark Reid 604-488-2773	22,000	5,000	n/a	n/a				n/a	n/a	n/a	n/a	n/a		
VANCOUVER BROADWAY — SURROUNDING AREA															
1750 10th Ave E/Eastvan Medical Centre	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	28,226	n/a	28,226	5	86			1972	n/a	n/a	n/a	\$20.57	•	
375 1st Ave E	M—Onni Group 604-602-7711/L—Onni Group/Andrew Laurie 604-265-4761	129,207	43,000	n/a	7				2021	n/a	n/a	n/a	n/a		
56 2nd Ave E	L—CBRE/Tara Finnegan 604-662-5159	34,442	n/a	34,442	5	12			2001	n/a	n/a	n/a	\$14		
1505 2nd Ave W/Main Gate	M—Gulf Pacific Group 604-990-1500/L—Avison Young/Justin Omichinski 604-646-8387	30,767	n/a	59,048	5	60			1988	2004	\$28	\$20.11			
111 5th Ave E/Main Alley	L—CBRE/Blair Quinn/Tara Finnegan 604-662-3000	80,988	n/a	166,800	3	196			1977	n/a	\$18	\$19			
151 5th Ave W	L—JLL/Mark Trepp/Casey Bell 604-998-6035	53,877	n/a	53,877	4	95			2022	n/a	n/a	n/a	\$16		
425 6th Ave W	M—Cressey Development/L—CBRE/Luke Gibson 604-662-5142	140,750	n/a	177,450	10				2021	n/a	n/a	n/a	n/a		
34 7th Ave W/34 W7	M—604-661-0877/Colliers/L—Colliers/Marco DiPaolo 604-661-0838	48,000	n/a	48,000	4	72			2018	n/a	n/a	n/a	\$14	•	
525 8th Ave W/Citylink	L—CBRE/Geoff Donelly/Brad Haw 604-662-5130	62,165	2,277	64,442	8				2020	n/a	n/a	n/a	\$18.50		
575 8th Ave W/Echelon Centre II	M—Cressey Development Corp 604-683-1256/L—Colliers/Dan Jordan 604-692-1472	62,292	n/a	62,292	6	125			1993	n/a	n/a	n/a	\$16.09		
828 8th Ave W	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	28,000	n/a	28,000	4				1978	2018	n/a	n/a	\$15.95	•	
565 Great Northern Way	M—Warrington PCI /L—CBRE/Luke Gibson 604-662-5142	65,000	3,000	160,000	7				2018	n/a	n/a	n/a	n/a	•	
887 Great Northern Way	M—PCI Developments/L—CBRE/Blair Quinn 604-662-5131	164,236	6,500	164,236	5	327			2000	2010	\$35	\$18.55	•		
1553-1557 Main St/Central	M—Onni Group/Rodney LeGrow 604-323-9662/L—Onni Group/Mark Reid 604-488-2773	90,000	10,000	100,000	7				2014	n/a	n/a	n/a	n/a		
2425 Quebec St/ Mountainview Professional Bldg	M—Eurocan Industries Inc/L—NAI Commercial/Conor Finucane 604-691-6604	21,000	n/a	21,000	3	35			1980	n/a	\$22	\$13.98			
333 Terminal Ave/Uniserve Bldg	M—369 Terminal Holdings 604-899-2788/L—Lee & Associates/Howard Malchy 604-895-2226	114,000	4,198	133,000	8	151			1990	1996	\$28	\$11			
369 Terminal Ave/Vantech Centre II	M—369 Terminal Holdings 604-605-0166/ L—Lee & Associates/Howard Malchy/Russell Long 604-895-2226	144,000	1,658	159,000	8	172			2000	n/a	\$30	\$13			
2920 Virtual Way/Broadway Tech Centre - Bldg 6	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	178,000	n/a	178,000	4				2012	n/a	n/a	n/a	n/a	•	
2925 Virtual Way/Broadway Tech Centre - Bldg 1	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	113,000	n/a	113,000	4				2008	n/a	n/a	n/a	n/a	•	
2930 Virtual Way/Broadway Tech Centre - Bldg 5	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	78,322	n/a	78,322	3	190			2010	n/a	n/a	n/a	n/a	•	
2940 Virtual Way/Broadway Tech Centre - Bldg 7	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	78,000	n/a	78,000	3	190			2010	n/a	n/a	n/a	n/a	•	
2955 Virtual Way/Broadway Tech Centre - Bldg 2	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	146,000	n/a	146,000	5				2001	n/a	n/a	n/a	\$17.15	•	
2985 Virtual Way/Broadway Tech Centre - Bldg 3	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	112,000	n/a	112,000	4				2001	n/a	n/a	n/a	\$17.66	•	
2238 Yukon St/The Yukon	L—Colliers/Derek May 604-661-0837	49,000	n/a	49,000	4				2021	n/a	n/a	n/a	\$16		
VANCOUVER BROADWAY CORRIDOR															
1060 8th Ave W	L—CBRE/Ed Ferreira/Brad Haw 604-662-5122	22,488	n/a	n/a	4	42			1972	2000	n/a	n/a	\$16		
1385 8th Ave W	M—Triovest Realty Advisors 604-484-0906/L—Triovest Realty Advisors/Julie De Cotiis 604-642-4514	140,163	n/a	140,163	6	161			1982	2008	n/a	n/a	\$21.12	•	
1401 8th Ave W/Malvern Bldg	M—Wicklow West 604-689-5050/L—Wicklow West/Jason Sanders	54,544	n/a	54,544	4	109			1979	2004	n/a	n/a	\$18.95		
601 Broadway W/Broadway Plaza	M—Broadway Plaza Management 604-872-4551/L—CBRE/Brad Haw 604-662-5132	132,000	n/a	132,000	12	240			1980	n/a	\$23	\$18.73			
777 Broadway W	M—777 West Broadway Holdings/L—CBRE/Geoff Donelly 604-662-5130	53,000	n/a	78,165	12	156			1988	n/a	\$26	\$18.50			
805 Broadway W/805 Broadway Centre	M—Warrington PCI 604-688-5658/L—Warrington PCI/Jeff Toews 778-383-6280	85,100	n/a	100,857	19	292			1974	n/a	\$25	\$26.98	•		
943 Broadway W/Broadway Medical Bldg	L—NAI Commercial/Brian Mackenzie 604-691-6618	42,412	8,129	50,541	9	164			1982	1999	\$28	\$19.87			
999 Broadway W/BCAA Bldg	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	50,862	6,336	62,297	9	150			1972	1993	n/a	n/a	\$22.88	•	
1001 Broadway W	M—Rosebud Properties Ltd 604-738-4777/ L—Cushman & Wakefield/Matthew MacLean/Chris Newton 604-640-5855	46,659	10,401	57,060	6	134			1989	2008	n/a	n/a	\$20.31		

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORETS	PARKING SPACES YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE		AVERAGE COST PER SQUARE FOOT	BOMA
1195 Broadway W /King Day Bldg	M —King Day Holdings 604-738-8819/ L —CBRE/Brad Haw 604-662-5132	30,603	4,643	35,246	5	66	1984	n/a	\$24	\$16.92				
1212 Broadway W /BC Heart Bldg	L —Dorset Realty/Colin Schuss 604-270-1711	40,845	7,187	48,032	5	102	1981	n/a	\$30	\$14				
1285 Broadway W	M —Triovest Realty Advisors 604-484-0906/ L —Triovest Realty Advisors/Julie De Cotiis 604-642-4514	150,400	n/a	150,400	8	186	1984	2014	n/a	\$21.86	•			
1333 Broadway W	M —Triovest Realty Advisors 604-484-0906/ L —Triovest Realty Advisors/Julie De Cotiis 604-642-4514	229,986	11,199	241,185	14	419	1991	n/a	n/a	\$22.57	•			
1338 Broadway W /Broadway Pacific Place	M —S&U Homes 604-733-3532/ L —Dorset Realty Group/Colin Schuss 604-270-1711	31,982	20,413	58,970	4	120	1990	n/a	\$24	\$18.49				
1401 Broadway W	M —Warrington PCI 604-602-1887/ L —CBRE/Brad Haw 604-662-5132	30,000	n/a	34,000	8		1994	n/a	n/a	\$21.75	•			
1477 Broadway W	L —CBRE/Luke Gibson 604-662-5142	59,728	n/a	559,728	6		2024	n/a	n/a	\$22				
1508 Broadway W	M —Choice Properties REIT/Ryan Swire 604-683-1185/ L —Choice Properties REIT/Geoff Christie 403-268-9202	82,291	64,183	146,474	9	265	1998	n/a	n/a	n/a				
1665 Broadway W /BC Medical Bldg	M —Warrington PCI Mgmt 604-331-5259/ L —Warrington PCI/Sanjay Sudra 604-331-5256	42,200	n/a	44,200	6	95	1973	1998	n/a	\$22.72	•			
1867 Broadway W /CGA Bldg	M —Austeville Properties 604-216-5503/ L —JLL/Mark Trepp 604-998-6028	34,000	2,000	36,000	3	60	1979	n/a	n/a	\$19.47	•			
1985 Broadway W /Wawanesa Bldg	M —TPMG Capital 604-739-6188/ L —TPMG Capital/Glenn Wood 604-642-3463	55,669	n/a	55,669	5	108	1985	n/a	n/a	\$22.65	•			
2025 Broadway W /Mainframe Bldg	M —Warrington PCI/Dale Mumford 778-383-6273 / L —Warrington PCI/Stephen Duyvewaardt 778-383-6272	72,757	14,722	90,666	5	187	1988	n/a	n/a	\$23.15	•			
2184 Broadway W /Regent Medical Bldg	M —TPMG Capital 604-739-6188/ L —TPMG Capital/Ivy Yung 604-742-3675	33,081	8,106	41,187	5	64	1959	2001	n/a	\$23.78	•			
1727-1755 Broadway W / Burrard & Broadway Office Complex	M —Northland Properties 604-735-6638/ L —Colliers/Derek May 604-661-0837	66,568	n/a	66,568	5	170	1970	2003	\$32	\$17.16				
2515 Burrard St	L —NAI Commercial/Chris Oteman 604-691-6633	30,000	n/a	30,000	3		1920	n/a	\$19	\$19.50				
2590 Granville St /Chapman Bldg	M —Turner Meakin/Brian Meakin 604-736-7020/ L —Colliers/Blake Davies 604-694-7239	21,398	n/a	24,622	3	22	1920	1971	\$28	\$18.50				
2608 Granville St /South Granville Centre	M —Macdonald Commercial/Nick Marini 604-736-5611/ L —Macdonald Commercial/Eric Poon 604-714-4768	58,204	38,280	96,484	5	196	1974	2002	\$25	\$22.39				
2609 Granville St /Bank of Montreal Bldg	M —Reliance Properties/ L —Reliance Properties/Luke Moran 604-683-2404	45,500	n/a	45,500	5	50	1970	2005	\$22	\$17.74				
365 Railway St	M —Allied Properties REIT/ L —Allied Properties REIT/Vanessa Fraser 587-779-7452	31,528	n/a	31,528	2	7	1949	n/a	n/a	n/a	•			
480 Railway St /The Maker Exchange	L —JLL/Mark Trepp 604-998-6035	151,715	n/a	151,715	7	179	2020	n/a	n/a	\$14				
2525 Willow St /Willow Professional Bldg	M —Prospero Int'l 604-669-7733/ L —Prospero Int'l/Sarah Goulding 604-699-2375	22,300	n/a	22,300	7		1972	n/a	\$18	\$21.19				
WEST VANCOUVER														
100 Park Royal South	M —Maple Leaf Property Management/Dustin Cromie 604-923-4714/ L —Maple Leaf Property Management	120,000	n/a	n/a	12	172	1972	2004	\$39	\$17				
NORTH VANCOUVER														
930 1st St W /Capilano Business Park II	M —BentallGreenOak 604-646-2880/ L —Avison Young/Ian Whitchelo/Terry Thies 604.646.8398	86,618	n/a	86,618	2	129	1992	n/a	\$18	\$7.84	•			
980 1st St W /Capilano Business Park I	M —BentallGreenOak 604-646-2880/ L —Avison Young/Ian Whitchelo/Terry Thies 604.646.8398	84,059	n/a	84,059	2	133	1991	n/a	\$18	\$7.73	•			
949 3rd St W /Capilano Business Park III	M —BentallGreenOak 604-646-2880/ L —Avison Young/Ian Whitchelo/Terry Thies 604.646.8398	121,197	n/a	121,197	2	160	1994	n/a	\$18	\$7.08	•			
788 Copping St /Harbourside Landing	/Harbourview Projects/ L —Avison Young/Terry Thies 604-646-8398	32,000	n/a	32,000	3		2012	n/a	\$23	\$8.89				
132 Esplanade W /Esplanade Place 1	M —Wesgroup Properties 604-633-2888/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	65,000	8,000	73,000	5	100	1991	n/a	\$23	\$15.74	•			
171 Esplanade W /Esplanade Place	M —Gulf Pacific Group/Ryan Russell 604-990-1500/ L —Forman Pilkington/Ross Forman/Jeff Pilkington 604-980-3003	66,266	n/a	71,325	6	87	1984	1992	\$27	\$13.79				
221 Esplanade W	M —Warrington PCI/Dale Mumford 778-383-6273 / L —Warrington PCI/Jeff Toews/Steve Duyvewaardt 778-383-6280	154,000	n/a	154,000	6	233	1983	n/a	\$23	\$19.86	•			
224 Esplanade W /Harbour Quay	M —Sodican 604-988-0646/ L —Forman Pilkington/Ross Forman 604-980-3003	45,605	n/a	63,000	6	139	1981	n/a	\$22.50	\$16	•			
267 Esplanade W /West Quay Centre	M —Dorset Realty 604-270-1711/ L —Dorset Realty/Damien Roussin	50,507	n/a	52,737	3	160	1986	n/a	\$18	\$12				
38 Fell Ave /Harbourside Centre	M —GWL Realty Advisors/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	37,476	n/a	37,476	4	76	2001	n/a	n/a	\$17.89	•			
50 Fell Ave /Dockside Business Centre	L —CBRE/Lawson Chu 604-662-5116	32,000	n/a	32,000	2	20	2005	n/a	\$20	\$7.50				
111 Forester St / North Shore Corporate Centre	L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	30,000	n/a	30,000	2		2009	n/a	n/a	\$14				
788 Harbourside Dr /Harbourside Centre	M —GWL Realty Advisors/Cheng Chan/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	33,750	n/a	33,750	2	58	2001	n/a	n/a	\$14.67	•			
828 Harbourside Dr / Harbourside Business Park	L —Avison Young/Ian Whitchelo/Terry Thies 604-647-5095	54,518	n/a	60,821	2	125	2001	n/a	\$22.50	\$7.33				
850 Harbourside Dr / Harbourside Corporate Centre	M —Avison Young/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	450,311	n/a	45,311	4		2009	n/a	\$26	\$11.94	•			
889 Harbourside Dr /Harbourside Business Park - Waterfront Bldg 1	M / L —Concert 604-602-3802 604-602-3711	74,670	n/a	74,670	3	160	2002	n/a	\$24	\$13.85	•			
1111 Lonsdale Ave	L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	33,736	n/a	33,736	4	70	1997	n/a	\$23.50	\$16.57				
1133 Lonsdale Ave	L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	21,800	7,000	26,175	4		2010	n/a	\$23.50	\$15.56				
1200 Lonsdale Ave /Lonsdale Place	M —Turner Meakin/Brian Meakin 604-736-7020/ L —Avison Young/Matt Thomas/Jennifer Devlin 604-687-7331	27,095	9,992	34,460	3	61	1980	2002	\$25	\$18.50				
1308 Lonsdale Ave /CentreView	M —Onni Group/Rahim Rajani 604-373-4436/ L —Onni Group/Mark Reid 604-488-2773	78,800	91,200	n/a	5		2017	n/a	\$32	\$14.50				
1501 Lonsdale Ave /Central Block	M —Austeville Properties/Scott Reid 604-216-5517/ L —Forman Pilkington/Ross Forman 604-980-3003	20,500	n/a	20,500	2		1974	n/a	\$20	\$22.51	•			
1200 Lynn Valley Rd / Valley Professional Centre	M —Warrington PCI/Dale Mumford 778-383-6273/ L —Warrington PCI/Jeff Toews 778-383-6280	28,000	12,000	40,000	3	126	1988	2000	n/a	\$21.54	•			
135 Riverside Dr	L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	47,984	n/a	47,984	2		1967	n/a	\$18	\$6.50				
1801 Welch St /Cypress Business Centre	L —Avison Young/Ian Whitchelo/Terry Thies 604-647-5095	20,140	n/a	22,000	2		1975	n/a	\$17	\$11				
1861 Welch St /Cypress Business Centre	L —Avison Young/Terry Thies/Ian Whitchelo 604-647-5095	25,201	n/a	26,616	2	25	1971	n/a	\$17	\$11				
VANCOUVER														
2889 12th Ave E /Renfrew Centre	M —Epic Investments Services/Slavica Kosmajac 604-678-0239	151,143	n/a	170,021	7	425	2016	n/a	n/a	\$14.85	•			

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORETS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE	AVERAGE COST PER SQ. FT.	BOMA
1200 73rd Ave W/Airport Square	M—Colliers/Daniel Mok 604-662-2687/L—NAI Commercial/Rob DesBrisay 604-691-6602	222,000	n/a	222,000	14	444	1975	2000	\$22	\$14.71	•				
134 Abbott St	M—Paradigm Group 604-328-2524/L—Paradigm Group/Steven Fast/Jordan Armstrong	40,000	8,000	48,000	6		1910	2010	n/a	\$11.38					
5740-5780 Cambie St/Oakridge Plaza	M—BentallGreenOak/Glen Cartier 604-661-5000/L—BentallGreenOak/Tim Evans 604-661-5099	44,695	n/a	44,695	3	80	1959	2005	n/a	\$25.68	•				
211 Georgia St E/Golden Crown Centre	M—Paradigm Group 604-328-2524/L—Paradigm Group/Jordan Armstrong 778-990-4715	20,500	n/a	45,000	6	163	1989	2011	n/a	\$14.03					
2695 Granville St/Block Bldg	L—CBRE/Brad Haw/Alain Rivere 604-662-5110	32,531	n/a	32,531	7	66	1965	2005	\$25	\$18.40					
3195 Granville St/Hycoft Centre	M—Wesgroup Properties 604-633-2890/L—Colliers/Derek May/Margaret Bowden 604-661-0837	35,245	500	36,500	3	81	1957	1999	n/a	\$21.14	•				
450 Marine Dr SW/Marine Drive	M—Triovest 604-484-0901/L—Triovest/Julie De Cotiis 604-642-4514	259,003	480	259,483	17		2015	n/a	n/a	\$18.19	•				
329 Railway St	M—Paradigm Group 604-328-2524/L—Paradigm Group/Jordan Armstrong 778-990-4715	36,000	n/a	36,000	6		1910	1998	\$30	\$13.48					
1150 Station St/Pacific Central Sation	L—Cushman & Wakefield/Matthew MacLean/Chris Newton 604-640-5855	34,500	n/a	75,000	3		1919	n/a	n/a	\$16.36					
1296 Station St/The Onyx	L—Colliers/Rob Chasmar 604-661-0822	262,800	8,700	271,500	13		2021	n/a	n/a	n/a					
1628 Station St/Block Data Center	L—CBRE/Blair Quinn 604-662-5161	105,872	n/a	105,872	5		2015	n/a	n/a	\$13					
BURNABY															
7818 6th St/Executive Plaza East	M—BC Ministry of Transportation/L—Davies Hall/Braden Hall 604-718-7300	31,925	n/a	31,925	3		1979	n/a	\$14.50	\$9					
8525 Baxter Pl/Production Court I	M—Narland Management 604-681-2747/L—Colliers/Rob Chasmar 604-661-0822	44,071	n/a	44,071	2	296	1999	n/a	\$22	\$14.09					
8555 Baxter Pl/Production Court II	M—Narland Management/Elissa Dabiri 604-681-2747/L—Colliers/Rob Chasmar 604-661-0822	44,071	n/a	134,161	3	296	1999	n/a	n/a	n/a					
4250 Canada Way/Pacific Blue Cross	M—GWL Realty Advisors/Stephanie Davies 604-713-7724/ L—GWL Realty Advisors/Brian Wong 604-713-6480	119,315	n/a	119,315	6	338	1998	n/a	n/a	\$16.66	•				
4259 Canada Way/Canada Way I	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	59,008	n/a	59,008	2	196	1973	1998	n/a	\$17.17					
4299 Canada Way/Canada Way II	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	30,499	28,928	59,500	2	175	1972	1999	n/a	\$18.04					
4585 Canada Way/ Canada Way Business Park	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	50,022	n/a	50,022	4	94	1982	1996	n/a	\$15.61					
4595 Canada Way/ Canada Way Business Park	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	50,022	n/a	50,022	4	94	1982	1996	n/a	\$15.46					
4601 Canada Way/ Canada Way Business Park - Bldg A	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	87,051	n/a	87,051	5	345	2000	n/a	n/a	\$16.46					
4611 Canada Way/ Canada Way Business Park - Bldg B	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	70,432	n/a	70,432	4	298	2001	n/a	n/a	\$15.48					
4621 Canada Way/ Canada Way Business Park - Bldg C	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	74,354	n/a	74,354	4	279	2001	n/a	n/a	\$17.70					
4940 Canada Way/Deer Lake Centre II	M—Colliers 604-681-4111/L—Avison Young/Matthew Craig/Matt Walker 604-647-5076	97,204	n/a	107,880	5		1981	n/a	\$18	\$16.25	•				
4946 Canada Way/Deer Lake Centre I	M—Colliers 604-681-4111/L—Avison Young/Matthew Craig/Matt Walker 604-647-5076	88,572	n/a	103,008	5		1981	n/a	\$18	\$14.98	•				
4370 Dominion St/Central Place	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	58,542	n/a	63,894	6	167	1983	1999	n/a	\$18.90					
4400 Dominion St	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	69,167	n/a	91,039	5	225	1977	2006	n/a	\$19.80					
7350 Edmonds St/Kings Crossing	M—Cressey Development/L—CBRE/Adrian Beruschi 604-662-5138	63,372	7,055	70,427	6	24	2018	n/a	\$25	\$16.50					
3383 Gilmore Way/DiscoveryGreen	M—Manulife Real Estate/Kathy Ireland 604-438-2302/ L—Manulife Real Estate/Jaclyn Murphy 604-378-1528	146,537	n/a	146,537	5	414	2009	n/a	n/a	\$17.50	•				
3480 Gilmore Way/Discovery Place Bldg 8	M—Redstone Group 604-596-5622/L—Avison Young/Matthew Craig 604-647-5076	51,805	n/a	51,805	3	144	2002	n/a	n/a	\$17.68					
3500 Gilmore Way	M—Redstone Group 604-596-5622/L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	56,201	n/a	56,201	3	154	1997	n/a	n/a	\$19.44					
3605 Gilmore Way/Discovery Place	M—Redstone Group 604-596-5622/L—Avison Young/Matthew Craig/Josh Sookero 604-647-5076	47,000	n/a	47,000	3	138	2000	n/a	n/a	\$21.59					
9100 Glenlyon Pkwy	M—Concert/Marc Rothberg 604-602-3841/L—Concert/Faye Tam 604-602-3736	61,833	n/a	61,833	2	313	1998	n/a	n/a	n/a	•				
8900 Glenlyon Pky/Tekmira Bldg	M—Canadian Urban/L—CBRE/Blair Quinn 604-662-5161	52,486	n/a	52,486	2	170	1997	n/a	\$24	\$12					
3999 Henning Dr/Bridge Corporate Centre	L—Re/Max Central/Peter Hall/Braden Hall 604-718-7300	73,992	n/a	73,992	4	22	1998	n/a	\$23	\$13.25					
4225 Kincaid St/Kodak Bldg	L—JLL/Mark Trepp 604-998-6035	70,550	n/a	182,435	5	314	1986	1999	\$26.50	\$15.67					
3665 Kingsway/Boundary Plaza	M—Warrington PCI/Karin Fung 604-331-5236/ L—Cushman & Wakefield/Max Zessel/Kyle Wilson 604-640-5824	44,000	n/a	57,000	3	100	1980	n/a	n/a	\$15.84	•				
4211 Kingsway/Burnaby Centre	M—Burnaby Centre Management 604-438-4544/ L—NAI Commercial/Rob DesBrisay/Jesse Godin 604-691-6602	52,666	n/a	52,666	7		1985	2000	\$20	\$15.35					
4555 Kingsway/Central Park Place	L—CBRE/Luke Gibson 604-662-5142	170,000	30,000	200,000	18	390	2000	2007	n/a	\$14.52					
4603 Kingsway/Metropole	M—Macdonald Commercial/Nick Marini 604-736-5611/ L—Macdonald Commercial/Eric Poon 604-714-4768	79,000	n/a	89,759	4	266	1989	n/a	\$25	\$19.02					
4710 Kingsway/Metrotower I	M—Avison Young 604-283-0888/L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	261,000	n/a	261,000	28	500	1989	n/a	n/a	\$18.70	•				
4720 Kingsway/Metrotower II	M—Avison Young 604-283-0888/L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	352,000	n/a	352,000	30	415	1991	n/a	n/a	\$18.91	•				
4730 Kingsway/Metrotower III	M—Metro Vancouver 604-432-6484/L—CBRE/Luke Gibson 604-662-5142	411,472	n/a	411,472	29		2014	n/a	n/a	\$14.26	•				
5172 Kingsway/Burlington Square	L—NAI Commercial/Brian Mackenzie 604-691-6618	23,000	n/a	25,984	3	75	1982	1991	\$17.50	\$15.50					
0 Lougheed Hwy/Gilmore Place Phase 1	M—Onni Group 604-602-7711/L—Onni Group/Andrew Laurie 604-265-4761	760,000	n/a	n/a	34		2024	n/a	n/a	n/a					
4180 Lougheed Hwy/ Lougheed Commerce Court I	M—Onni Group/Rahim Rajani 604-373-4436/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	86,521	n/a	86,521	6	453	1984	n/a	n/a	\$13.46					
4190 Lougheed Hwy/ Lougheed Commerce Court II	M—Onni Group/Rahim Rajani 604-373-4436/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	69,973	n/a	69,973	5	453	1983	1996	n/a	\$14.46					
4445 Lougheed Hwy/Commerce@citi	L—Warrington PCI/Jeff Toews 778-383-6280	110,000	23,000	133,000	12	300	2010	n/a	n/a	\$15.52					
4664 Lougheed Hwy	M/L—Peterson Commercial 604-699-5266 604-688-4885	195,883	n/a	195,883	3	348	1975	1999	\$25	\$17.11	•				
2700 Production Way/Production Crt III	M—Narland Management 604-681-2747/L—Colliers/Rob Chasmar/Brian MacKenzie 604-661-0822	117,031	n/a	134,161	6	296	1999	n/a	n/a	n/a					
3100 Production Way	L—CBRE/Luke Gibson/Blair Quinn 604-662-5142	340,777	13,766	354,543	10	788	2023	n/a	n/a	\$16					

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE		BOMA
6400 Roberts St/Sperling Plaza I	M—Bosa Development 604-294-0666/L—JLL/Mark Trepp 604-998-6035	66,228	n/a	66,228	4	321	1975	2012	n/a	n/a	\$14.45		•	
6450 Roberts St/Sperling Plaza II	M—Bosa Development 604-294-0666/L—JLL/Mark Trepp 604-998-6035	65,354	n/a	65,354	4	321	1975	2012	n/a	n/a	\$14.45		•	
6023 Silver Ave/Station Square Phase 6	M—Anthem Properties/L—JLL/Mark Chambers/Mark Trepp 604-998-6005	42,478	n/a	n/a	n/a		2022	n/a	n/a	n/a	\$16.25		•	
6051 Silver Ave/Station Square Phase 5	M—Anthem Properties/L—JLL/Mark Chambers/Mark Trepp 604-998-6005	45,276	n/a	n/a	n/a		2021	n/a	n/a	n/a	\$17.50		•	
4170 Still Creek Dr/1502 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie De Cotiis 604-642-4514	125,012	n/a	125,012	4	150	1991	2014	n/a	n/a	\$19.05		•	
4185 Still Creek Dr/1501 Willingdon Park	M—Triovest Realty Advisors/Dean De Sousa 604-639-8000/ L—Triovest Realty Advisors/Julie De Cotiis 604-642-4514	48,524	n/a	48,524	3	131	1990	n/a	n/a	n/a	\$16.95		•	
4321 Still Creek Dr/1506 Willingdon Park	M—Triovest Realty Advisors 604-294-3544/L—Triovest Realty Advisors/Julie de Cotiis 604-642-4514	240,506	n/a	240,506	6	684	2001	n/a	n/a	n/a	\$15.92		•	
4350 Still Creek Dr/1508 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie DeCotiis 604-642-4514	180,943	n/a	180,943	4	333	2010	n/a	n/a	n/a	\$16.13		•	
4370 Still Creek Dr/1509 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie DeCotiis 604-642-4514	150,897	n/a	150,897	4	247	2010	n/a	n/a	n/a	\$15.67		•	
4401 Still Creek Dr/1505 Willingdon Park	L—JLL/Mark Trepp/Mark Chambers 604-998-6035	67,094	n/a	67,094	3	223	1999	n/a	n/a	n/a	\$16.39			
3001 Wayburne Dr/Canada Way Business Park	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	102,000	n/a	102,000	2	340	1996	2001	n/a	n/a	\$15.45			
2025 Willingdon Ave/The SOLO District	M—BentallGreenOak 604-661-5000/L—BentallGreenOak/Jeff Lim 604-661-5619	230,000	100,000	n/a	17		2015	n/a	n/a	n/a	\$14.74		•	
3185 Willingdon Green/ Willingdon Green Bldg	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Cushman & Wakefield/Max Zessel/Roger Leggatt 604-640-5824	46,782	n/a	46,782	3	147	1986	2009	n/a	n/a	\$17.49			
COQUITLAM														
2950 Glen Dr/The Oasis	M—Onni Group/Victoria Gidzinski 778-402-9985/L—Cushman & Wakefield/Craig Ballantyne 604-683-3111	24,000	15,000	39,000	7		2013	n/a	n/a	n/a	\$12.50			
2963 Glen Dr/Westwood Corporate Centre	L—CBRE/Tara Finnegan 604-662-5159	50,000	n/a	50,000	4		1993	n/a	n/a	n/a	\$13.40			
PORT COQUITLAM														
2755 Lougheed Hwy/Poco Place	M—Narland Management/Elissa Dabiri 604-681-2747/ L—Cushman & Wakefield/Craig Ballantyne 604-608-5928	59,993	103,929	163,844	7	573	1981	2003	n/a	n/a	\$20.27			
NEW WESTMINSTER														
611 Agnes St	M—QuadReal Property Group 778-554-3520/L—QuadReal Property Group/Irene Au 604-975-3586	57,092	5,009	62,101	4		n/a	n/a	n/a	n/a	\$7.01		•	
625 Agnes St/Queen's Court	L—Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	67,562	n/a	82,042	5	97	1981	1991	n/a	n/a	\$13.35			
435 Columbia St/The Boucher Bldg	L—SDM Realty Advisors/Jeff Toews 778-383-6280	34,696	9,596	45,763	3		1989	n/a	n/a	n/a	\$16			
600 Columbia St/Spencer Bldg	M—Anthem Properties/Ken Wood 604-449-2431/L—Anthem Properties/Ryan Hall 604-235-3174	32,527	n/a	32,527	6		1907	n/a	n/a	n/a	n/a		•	
1001 Columbia St/Columbia Square Plaza	M—Warrington PCI/L—CBRE/Luke Gibson/Michael White 604-662-5142	26,000	n/a	26,000	3	450	1994	n/a	\$30	\$17.44			•	
500 Sixth Ave/Queen's Park West	M—UPG Uptown Property Group/Donna Bisaro 604-525-8618/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	20,000	7,000	27,000	4	48	2013	n/a	n/a	n/a	n/a		•	
628 Sixth Ave/Royal Bank Bldg	M/L—Value Property Group 604-606-7001 604-606-7001	55,581	13,929	69,510	6	140	2000	2014	n/a	n/a	\$16.36			
505 Sixth St/Latitude Uptown	M—UPG Uptown Property Group/Donna Bisaro 604-525-8618/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	41,000	12,000	54,000	4	162	2008	2019	n/a	n/a	n/a		•	
550 Sixth St/Sixth and Sixth Bldg	M—BentallGreenOak 604-661-5679/L—Paramount Realty/Don Ellis 604-442-3911	23,137	n/a	23,137	3	40	1962	n/a	n/a	n/a	\$22.56		•	
555 Sixth St/Westminster Centre	M—UPG Uptown Property Group/Donna Bisaro 604-525-8866/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	86,000	82,000	168,000	4	354	1978	2012	n/a	n/a	n/a		•	
601 Sixth St/Uptown Centre	M—UPG Uptown Property Group/Donna Bisaro 604-525-8866/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	30,000	10,000	40,000	4	79	2001	n/a	n/a	n/a	n/a		•	
610 Sixth St/Royal City Centre	M—Strathallen Property Mgmt/Petr Kafka 604-526-8064/L—Colliers/Rob Chasmar 604-661-0822	155,000	192,000	347,000	2		1992	n/a	\$17	\$13.50				
RICHMOND														
8171 Ackroyd Rd/Richport Town Centre	M—Warrington PCI 604-331-5242/L—Warrington PCI/Sanjay Sudra 604-331-5256	36,402	75,529	112,000	6	350	1987	n/a	n/a	n/a	\$22		•	
7960 Alderbridge Way/Atmosphere	L—CBRE/Luke Gibson/Marc Blancard 604-662-5142	134,390	134,390	n/a	8	255	2022	n/a	n/a	n/a	n/a			
13955 Bridgeport Rd	M—Bosa Commercial/L—Bosa Properties/Alycia Kamer 604-558-8665	21,170	n/a	21,170	4		1973	n/a	\$12	\$5.49			•	
10711 Cambie Rd/Airport Executive Park 14	M—Colliers/Alona Lutz 604-233-1069/L—JLL/Mark Chambers 604-998-6005	98,669	n/a	98,669	3	277	1981	1992	n/a	n/a	\$13.71		•	
3820 Cessna Dr/ BCIT Aerospace Technology Campus	M—BCIT/L—Altow Realty Group/Andrew Altow 604-910-5180	85,000	n/a	85,000	5	225	2007	n/a	\$25	\$10				
13351 Commerce Pkwy/ Commerce Court International Phase I	M/L—Compass Point/Mark Morrison 604-214-8645	69,038	n/a	69,038	3	196	1998	n/a	\$17.50	\$11				
13353 Commerce Pkwy/ Commerce Court International Phase II	M/L—Compass Point/Mark Morrison 604-214-8645	68,558	n/a	68,558	3	230	1999	n/a	n/a	\$12				
13511 Commerce Pkwy/ Crestwood Corporate Centre 3	M—Peterson Commercial 604-699-5216/L—CBRE/Michael White 604-662-5120	40,130	n/a	40,130	1	130	1989	2007	n/a	n/a	\$13.65		•	
13551 Commerce Pkwy/ Crestwood Corporate Centre 4	M—Peterson Commercial 604-699-5216/L—CBRE/Michael White 604-662-5120	54,788	n/a	54,788	2	112	1990	2006	n/a	n/a	\$12.25		•	
13571 Commerce Pkwy/ Crestwood Corporate Centre 5	M—Peterson Commercial 604-699-5216/L—CBRE/Michael White 604-662-5120	78,151	n/a	78,151	2	232	1993	2005	n/a	n/a	\$13.94		•	
13775 Commerce Pkwy/ Crestwood Corporate Centre 7	M—Peterson Commercial 604-699-5216/L—CBRE/Michael White 604-662-5120	79,438	n/a	79,438	3	239	1995	2006	n/a	n/a	\$13.46		•	
13777 Commerce Pkwy/ Crestwood Corporate Centre 8	M—Peterson Commercial 604-699-5216/L—CBRE/Michael White 604-662-5120	80,755	n/a	80,755	3	244	1996	2007	n/a	n/a	\$13.88		•	
13800 Commerce Pkwy/ Crestwood Corporate Centre 1	M—Peterson Commercial 604-699-5216/L—CBRE/Michael White 604-662-5120	181,588	n/a	181,588	2	447	1989	n/a	n/a	n/a	\$7.57		•	

OFFICE BUILDING DIRECTORY

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STOREYS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED	AVERAGE RENTAL RATE		BOMA
13575 Commerce Pky/ Crestwood Corporate Centre 6	M —Peterson Commercial 604-699-5216/ L —CBRE/Michael White 604-662-5120	76,971	n/a	76,971	2	233	1993	2004	n/a	\$13.81				•
5611 Cooney Rd/ Richmond Professional Bldg	M —Wesgroup Properties 604-633-2898/ L —Colliers/Margaret Bowden 604-662-2677	30,714	n/a	40,714	3		1985	n/a	n/a	\$15.91				•
5811 Cooney Rd/ Pacific Business Centre	M —Warrington PCI/ L —CBRE/Luke Gibson/Michael White 604-662-5142	99,360	n/a	104,227	6	251	1989	1995	\$25	\$15.52				•
8100 Granville Ave/ Richmond Place	M —Warrington PCI 604-688-5658/ L —Warrington PCI/Jeff Toews 778-383-6280	90,605	n/a	94,525	9	226	1987	2008	n/a	\$16.44				•
13700 International PI/ Crestwood Corporate Centre 2	M —Peterson Commercial 604-669-5216/ L —CBRE/Michael White 604-662-5120	81,713	n/a	81,713	3	242	1998	n/a	n/a	\$13.56				•
13711 International PI/ Crestwood Corporate Centre 10	M —Peterson Commercial 604-699-5216 / L —CBRE/Luke Gibson/Michael White 604-662-5120	81,836	n/a	81,836	3	237	1999	n/a	\$19.50	\$13.55				•
4600 Jacombs Rd/ Delf Place	M —GWL Realty Advisors/Patricia Giordano 604-586-1404 / L —CBRE/Michael White/Luke Gibson 604-662-5120	75,902	n/a	75,902	2	228	1982	2001	n/a	\$14.45				•
3600 Lysander Ln	M —Warrington PCI/Dale Mumford 604-688-5658 / L —Warrington PCI/Jeff Toews 778-383-6280	150,000	n/a	150,000	5	460	1989	2007	n/a	\$16.02				•
4940 No 3 Rd/ Alderbridge Place	L —CBRE/Luke Gibson/Michael White 604-662-5142	50,355	43,938	94,293	3		1976	n/a	\$18	\$17.43				
5951 No 3 Rd/ London Plaza	M —BentallGreenOak 604-596-4811/ L —BentallGreenOak/Mona Khandan 604-891-8556	427,500	78,403	105,907	5	55	1994	n/a	\$22	\$22.28				•
5890-5900 No 3 Rd/ Richmond Landmark	M —Castle Management 604-279-1888/ L —Cushman & Wakefield/Frances Wu 604-639-9356	46,000	16,000	65,000	8	193	1990	n/a	\$25	\$20.16				
7080-7100 River Rd/ River Road Business Centre	M —Dorset Realty/ 604-270-1711/ L —Dorset Realty Group/Colin Schuss	115,889	n/a	305,916	2		1975	1998	\$12	\$5.84				
12033 Riverside Way/ Riverside Business Centre	L —JLL/Mark Chambers 604-998-6005	34,426	n/a	34,426	3		2008	n/a	n/a	\$10				
3751 Shell Rd/ Airport Executive Park B	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	33,455	n/a	33,455	1	104	1974	1989	n/a	\$13.20				•
3851 Shell Rd/ Airport Executive Park D	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	24,613	n/a	24,613	1	83	1974	1989	n/a	\$14.67				•
10100 Shellbridge Way/ Airport Executive Park A	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	24,632	n/a	24,632	1	78	1975	2004	n/a	\$14.54				•
10200 Shellbridge Way/ Airport Executive Park C	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	34,386	n/a	34,386	1	96	1976	1989	n/a	\$14.56				•
10271 Shellbridge Way/ Airport Executive Park 10	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	94,112	n/a	94,112	3	315	1998	n/a	n/a	\$12.20				•
10451 Shellbridge Way/ Airport Executive Park 1	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	61,954	n/a	61,954	2	156	1976	1992	n/a	\$12.52				•
10551 Shellbridge Way/ Airport Executive Park 2	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	60,629	n/a	60,629	2	164	1975	2006	n/a	\$14.88				•
10651 Shellbridge Way/ Airport Executive Park 3	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	29,690	n/a	29,690	1	108	1980	1992	n/a	\$13.91				•
10691 Shellbridge Way/ Airport Executive Park 4	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	60,194	n/a	60,194	1	118	1978	1992	n/a	\$14.16				•
10760 Shellbridge Way/ Airport Executive Park 8	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	69,876	n/a	69,876	1	236	1980	2013	n/a	\$13.23				•
10851 Shellbridge Way/ Airport Executive Park 6	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	66,000	n/a	66,000	3	186	2009	n/a	n/a	\$10.50				•
10991 Shellbridge Way/ Airport Executive Park 7	M —Colliers/Alona Lutz 604-233-1069/ L —JLL/Mark Chambers 604-998-6005	79,742	n/a	79,742	3	249	2002	n/a	n/a	\$12.31				•
13071 Vanier PI/ Richmond Corporate Centre 5	M/L —Alpha Equities Ltd 604-279-0344	26,062	n/a	26,062	2	85	1992	n/a	n/a	\$13				
13091 Vanier PI/ Richmond Corporate Centre 6	M/L —Alpha Equities Ltd 604-279-0344	50,344	n/a	50,344	3		1998	n/a	n/a	\$13.45				
13111 Vanier PI/ Richmond Corporate Centre 4	M/L —Alpha Equities Ltd 604-279-0344	35,703	n/a	44,302	2		1993	n/a	\$14.95	\$7.95				
13120 Vanier PI/ Richmond Corporate Centre 2	M/L —Alpha Equities Ltd 604-279-0344	37,007	n/a	37,007	2		1989	2003	\$18.75	\$9.75				
13151 Vanier PI/ Richmond Corporate Centre 3	M —Alpha Equities 604-279-0344/ L —Alpha Equities Ltd	35,104	n/a	50,452	2		1990	n/a	n/a	\$11				
13160 Vanier PI/ Richmond Corporate Centre 1	M/L —Alpha Equities 604-279-0344	26,343	n/a	58,908	1		1989	2005	\$17.95	\$9.75				
4011 Viking Way/ International Business Park - Bldg B	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Stefan Morissette/Sean Bagan 604-681-4111	30,034	n/a	49,772	2		1991	n/a	n/a	n/a				•
4020 Viking Way/ International Business Park - Bldg D	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Stefan Morissette/Sean Bagan 604-681-4111	32,864	n/a	49,180	2		1991	2001	n/a	n/a				•
4311 Viking Way/ International Business Park - Bldg A	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Stefan Morissette/Sean Bagan 604-681-4111	31,259	n/a	47,475	2		1996	n/a	\$14	\$6.04				•
4320 Viking Way/ International Business Park - Bldg E	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Stefan Morissette/Sean Bagan 604-681-4111	23,176	n/a	44,452	2		1990	n/a	n/a	n/a				•
4611 Viking Way/ International Business Park - Bldg C	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Stefan Morissette/Sean Bagan 604-681-4111	44,069	n/a	100,033	2		1991	n/a	\$14	\$5				•
4620 Viking Way/ International Business Park - Bldg F	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Stefan Morissette/Sean Bagan 604-681-4111	24,990	n/a	61,187	2		1990	n/a	n/a	n/a				•
3011 & 3031 Viking Way/ Knightsbridge Business Park	M —Concert/Gerry McRobert 604-602-3844/ L —JLL/Mark Chambers 604-998-6005	38,582	n/a	38,582	2	108	1974	2004	\$12.95	\$10.87				•
7031 Westminster Hwy/ Richmond Professional	M —Prospero Int'l 604-669-7733/ L —Prospero Int'l/Sarah Goulding 604-669-2375	29,000	3,000	32,000	3	100	1978	1995	\$19	\$19				

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORETS	PARKING SPACES	YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE	AVERAGE OPERATING COST PER SQ. FT.	BOMA
13888 Wireless Way/ Commerce Court International V	L—Colliers/Rob Chasmar 604-661-0822	116,530	n/a	116,530	2	515	2008	n/a	n/a				\$12.57		
SURREY															
15225 104 Ave/ Guildford Office Park	L—JLL/Andrew Astles 604-998-6045	48,856	n/a	48,856	4	120	1978	2015	n/a				\$13.24		
15300 105th Ave/ Guildford Health Centre	L—Cushman & Wakefield/Craig Ballantyne 604-608-5928	22,640	n/a	33,000	3		1975	n/a	n/a				\$15.40		
13401 108 Ave/ Station Tower	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Avison Young/Josh Sookero/Nicolas Bilodeau/Matthew Craig 604-647-5091	208,290	13,145	221,435	18	437	1994	n/a	n/a				\$19.68		
13479 108 Ave/ Gateway Place	L—Avison Young/Matthew Craig/Josh Sookero 604-647-5076	56,000	38,500	94,500	4		2016	n/a	n/a				\$14		
7485 130 St/ Surrey Central Business Park V	M—Redstone Group 604-596-5622/L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	65,673	n/a	65,673	3	365	2001	n/a	n/a				\$13.46		
7445 132 St/ Surrey Central Business Park I	M—Redstone Group 604-596-5622/L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	72,500	n/a	72,500	2		2001	n/a	n/a				\$11.50		
7455 132 St/ Surrey Central Business Park IV	M—Redstone Group 604-596-5622/L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	57,383	n/a	57,383	2	1,200	2001	n/a	n/a				\$13.44		
7495 132 St/ Surrey Central Business Park II	M—Redstone Group 604-596-5622/L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	72,000	n/a	72,000	2	255	1994	n/a	n/a				\$14.35		
7565 132 St/ Surrey Central Business Park III	M—Redstone Group 604-596-5622/L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	82,000	n/a	82,000	2		1996	n/a	n/a				\$12.92		
7327 137 St/ The Offices at Newton	M—Value Property Group 604-606-7001/L—Value Group Properties	33,000	12,000	45,083	4	172	2013	n/a					\$34	n/a	
9639 137A Ave/ City Centre Phase 2	L—Colliers/Jason Teahen/Rob Chasmar 604-661-0847	159,000	21,000	180,000	12		2017	n/a					\$35	\$12.50	
1688 152 St/ Ocean Pointe	M—Warrington PCI 604-688-5658/L—Warrington PCI/Jeff Toews 778-383-6280	56,000	n/a	82,000	4	189	2001	n/a	n/a				\$15.14		•
5446 152 St/ Panorama Business Centre	M—Taurus Commercial Real Estate 604-531-1685/L—Taurus Commercial Real Estate/Cliff Raps	28,930	n/a	28,930	3		2012	n/a					\$20	\$8.50	
5455 152 St/ Benchmark Business Centre I	M—Benchmark Properties/L—Benchmark Properties/Leslie Koole 604-533-1138	112,500	n/a	112,500	3	400	2008	n/a					\$25	\$10	
5477 152 St/ Benchmark Business Centre II	M—Benchmark Properties/L—Benchmark Properties/Leslie Koole 604-533-1138	112,500	n/a	112,500	3	340	2010	n/a					\$25	\$9.02	
5620 152 St/ Rodeo Square	L—Marcus & Millichap 604-604-638-2121	22,000	n/a	34,000	3		2008	n/a	n/a				\$14.50		
10470 152 St/ Guildford Corporate Centre	L—Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	102,083	16,506	123,885	6	336	1997	n/a	n/a				\$14.54		
10172 152A St/ Dean Business Centre	M—Taurus Commercial/Cliff Raps 778-388-2543/L—NAI Commercial/Bruce Mackenzie 604-691-6618	20,000	5,000	27,000	3	60	2008	n/a					\$25	\$12	
3211 152nd St/ TPC at South Point	L—Colliers/Jason Teahen 604-661-0847	25,000	n/a	n/a	4	350	2021	n/a	n/a				\$15		
10189 153 St/ GTC Professional Bldg	L—NAI Commercial/Brian Mackenzie 604-661-6618	100,550	n/a	100,550	5	189	2014	2022					\$28	\$12.50	
5577 153A St/ Panorama Place Bldg 1	M—Panorama Park Investments Ltd 604-542-4800/ L—Re/Max Commercial Advantage/Gordon MacPherson 604-510-5555	44,089	n/a	n/a	3		2013	n/a					\$24	\$11.82	
2411 160 St/ Grandview Corners	L—Re/Max Commercial Advantage/Rachel McGladery 604-290-8777	42,000	n/a	42,000	2		2009	n/a					\$27	\$11	
14928 56 Ave	L—Re/Max Commercial Advantage/Gordon MacPherson/Ryan Schwarz 604-510-5555	53,969	n/a	53,969	3		2008	n/a					\$25	\$9	
20159 88 Ave/ Thunderbird Centre	M—BentallGreenOak 604-661-5002/L—BentallGreenOak/Andrei Satuha 604-661-5699	20,000	170,000	190,000	2		2006	n/a	n/a				n/a		•
13710 94A Ave/ Surrey Medical Arts Bldg	L—Cushman & Wakefield/Craig Ballantyne/Liam Boulbee 604-608-5928	25,020	n/a	25,020	3		1989	n/a	n/a				\$13.27		
13761 96 Ave/ City Centre Phase 3	L—Colliers/Jason Teahen/Rob Chasmar 604-661-0847	110,000	7,447	117,447	10	293	2021	n/a	n/a				\$13.50		
2626 Croydon Dr/ Grandview Business Centre	L—Colliers/Jason Teahen 604-661-0847	72,000	n/a	72,000	4		2011	n/a	n/a				n/a		
2630 Croydon Dr/ Croydon Business Centre	L—Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	75,000	n/a	75,000	4		2013	n/a					\$29	\$10.50	
15292 Croydon Dr/ Southpoint Business Centre II	L—Colliers/Jason Teahen 604-661-0847	43,000	n/a	n/a	2		2011	n/a					\$27	\$9.63	
7130 King George Blvd/ Newton Crossing	L—Cushman & Wakefield/Craig Haziza 604-640-5891	23,000	27,000	50,000	2	239	1993	n/a					\$18	\$16.85	
9830 King George Blvd/ The Hub @ King George Phase B	L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	100,000	260,000	14		2020	n/a	n/a				n/a		
9850 King George Blvd/ King George Hub Phase B	L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	100,000	n/a	15		2021	n/a	n/a				n/a		
10045 King George Blvd/ Central City Tower 2	M—Blackwood Partners/L—JLL/Mark Chambers/Mark Trepp 604-765-0565	514,000	20,000	534,000	25	1000	2023	n/a	n/a				n/a		•
7404 & 7488 King George Blvd/ King's Cross Shopping Centre (Office)	M—GWL Realty Advisors/Patricia Giordano 604-713-3161/ L—GWL Realty Advisors/Brian Wong 604-713-6480	33,412	250,000	282,000	2	845	n/a	n/a	n/a				\$17.55		•
DELTA															
8425 120th St/ Delta Medical Arts Bldg	L—Macdonald Commercial/Vic Sandhar 604-542-2444	20,000	n/a	20,000	3		1975	n/a					\$15	n/a	
LANGLEY															
8063 199 St/ Langley Business Centre	L—Cushman & Wakefield/Adam Frizzell 604-640-5840	51,000	n/a	51,000	3		2020	n/a	n/a				n/a		
8700 200 St/ Langley 200 Business Ctr Bldg A	M—Mitchell Group/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-683-3111	33,335	7,000	40,335	3		2008	n/a	n/a				\$14.61		
8621 201 St/ Langley 200 Business Ctr Bldg B	M—Mitchell Group/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	95,283	n/a	95,283	6		2013	n/a	n/a				\$14.61		
8661 201 St/ Langley 200 Business Ctr - Phase 2	M—Mitchell Group/L—Cushman & Wakefield/Roger Leggett/Max Zessel 604-640-5882	68,000	n/a	68,000	4		2012	n/a	n/a				\$13.96		
9440 202 St/ Walnut Grove Commerce Centre	M—Benchmark Properties/L—Benchmark Properties/Leslie Koole 604-533-1138	124,307	n/a	124,307	3	400	1999	2005					\$25	\$10.36	
20316 56 Ave/ Langley Professional Bldg	M—Impex Management Ltd 604-688-9720/L—NAI Commercial/Gary Niesner 604-514-6832	25,997	n/a	25,997	2	60	1977	n/a					\$18	\$10	
20353 64 Ave/ Langley Town Centre	M—Benchmark Properties/L—Benchmark Properties/Leslie Koole 604-533-1138	53,177	n/a	53,177	2	200	1994	2015					\$25	\$10.26	
20020 84 Ave/ Latimer Business Hub	L—Colliers/Jason Teahen 604-661-0847	108,000	n/a	108,000	7	394	2022	n/a	n/a				n/a		
19933 88 Ave/ First West Credit Union Bldg	M—PCI Developments/L—JLL/Mark Trepp 604-998-6035	110,000	20,000	130,000	6	458	2020	n/a	n/a				\$14		•
20621 & 20641 Logan Ave/ Baytree Plaza	M—Lark Group/Larry Fisher 604-576-2935/L—CBRE/Nicholas Westlake/Lawson Chu 604-662-5115	30,000	n/a	65,000	2		1983	n/a					\$20	\$11.55	
20780 Willoughby Town Centre Dr/ Willoughby Town Centre	L—Cushman & Wakefield/Roger Leggett 604-640-5882	22,281	43,000	176,000	3		2014	n/a	n/a				\$14.78		
MAPLE RIDGE															
22470 Dewdney Trunk Rd/ Maple Ridge Business Centre	M—Warrington PCI/Chris Kasianchuk 604-331-5264/ L—Cushman & Wakefield/Craig Ballantyne 604-608-5928	91,395	n/a	91,395	6	500	2003	n/a	n/a				\$13.85		•
PORT MOODY															
130 Brew St/ Suter Brook Village North	M—Onni Group/Faisal Arif 778-897-0474/L—Cushman & Wakefield/Craig Ballantyne 604-608-5928	185,000	100,000	285,000	6	78	2008	n/a					\$26	\$12.39	
220 Brew St/ Suter Brook Village South	M—Onni Group/Faisal Arif 778-897-0474/L—Cushman & Wakefield/Craig Ballantyne 604-608-5928	138,946	26,170	163,772	9		2016	n/a					\$26	\$12.39	



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