

OFFICE SPACE

2022 | BOMA BC LEASING GUIDE | COMMERCIAL REAL ESTATE

OFFICIAL PUBLICATION

PUBLISHED BY



BIV



LABOUR CHALLENGES

SECTOR STRUGGLES TO FIND TALENT

CARBON BUDGETS

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MESSAGE FROM THE EDITOR



WELCOME BACK TO OFFICE SPACE

This issue of *Office Space* embraces the return to the office, as well as a number of other issues that remain critically important to building owners and property managers.

There is no doubt that the pandemic will continue to shape the workplace for years to come. As one of our features points out, developers are continuing to think through employee needs in the post-pandemic landscape. Employers and building managers also continue to navigate what the hybrid work model means for spaces,

operations and teams.

For our third pandemic-era issue of *Office Space*, BIV and the Building Owners and Managers Association of British Columbia — our partner in this magazine — felt it was important to give space to other trends and issues that are having an impact on this sector.

One such topic lies at the intersection of climate change policy and the built environment. One of our features examines how the City of Vancouver plans to collect data on the carbon emissions and energy use of existing large commercial and office buildings. This is the first step of many in the city's efforts to reduce overall emissions, and a case study for what may be

to come in other municipalities across the province.

We also look at the sector's current and future needs for property managers and operations workers. This includes an examination of how one local company has built its talent pipeline.

Our guest columnists discuss strong demand for office space despite disrupted work schedules, and why now is the time to review, assess and update commercial real estate leases.

Welcome back to the office, and welcome back to *Office Space*.

Hayley Woodin

Executive editor, BIV

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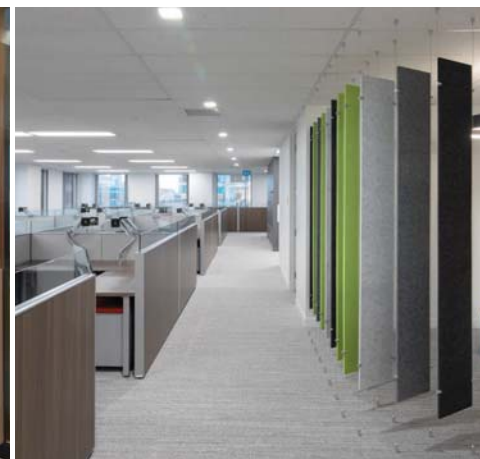
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BOMA BC EVENTS & EDUCATION

After a long hiatus from face-to-face networking, BOMA has been thrilled to see the return of in-person events. This year we've hosted Ski Day, monthly luncheons, hybrid education sessions and the Awards Gala. We have the Boat Cruise, Golf Tournament and Christmas event to look forward to, among others. For a list of events and educational offerings, visit: boma.bc.ca/events-sponsorship/event-calendar

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BOMA BC: The Building Owners and Managers Association of British Columbia (BOMA BC) is the voice of the commercial real estate industry, through member engagement and advocacy. We help foster a favourable business environment and facilitate the delivery of valued services for our members. We promote the development of professionalism and leadership through education, and provide opportunities for people to grow their network.

BOMA BC

AWARDS OF EXCELLENCE

RECOGNIZING THE 2022 RECIPIENTS

The BOMA BC Awards program is an opportunity to recognize the facets that make up an exceptional building or team. All members are able to submit an entry, and awards categories range from sustainability measures, to customer service, to building of the year. Winners were announced at the

BOMA BC Awards Gala on May 26. Some of this year's winners will have the opportunity to compete at the national level later this year at BOMEX 2022 in Charlottetown, Prince Edward Island on September 15. BOMA BC is proud to recognize the following award recipients.

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

BUILDING OPERATIONS TEAM OF THE YEAR

GWL REALTY ADVISORS INC.,
SUBURBAN TEAM

EARTH AWARD

RCMP 'E' DIVISION
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TIMBERS WAY, BOUYGUES
ENERGIES & SERVICES

HEALTH & SAFETY AWARD

GWL REALTY ADVISORS INC.

LEAP FORWARD AWARD (BUILDING)

HSBC BUILDING (885 WEST
GEORGIA), CADILLAC FAIRVIEW
CORPORATION

MEMBER OF THE YEAR

ELIZABETH HAN, WARRINGTON
PCI MANAGEMENT

PINNACLE: ABOVE & BEYOND

ASHLEY PENNY, COLLIERS

PINNACLE: INNOVATION

NUVOCLEAN SURFACE
RESTORATION

PINNACLE: CUSTOMER SERVICE

FIRST DISTRICT MECHANICAL

TOBY 100,000-249,999 SF

1188 WEST GEORGIA, GWL
REALTY ADVISORS INC.

TOBY 250,000-499,999 SF

ARTHUR ERICKSON PLACE (1075
WEST GEORGIA), COLLIERS

TOBY CORPORATE FACILITY

PACIFIC BLUE CROSS, GWL
REALTY ADVISORS INC.

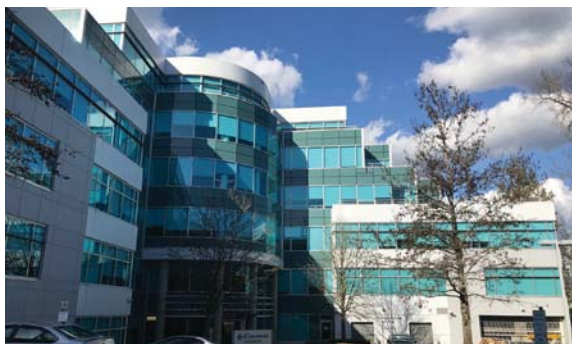
TOBY HISTORICAL BUILDING

1090 HOMER STREET, GWL
REALTY ADVISORS INC.

TOBY RENOVATED BUILDING

ROBSON COURT (840 HOWE
STREET), GWL REALTY
ADVISORS INC.

BOMA BC 2022 AWARDS OF EXCELLENCE WINNERS



TOBY Corporate Facility recipient: Pacific Blue Cross, GWL Realty Advisors Inc. • SUBMITTED



TOBY 100,000-249,999 SF recipient:
1188 West Georgia, GWL Realty Advisors Inc. • SUBMITTED



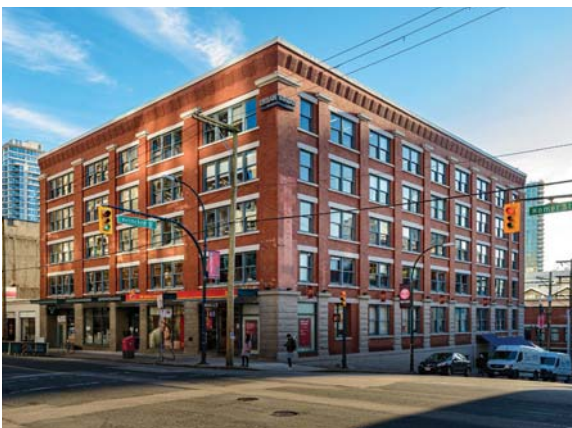
PINNACLE Innovation recipient: Nuvoclean Surface Restoration
• SUBMITTED



Health & Safety Award recipient:
GWL Realty Advisors Inc. • SUBMITTED



PINNACLE Above & Beyond
recipient: Ashley Penny,
Colliers • SUBMITTED



TOBY Historical Building recipient: 1090 Homer Street, GWL Realty Advisors Inc. • SUBMITTED



TOBY Renovated Building recipient: Robson Court (840 Howe Street), GWL Realty Advisors Inc. • SUBMITTED

Member of the
Year: Elizabeth Han,
Warrington PCI
Management • SUBMITTED



EARTH Award recipient: RCMP 'E' Division Headquarters • SUBMITTED



Leap Forward Award recipient: HSBC Building • SUBMITTED



Building Operations Team of the Year: GWL Realty Advisors Inc., Suburban Team

• SUBMITTED



PINNACLE Customer Service recipient: First
District Mechanical • SUBMITTED

TOBY 250,000-499,999 SF recipient: Arthur Erickson
Place (1075 West Georgia), Colliers • SUBMITTED



LABOUR CHALLENGES

Property management sector struggles to find workers

GLEN KORSTROM

Being a property manager or building operator could be the hidden gem of a career within the real estate industry. The problem for employers is that opportunities in that field mostly fly under the radar.

Mention a career in real estate, and many people are likely to imagine being a realtor — not someone who oversees building operations or takes care of properties.

Property management, however, is a stable profession. It pays well, offers room for advancement and offers plenty of personal interaction, say those in the industry.

It is also a profession that is set to be increasingly in demand in the years ahead.

The B.C. government's 2021 Labour Market Outlook estimated 5,450 job openings for maintenance managers and facility operators in the next decade. In addition, the report listed 4,350 job openings for property administrators, also by 2031.

"Those roles have been identified as 'high opportunity,' because there's so many openings that the province is expecting between now and 2029," says Building Owners and Managers Association of British Columbia (BOMA BC) president Damian Stathonikos.

"Like most industries, our sector is getting older. So you're starting to see a lot of people retiring."

B.C. issued a record \$3.3 billion worth of building permits in 2019, with most of that value located in Vancouver and Victoria. Between 2015 and 2018, two million square feet of office space was added to the Vancouver market, according to BOMA BC data.

Stathonikos expects construction to stay strong as COVID-19 morphs into an endemic disease, and workers return to offices.

That will mean more demand for property managers, who oversee commercial building operations to ensure that sites meet legal standards, and for building operators who provide stewardship of the sites.

Stathonikos says the jobs appeal to people who like personal interaction, as there is a lot of communication with tenants in buildings. The jobs also are a good fit for people who like working with their hands, and who want to work in indoor environments.

Jobs are also attractive because skills are portable — buildings across the country need to be maintained and overseen.

Despite these perks, Stathonikos says industry executives are struggling to recruit needed workers.

That is prompting BOMA BC to plan to work with the B.C.



Building Owners and Managers Association of British Columbia (BOMA BC) president Damian Stathonikos plans to start reaching out to Indigenous youth to encourage them to embark on property management careers • CHUNG CHOW

government to launch a project later this year that will reach out to Indigenous communities, and educate young people about property management careers.

Major proposed projects in Vancouver, at the south end of the Burrard Street Bridge, and on the Jericho lands, are set to be built by Indigenous nations and are providing some incentive for First Nations to want youth to know about property management careers.

"Part of the first step is building awareness among young people that this is another part of the commercial real estate world that is attractive," he says.

FIRMS USE HIGH SALARIES, TEAM-BASED CORPORATE CULTURE TO LURE WORKERS

Senior-level property management and building operations positions offer attractive salaries.

For example, a property manager can expect to make \$85,238 per year on average, compared to an average of \$72,933 for equivalent roles outside the industry, according to a BOMA BC recruitment report.

Building operators in mid-level to senior-level jobs in commercial facilities management are likely to earn between \$65,175 and \$116,000 — comparable to

the \$72,933 earned by the average operations supervisor outside the industry, according to BOMA BC.

Helping to push those salaries even higher are long hours associated with the jobs, says Strata Property Agents of BC executive director Nizam Dossa.

"You do a full day, and then you can do a night time meeting," he says.

To attract personnel to do eight-hour days, plus three-hour evening meetings and possibly being on call on weekends, companies need to pay high wages, he says.

"It becomes a pretty tiresome type of job. So unless the compensation is matching [it can be hard to recruit,]" he says.

Strata Property Agents of BC vice-president Cory Pettersen adds that the industry is encouraging strata councils to keep meetings accessible via Zoom.

"This is a huge silver lining to take from the pandemic, as council meetings have traditionally been done on-site at a property, and after a strata agent has put in a full day of work," he says.

What can be as important as a big paycheque for aspiring property managers is a rewarding corporate culture, Warrington PCI Management director of operations Paul Chambers tells *BIV*.

THE BIGGEST CHALLENGE WE'RE HAVING IN THE INDUSTRY IS FINDING EXPERIENCED PEOPLE



Paul Chambers

Director of operations
Warrington PCI Management

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LABOUR CHALLENGES



“Often the salary is the bottom line — we live in Vancouver, right?” he says, alluding to the city’s pricy cost of living.

Still, Chambers says, Warrington PCI’s culture is not hierarchical: top executives keep doors open and encourage staff to meet with them if they have ideas to discuss.

The company fosters a culture based on teamwork and often holds staff events to build a team culture, Chambers says.

“The biggest challenge we’re having in the industry is finding experienced people,” he says. “Think of the profession as having an apprenticeship, where people have put in five years, or 10 years, working. They’ve learned all of those things that school didn’t teach you.”

Some of that on-the-job learning relates to fire-alarm maintenance — knowing when to contact firefighters so they do not arrive unnecessarily, and how to ensure sprinkler systems do not accidentally spray water.

Warrington PCI is enjoying significant growth, Chambers says.

“When a ship is sinking, people are jumping off,” he says. “We’re the opposite of a sinking ship. We almost can’t even keep up with all the business we’re getting, and what we’re finding is that people see that and they want to come and work for us.”

Warrington PCI offers competitive salaries, promotes from within and provides some compensation for employees who refer job candidates that get hired.

Chambers says that instead of offering internships, his company sometimes hires temporary workers on an ad-hoc basis from agencies. When those workers are seen to be a good fit, they are offered permanent positions.

In contrast, at QuadReal Property Group, campus program manager Jennifer Husband oversees multiple internship programs, and says internships provide great two-way learning

Warrington PCI Management director of operations Paul

Chambers says finding property managers who have five-to-10 years of experience is the biggest challenge • ROB KRUYT

opportunities.

“They know who we are, we know who they are, and we have that base foundation,” she says of interns.

“Being able to share [knowledge] through the internship programs is highly beneficial for the students, as well as ourselves.”

Institutions such as the British Columbia Institute of Technology and Kwantlen Polytechnic University offer broad training that can be useful in managing properties, while the University of British Columbia offers a licensing program through its Rental Property Management Licensing Course.

Beedie is one of B.C.’s larger property managers and it is starting to accept student internships after years of not allowing them during the pandemic, because the company did not want staff on short-term contracts coming into the office.

“I’m really excited about that because you get to see some of the new young kids coming out of school, and what new ideas they may bring to the table,” says Beedie’s vice-president of asset management Blake Asselstine.

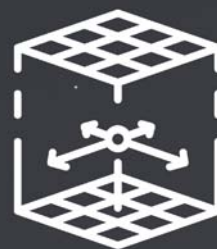
“We love to bring in new people, whether they’re out of school, or [have] a little bit of experience under their belt, and train them in the ways that we’ve operated for years now and just bring them up and understand how we operate.” 🐼

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OFFICE SPACE CENTRAL TO REGION'S GROWTH

Future development of office space in Metro Vancouver driven by planning not pandemic



ANDREW PETROZZI

Metro Vancouver has embarked on a course that future-shocked inhabitants will come to understand as the embryonic stages of a freshly globalized urban region evolving into something unlike that which preceded it. While the widespread outbreak of COVID-19 will serve as a marker

of when this shift started, most of the drivers of this metamorphosis were already in play.

Citizen interaction with the built environment, and their virus-scarred relationships with employers, commerce, transportation, government and even public spaces, may be top of mind currently. But the more notable and longer-lasting impacts on the behaviours and daily routines of regional inhabitants will more likely result from government-led planning initiatives and substantial amounts of related infrastructure investment.

The oft-delayed Broadway Plan final draft, the draft Vancouver Plan and the draft Metro 2050 regional growth strategy will ultimately dictate office development more than a virus. The westward expansion of the region's rapid transit system in Vancouver, and an eastward expansion of rail rapid transit connecting Surrey with Langley, are just the beginning of a fundamental regional transformation already underway in the core and suburbs — a change that has little to do with the impacts of COVID-19.

Office space under construction in the Vancouver census metropolitan area (CMA) totalled more than 5.3 million square feet in the first quarter of 2022 — second only to Toronto — and represented 32% of the Canadian total, according to the Altus Group. (Toronto comprised 48% of total office space under construction in Canada). Downtown Vancouver represents slightly less than half of the regional office inventory, with most new construction in the region occurring within Vancouver city limits. With a new construction availability rate of 38%, preleasing

activity in the Vancouver CMA — largely paused in 2020, particularly in the downtown core — resumed by late 2021 and continues to gather steam. Limited new sub-urban office construction in recent years has resulted in near-record-low vacancy in many markets, and may trigger developers to consider new office development outside the downtown core, which remains supplied with new leasing opportunities through 2023. Downtown vacancy is likely to rise slightly in 2022 as the substantial volume of new supply being delivered as part of the most recent development cycle (2021-2023) temporarily outweighs the ongoing resurgence in leasing activity that, according to the Altus Group, resulted in a decline in the overall office availability rate. At 9.6% in the first quarter of this year, this rate was the second lowest in Canada, after Quebec City CMA. Sublease availability as a percentage of available office space has also declined, dropping to 23.2% in the Vancouver CMA from 30.6% recorded 12 months earlier. Investors have remained committed to office as an asset class with the capitalization rate of downtown class AA office assets across Canada hovering around 5.5% throughout 2020 and 2021, according to Altus Group data.

The next development cycle is already forming up with at least five new office towers in downtown Vancouver, totalling more than two million square feet that will likely be delivered between 2025 and 2027. More than 2.1 million square feet of new office space is being contemplated along the Broadway Corridor, including in Mount Pleasant and the False Creek Flats, before 2025. Substantial amounts of office space are also planned for delivery in Burnaby in the mid-to-late 2020s.

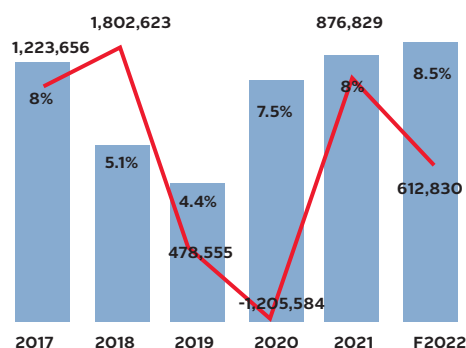
While COVID-19 may have changed how some employees view their relationship with the workplace, the functionality of office space remains central to the long-term planning and infrastructure investment that will have a greater impact on the region as the pandemic increasingly recedes in most people's mental rearview mirrors. 📌

Andrew Petrozzi is the director of commercial research for Western Canada for the Altus Group.

THE NEXT DEVELOPMENT CYCLE IS ALREADY FORMING UP WITH AT LEAST FIVE NEW OFFICE TOWERS IN DOWNTOWN VANCOUVER, TOTALLING MORE THAN TWO MILLION SQUARE FEET

BY THE NUMBERS: OFFICE SPACE DATA AND TRENDS

SIX-YEAR METRO VANCOUVER OFFICE VACANCY & ABSORPTION TRENDS AS OF DECEMBER 2021

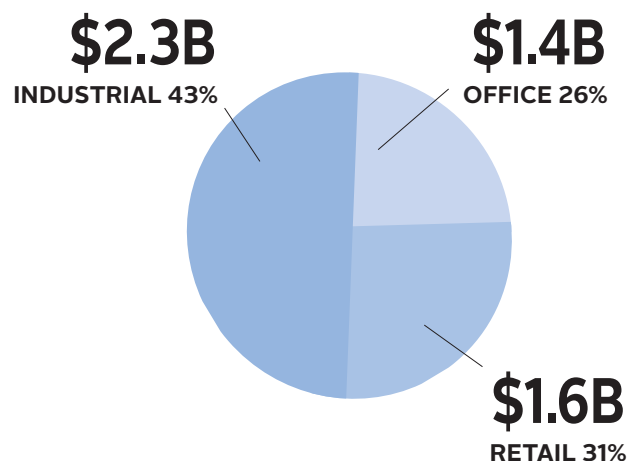


■ VACANCY RATE — ABSORPTION (SF)

2022 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

(OFFICE, INDUSTRIAL AND RETAIL DEALS GREATER THAN \$5M 2021)



2021 DOWNTOWN VANCOUVER: NET RENTAL LEASE RATES

Class	Inventory (square feet)	Vacancy rate (per cent)	Average net rental* (per square foot)
AAA	5.69 million	9.5%	\$40-\$60
A	8.34 million	5.5%	\$34-\$50
B	6.64 million	8.4%	\$24-\$43
C	2.98 million	12.1%	\$18-\$32
Total	23.66 million	8.1%	

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

METRO VANCOUVER OUTLIER OFFICE PERFORMANCE AS OF DEC. 2021

District	Total inventory (square feet)	Total vacancy rate	Absorption (square feet)
Yaletown	2.12 million	7.7%	128,321
Vancouver-Broadway	8.08 million	9.2%	264,823
Burnaby	9.44 million	7%	96,087
Richmond	4.22 million	10.2%	-78,319
Surrey	3.08 million	5.3%	144,505
New Westminster	1.69 million	4.3%	18,623
North Shore	1.41 million	4.6%	-12,077
Langley	1.23 million	12.6%	141,311

NOTE: The absorption is the amount of space leased relative to the amount returned to the market during a set period of time.
SOURCE: AVISON YOUNG, VANCOUVER

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An aerial photograph of a city, likely Boston, showing a river (the Charles River) winding through the urban landscape. The river is dark and reflects the sky. On the left bank, there are several large, modern buildings, including a prominent one with a circular roof. The right bank is densely packed with residential buildings, mostly multi-story houses with red roofs. There are significant green spaces, including a large park area with a baseball field and many trees throughout the city. The overall scene is a mix of urban development and nature.

CARBON BUDGETS

Building owners need to prepare for energy benchmarking, audits and penalties

NELSON BENNETT

Starting in 2024, owners of large commercial and office buildings in Vancouver will be required to start reporting data on their buildings — including energy use — for the creation of profiles that will be used to establish energy and carbon emission limits on buildings.

It will be a bit like filling out income tax returns each year for each building, with penalties applied to the largest buildings that exceed their carbon budgets.

In 2025, large multi-family residential buildings will need to start reporting their data.

Then, beginning in 2027, the owners of the largest buildings could be subject to penalties if they exceed their allowable annual energy and carbon budgets. The penalty will be \$350 for every tonne of carbon dioxide that exceeds their limit.

The new regulations, which are expected to be passed by city council in May, are part of the city's Climate Action Emergency Plan.

"The idea here is that they want to start with the bigger buildings and signal to the market this is where we're going because bigger buildings typically will have more resources to be able to meet those objectives and share what works for them with smaller buildings," says Damian Stathonikos, president of the Building Owners and Managers Association of BC (BOMA BC).

"I think this is something the city is doing quite well. It's really communicating a long road map so people are aware of what's coming so they don't end up making decisions on a short-term basis that could have long-term implications."

The city's new building energy benchmarking requirements are the first phase of new carbon pollution regulations for buildings that the City of Vancouver is expected to implement this year.

Other municipalities in B.C. are likewise engaged in building energy benchmarking exercises. But unlike Vancouver, they have to wait for the provincial government to implement carbon emissions caps on buildings. The Vancouver Charter gives the city unique regulatory powers that other municipalities don't have.

The City of Burnaby this year plans to launch a building retrofit task force to come up with recommendations for building retrofits as part of its Zero-Emission Building Retrofit Strategy.

Nationally, buildings account for 12% of Canada's greenhouse gas emissions. But in cities, buildings can be the single largest source of emissions within the city's purview.

Kelowna, for example, estimates buildings account for 36% of the city's greenhouse gas emissions, while transportation accounts for 55%. In Vancouver, which has greater density and more public transportation, buildings account for 60% of emissions. If Vancouver hopes to meet its net-zero commitments, the biggest target for emissions reductions will have to be buildings.

Federal, provincial and municipal governments are addressing emissions in new buildings with a range of policies, like the provincial Energy Step Code, and an array of grants and incentives. The City of Vancouver's Zero Emissions Building Plan aims for net-zero-emission buildings in new construction by 2030.

THE IDEA HERE IS THAT THEY WANT TO
START WITH THE BIGGER BUILDINGS
AND SIGNAL TO THE MARKET THIS
IS WHERE WE'RE GOING



Damian Stathonikos
President
BOMA BC

CARBON BUDGETS



Addressing emissions and energy use in existing buildings, especially older ones, is more challenging. It's a lot easier to install a ground-source heating system for a new building before it's built, for example, than to try to install one in an existing building.

Placing emissions caps on existing buildings requires first knowing just how much energy each building is using and how many emissions it produces annually in order to establish a carbon budget.

That's where building energy benchmarking comes in. Building Benchmark BC has been doing benchmarking exercises for three years now on a voluntary basis, with the participation of 15 B.C. municipal and regional governments and the University of British Columbia.

In 2024, the City of Vancouver will implement mandatory reporting requirements. Building owners will be required to enter information on building size, date of construction, occupancy and energy use into Natural Resources Canada's Energy Star portfolio manager to create a profile. Once a building profile has been created, the building owner will then be obliged to file annual energy use reports.

The building profiling will start with the biggest buildings: commercial and office buildings that are at least 100,000 square feet in size. The requirement will then be phased in for buildings sized 50,000 square feet or more, including multi-family residential buildings.

When new carbon pollution regulations for buildings come into effect, only large commercial and office buildings will be subject to penalties for exceeding their carbon budgets. Multi-unit residential buildings

(MURBs) will be required to do benchmarking, but will not be fined if they exceed their carbon budgets.

"Initially we're not regulating MURBs," says Sean Pander, the City of Vancouver's green building manager. "We'll set a carbon limit on MURBs that's really, really high, mostly so we can get a good picture of what they're doing. But the regulation won't really drive emission reductions.

"We want to be very careful and not force big changes into these buildings in the multi-family sector because that's our most affordable housing in the rental market. We were worried about driving up rents."

The city estimates there are 175 office and retail buildings that exceed 100,000 square feet, of which about 150 would be primarily heated with natural gas, and the rest with district energy. Simply knowing how much energy a building is using — and possibly, wasting — could help owners voluntarily lower their energy use and their costs.

Lowering an existing building's energy efficiency and-or carbon intensity won't necessarily require a major retrofit, although that may be the case for some older buildings.

"It's likely the older buildings that might require a bit more work," Stathonikos says.

Options for improving energy efficiency or reducing carbon intensity might include paying a premium for renewable natural gas or installing smart thermostats.

"A lot of these big commercial buildings, the energy systems aren't really well commissioned," Pander adds. "The lights don't turn off when they should, or air conditioning runs when no one's in the building."

Figuring out the best way to reduce a building's emissions intensity could be complicated, and building owners are going to need help. Stathonikos says he thinks B.C. will need some kind of retrofit accelerator to help building owners in B.C. determine how to best meet new emissions regulations.

In October 2021, for example, BC Hydro announced a five-year \$260 million electrification strategy aimed at helping large building owners and managers make the switch from natural gas to electricity.

Tony Gioventu, executive director for the Condominium Homeowners Association of BC, has a lot of questions for the city on how it plans to manage MURBs. Unlike a large commercial building with a single owner, there is no single owner in many large condo buildings, but dozens or hundreds of individual owners. He wonders how the reporting requirements will work for commercial and residential mixed-used buildings.

"Many of them have some unified energy systems, so how are they going to manage that?" Gioventu wonders. "The other problem with these mixed-use residential-commercial buildings is: if we look only at the residential component, 90% of the energy consumption is unit by unit. Does that mean that they're going to be requiring energy benchmarking of each individual unit as well?

"I just don't know how they're going to administer this." 🐼



Vancouver Green building manager Sean Pander explains new building energy reporting requirements • CHUNG CHOW

TIMELINE OF VANCOUVER'S NEW CARBON POLLUTION REGULATIONS FOR BUILDINGS

2024

Large commercial and office buildings of 100,000 square feet or more required to report benchmarking data

2025

Large multi-family residential buildings of 100,000 square feet or more required to report; threshold for reporting on commercial and office buildings drops to 50,000 square feet

2026

Reporting threshold for multi-family residential buildings drops to 50,000 square feet

2027

Energy reports completed, compliance penalties imposed

2030

Target for net-zero emissions in new construction

2040

Buildings must reduce their heat energy use by 70% to 80%



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BACK TO THE OFFICE

Office life returns and
demand for space is high



ALBERT VAN SANTVOORT

As you make your way through the streets of Vancouver, you will quickly notice more people, more cars and more diners heading into restaurants — at least on Tuesdays, Wednesdays and Thursdays as many return to the office under a hybrid working model.

Office buildings, largely dormant during the pandemic, are once again alive with the hustle and bustle of regular life.

But while these office buildings were standing quietly, those behind the scenes in the construction and real estate industry were not. Developers, building managers and owners have all been working to ready current office spaces or build new work locations in anticipation of a return to the workplace.

There are two types of discussions currently taking place, according to Hani Lammam, vice-president of development and acquisitions at Cressey Development Group: how to renovate existing buildings, and how to modify building development plans. With respect to existing buildings, the industry is obviously limited by the structure's footprint, but can do work to increase airflow, circulation and touchless controls, explains Lammam.

Buildings in development, however, have gone through more of a rollercoaster ride. For example, Cressey had to go back to the drawing board on a new building it had planned prior to the pandemic. This included incorporating new designs

to meet the needs of a post-COVID world, such as more space per employee and larger areas for collaboration.

"The theme right now is very employee-centric and I don't know that it's ever been that way," says Jocelyne Legal, executive managing director for Cushman & Wakefield. "Building owners and developers are really starting to understand that if people can work from anywhere, why would they work in that building or that office space or for that company?"

Despite this changed employee mindset, there is still high demand for office space in Vancouver. The vacancy rate has remained steady at 8% to 9% since late 2021, according to Cushman & Wakefield. Legal says that they expect to return to a supply shortage in the not-too-distant future.

"It's driven by technology companies," says Legal. "You're not seeing Amazon want less space, you're not seeing Microsoft want less space, so they are clearly anticipating hiring more people or growing their businesses."

Lammam is seeing something similar with his clients, the vast majority of which are requesting more space to accommodate not only their growing workforce and business, but also to provide more space for each employee. "The only one that didn't request more space is adopting a hybrid work-from-home model with a 'hot desk' concept, where



FROM TOP: Hani Lammam, vice-president of development and acquisitions, Cressey Development Group; Jocelyne Legal, executive managing director of Cushman & Wakefield • SUBMITTED

OPPOSITE PAGE: Cressey Development Group's office

building in Mount Pleasant • SUBMITTED



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Cressey Development Group's new 10-storey building with over 177,000 square feet of office and retail space • SUBMITTED

employees share desks, using them on the days they are in the office," adds Lammam.

While the number of people in the office may have decreased, employees are less willing to work in tight quarters post-pandemic. So while people may be showing up in the office less, Legal says, that isn't being reflected in the overall footprint businesses are taking up.

"In Calgary, this is not the case. They have empty buildings and that's because of what's happened with oil and gas," says Legal.

Vancouver is one of the tightest office space markets in North America, even despite recent vacancies. The excess supply is, anecdotally, already starting to dry up. While one might expect some businesses to reduce their footprints to accommodate a hybrid, work-from-home model, Lammam says that isn't really the trend.

"Some tenants might give back some space, and I think there's a lot of speculation about that, but we actually have not seen it yet," says Lammam. "We've been concerned about it, but the demand for space has backfilled anything that has become available. We have all these new buildings coming into the downtown and Mount Pleasant area, and they're all pretty much spoken for."

Not only is the workforce starting to return to work, but the office space market is basically back to normal. "While the industry has certainly adopted new design practices for a post-COVID world, everything else is basically back to normal and it seems as though the pandemic has come and gone," says Lammam. 🐾

SPRING CLEAN: REFRESH YOUR LEASE POST-PANDEMIC

Seven ideas to consider in this new real estate reality



JENNIFER WILLIAMS AND KARISSA KELLN

As the dust settles from COVID-19 mandates and lease distress emergencies, it's the perfect time for a back-to-basics lease reset. From tightening up your lease administration practices, to updating and "future proofing" your lease paper, let's put away the bunny slippers and apply the lessons learned over the course of the pandemic. Here are some ideas to get you started.



FLIGHT CHECKLIST

Effective lease administration involves discipline and consistent lease hygiene protocols. Are you confident your team is ticking all the right boxes, such as pulling corporate searches for all lease transactions,

reviewing certificates of insurance annually and monitoring builder's liens on title prior to payout of allowances? Is your team conducting comprehensive due diligence on assignment/sublease requests? A well-planned lease administration process prevents costly and easily preventable errors.

FEELING SECURE?

A broken lease is only as good as its security/covenant. Landlords: does your lease contain a security interest in the tenant's personal property, and did you register that security in the Personal Property Registry? Tenants: have you registered your lease if you have the right? Perfect that security/tenure and add extra security features to your lease.

HOW HEALTHY ARE YOU?

COVID-19 highlighted the importance of air quality and healthy buildings. If your lease permits heating, ventilation and air conditioning upgrades, who is responsible for the costs and to what standard? Rules and regulations can address human density, vaccine requirements and health standards. Analyze your common area maintenance, alterations, repair and condition provisions.

CHECK THAT RAINCHECK

A pre-vetted watertight rent deferral, abatement agreement or control letter template on deck empowers you to navigate

lease twists and turns in real time. Legal advice is key as landmines abound in these deceptively simple agreements, including inadvertent releases of parties or unintended tax consequences such as goods and services taxes payable on deferred or accelerated rent before receipt.

FUTURE PROOF THE FLEX

While office vacancy rates are forecasted to remain low, the pandemic accelerated the evolution towards an agile office space model. Creative lease paper views square footage through a modular lens by negotiating levers and mechanisms up front to move, add or surrender space, minimizing future conflict and risk. Forward-thinking strategies such as scaling plans, rights of first refusal, creative assignment/sublet rights and surrender and termination rights with pre-calculated buyout formulas provide attractive flexibility to landlords and tenants exploring the post-pandemic landscape.

FORCE MAJEURE FALLOUT

Update force majeure clauses to include references to pandemics or other health emergencies. To be effective, a force majeure provision must extend to the claiming party and list the event without excluding the action (e.g., payment of rent.) Notably, however, in the 2020 case *Durham Sports Barn Inc. Bankruptcy Proposal*, the court determined that the force majeure/quiet enjoyment clauses did not excuse rent payment despite prohibition of the tenant's business by COVID-19 lockdowns. Quiet enjoyment and frustration language should be reviewed by legal, along with considering landlord and tenant obligations to avail themselves of available government programs, such as rental assistance and/or loan programs.

LIVING THE VIDA LOTA

The *Land Owner Transparency Act* (LOTA) in B.C. requires disclosure by the beneficial owners of interests in land, including fee simple title and registered leases of more than 10 years (tenants take note). Your lawyer can assist with filing your LOTA transparency report by the November 30, 2022 deadline.

The world has shifted as a result of the pandemic, and commercial leasing in Vancouver is no exception. It is critical to analyze and redesign your lease administration processes, and update your existing and standard form lease documents, to reflect the new reality in which we live and work. 📌

Jennifer Williams, associate counsel at Harper Grey LLP, has practised commercial real estate law in Vancouver for over 20 years. Karissa Kelln, senior associate with Harper Grey, regularly advises clients on complex lease issues, acquisitions and development matters.

IT IS CRITICAL TO ANALYZE AND REDESIGN YOUR LEASE ADMINISTRATION PROCESSES, AND UPDATE YOUR EXISTING AND STANDARD FORM LEASE DOCUMENTS, TO REFLECT THE NEW REALITY IN WHICH WE LIVE AND WORK

FLEXIBLE WORK

Employers allowing hybrid work schedules in post-COVID offices

GLEN KORSTROM

COVID-19 changes to workplace relations continue to evolve. The sudden move to working from home two years ago has shifted into hybrid work arrangements that include time at home and time at the office.

Public health orders in 2020 abruptly required employers to allow employees to work from home unless employers needed workers at their offices. When the B.C. government tweaked those orders on February 17 to allow employers to require employees to return to the office — or face dismissal — few employers rushed to return to pre-pandemic practices.

The pandemic accelerated a trend toward more employer flexibility in relationships with workers, and many believe there is no returning to pre-pandemic norms.

“The train has left the station of a new world when it comes to people’s relationship to the office,” says Christopher Krywulak, the majority owner of Chrysalis, the holding company for Vancouver ventures such as iQmetrix, Cova, Ready and Shiftlab.

Krywulak has been ahead of the curve in being flexible with employee schedules and creating an office environment where employees want to be.

More than a decade ago, Krywulak took BIV on a tour of his iQmetrix office, which included soundproof meditation rooms and a beer keg in the kitchen for staff to use at their own discretion.

“For organizations, and certainly for us, it’s relationships that are important,” Krywulak says. “We think about how we build [employer-employee] relationships.”

He has taken employees on trips, such as to a Burning Man festival in Hawaii.

Krywulak says in-person interaction is important, and he expects most companies to evolve to have employees come into the office at least one day per week. “There still is a need [for staff] to connect at some regular frequency and work together, collaborate together and build relationships,” he says. “The office is one of those places that needs to change, but it is a good place to do that, as it is a space of our own.”

Law firms have similarly pivoted to allow employees to do more work from home.

Fasken Martineau DuMoulin LLP managing partner William Westeringh told BIV he expects the reality forged during the



Calculating the post-COVID cubicle equation on the second anniversary of the exodus from offices around B.C. will take time •

ROB KRUYT

pandemic to continue.

“Lawyers have to ensure they are properly servicing their clients,” Westeringh says.

“If they need to come into the office or attend a client’s office for meetings or to attend training sessions or brainstorming sessions, they’re going to be required to come in. In the absence of that, they’re going to be given much more flexibility to work remotely.”

Cori Maedel, CEO of the human resources firm Jouta, told BIV that executives who do not allow staff to have flexible work schedules and office attendance will be at a competitive disadvantage. “They will lose employees,” she says.

When she hears clients question how they will measure

employee performance or ensure work gets done if employees work at home, Maedel says a different problem needs to be solved. "If you have to ask those questions, then you're probably not measuring performance as effectively as you can with the people who are in your office," she says.

Key to having an effective remote workforce, she adds, is technology to seamlessly integrate remote workers.

Jouta's workforce has largely been working remotely since 2015, Maedel says. People who call Jouta's office phone number likely reach a receptionist who lives in south Vancouver. That person could then directly transfer the call to an employee who lives in Squamish, in Penticton or elsewhere.

That transferred call provides a more professional impression than to have the receptionist tell callers to reach the desired individual by calling a cellphone, Maedel says.

Video-call meetings via Microsoft Teams or Zoom happen throughout workdays.

Employees who want to work a few hours in the morning and then take the afternoon off to visit an elderly parent, for example, are allowed to do that. Those workers then make up lost time in the evenings.

"We have access to each other's calendars. We know when people are popping out — when they're at their desk and when they're not. We have set meetings that are at non-negotiable times that people need to come to, but other than that we're flexible." 🐦



Fasken Martineau DuMoulin LLP managing partner William Westeringh expects his workplace to allow flexible work schedules outside of needed in-office activities • ROB KRUYT



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Q&A:

RECRUITMENT & RETENTION

How QuadReal built its talent pipeline

To fill its future workforce needs, QuadReal Property Group – which employs more than 1,200 people – has developed a number of strategies for connecting with, attracting and recruiting new talent. The company has two key internship programs that have to date supported over 130 post-secondary students. Jennifer Husband, the organization’s campus program manager of talent acquisition, discusses why these programs work, how QuadReal measures success and some of the innovative ideas the company has deployed to build relationships with prospective future employees. This interview has been edited and condensed for length and clarity.

TELL US ABOUT YOUR INTERNSHIP AND RECRUITMENT PROGRAMS.

We have two internship programs. We have our corporate internship program and we have our operations internship program. Our operations program launched at the same time that COVID did, so we had to make some changes to our plan. That was focused on building operator interns, and property manager interns. There's a huge ongoing need for both career paths, so we saw the opportunity to use this to share with future talent about these career paths, where they can take you and what it actually means to be a building operator or property manager in today's world.

In my conversations with students, often there were misconceptions of what it means to be a property manager, and they had a view that was not the view in commercial real estate. They didn't really necessarily know what it means to be a building operator in a huge office or industrial building. Being able to share through the internship programs is highly beneficial for the students as well as our team. The students go back and engage with their classmates and their networks about what they experienced. The hope then, of course, is that it kind of grows and propels itself so that we can attract naturally through like-minded individuals. Our plan behind it was really to bring awareness to the career path, and at the same time, be building our own future talent pipeline.

HOW LONG ARE THE INTERNSHIP PROGRAMS?

We intake three times a year in January, May and September, so an intern could complete a four-month or eight-month term, in line with their programming. Some students are in co-op programs, and some of them just have summer time to work.

HOW DO YOU PROMOTE YOUR PROGRAMS?

We've built up a pretty solid relationship with schools. We identify schools that have programs for our areas of interest: real estate and finance programs that work for a lot of our corporate roles. For operations, we partner with schools that have programs for power engineering, building environmental system and property management.

COVID actually helped: we started to go and introduce the career path to hospitality and tourism students, because they have a lot of transferable skills that fit the role of a property manager. Would we have necessarily done that prior to COVID? Possibly, but COVID really helped us find a niche group of students that are being trained at the end of the day for customer service and service excellence. And that ultimately is one of the core foundations of a property manager. We started to work with tourism and hospitality management programs, connect with student clubs, attend events and host virtual events. We also leveraged social media to share about our opportunities and programs, and we had former interns represent QuadReal as campus ambassadors. It's even more meaningful if we can create peer-to-peer engagement. A student that's been in their shoes — who applied for the internship, who had the internship experience — sharing with their peer group is another mode of advertising that works so well for us.

WHAT DOES SUCCESS WITH THESE PROGRAMS LOOK LIKE TO QUADREAL?



An intern in QuadReal

Property Group's internship program • SUBMITTED

Success for us is filling our future talent needs. If we can bring students in, they get to experience a meaningful and engaging internship with us, they get to experience our culture, they get to see themselves as an employee of QuadReal. For them to exit the program and come back to grow their career with us is ultimately what we would like, because now they know who we are, we know who they are and we have that base foundation. Having them share about QuadReal's culture and who we are is also a success.

HOW DO YOU ENSURE THAT QUADREAL STAYS TOP-OF-MIND WHEN THEY START LOOKING FOR JOBS?

That's a tough one. It's competitive out there. I think for us, if we have provided that meaningful experience, when interns leave, they join our talent network and we continue to keep that engagement going. We let them know about roles that may be suitable for them. We let them know about upcoming events. We have our QuadReal campus ambassador program so outgoing interns can join as a campus ambassador, and continue to be connected to us.

HAVE THESE PROGRAMS MEASURABLY REDUCED THE NUMBER OF VACANCIES YOU HAVE?

It's now starting to fill future needs. Some of our interns join us in their third year, heading into their fourth year. In some cases, they leave us with a full-time offer in hand. It's helped us to start to slowly work towards filling the gap and filling the needs, which is exactly what we wanted to do. It's allowing us to have a pool of candidates that we can reach out to. We would ideally love our interns and intern talent pool to fill all of our future junior hiring needs.

WHAT ELSE DOES QUADREAL DO TO ATTRACT AND RECRUIT TALENT?

We try to ensure that all of our interns have a meaningful internship experience. While they're with us, we do not look at them as just an intern. They are colleagues, they are a part of a team and they're here for a reason. We bring interns in because they have so much knowledge; they bring innovative ideas and new ways to look at the things. We want them to get to know the



Interns working at QuadReal Property Group • SUBMITTED

whole company. Often interns come in and can be very siloed with their team. We want interns to learn about the whole organization because perhaps there are other areas of the business that they're super keen on. We will host speaker series, we do a fireside chat, we have an intern buddy program and we really try to make our interns feel immersed within our culture [so they] know how their role and team connect with the greater organization. We host case competitions, and we give them opportunities to network outside of their teams and grow those connections, which I think helps with overall engagement.

SO THEY'RE NOT JUST GETTING COFFEE.

They're definitely not just getting coffee — they might be going for coffee with an executive or with a senior leader. Our CEO comes and literally sits down in person with our interns and has an entire Q&A session. You don't get that everywhere. You don't get leaders coming in and wanting to hear about your experience. One thing that helps our program stand out is that absolutely everybody in the organization sees the value of interns.

HOW DO THE CASE COMPETITIONS WORK?

We create a case competition that our interns can volunteer to participate in. They work together with different interns and different areas of the business, and then they present to a first round of judges, typically senior leaders, who select the top three teams to move forward to the final round. Our final round judges typically consist of the CEO, the president of Canadian real estate and the president of international real estate. The overall winner gets time with our judges to sit down, meet up for coffee and just chat and engage. It's

just such a great way for interns to be able to experience presenting to leadership, and give valuable ways for our leaders to look at how as a company we could tackle things differently.

WHAT IS YOUR APPROACH TO RECRUITING?

We have a dedicated campus recruitment team, which I think is extremely helpful, because in a lot of mid-level organizations, recruitment teams are kind of doing it off the side of their desks. Having a dedicated team that is focused on the future talent pipeline and your internship program is really key. It's a time commitment to be connecting with schools, building relationships, ensuring that consistent engagement is happening and that there's representation out there. You've got to be out on social media, and you have to be connecting in person. And that all takes time.

IS QUADREAL ON TIKTOK?

Never say never. We've branched out on LinkedIn and we've got Instagram going. Instagram was kind of our big one, because that's not necessarily a professional platform for recruitment. But so many student groups and clubs use Instagram, so we have to be able to connect with them there, too.

ARE YOU DOING ANY WORK AT THE HIGH SCHOOL OR EARLY POST-SECONDARY LEVELS?

Moving ahead, especially on the operations side, we are looking to see how can we introduce these career paths in high school. I think we have to start to target those who are not in post-secondary yet, in order to get the amount of people needed to fill roles in the future.

ANYTHING ELSE YOU WANT TO SHARE?

Especially on the operations side right now, we have to disrupt the way in which we've attracted talent. No longer can you just post for interns or talent. Now it's all about getting the talent to connect with the organization and the culture. What really helps to amplify our recruitment strategy on the internship side is trying to create that connection, putting faces to roles and helping students see the longevity of the career path. I think that's very important to students, when they start to look ahead. 🐼



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

Rank '22	Company	Services offered	Top local executive(s)	Year founded	No. B.C. staff '22/'21
1	Paladin Group of Cos 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 and engineering design of information management and information technology (IMT) projects	Ted Reid , president, Paladin Technologies, Ashley Cooper , CEO, Paladin Security, Chad Kalyk , president, Paladin Security	1976	4,913 4,878
2	Securiguard Services/Westguard Security 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	2,748 NP
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 VIV (Victoria, the Islands and Yukon)	1927	2,109 2,219
4	GuardTeck Security Co 4445 Lougheed Hwy Suite 800, Burnaby V5C 0E4 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, security systems and security integration	Seth Fruson , president and CEO, Chris Gerela , COO, Shaun Wilson , executive vice-president, Western Canada	2005	1,512 1,288
5	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
6	Genesis Security Group 6875 King George Blvd Suite 101, Surrey V3V 5A1 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	850 600
7	Houle Electric Ltd 5050 North Fraser Way, Burnaby V5J 0H1 P: 604-434-2681 F: 604-434-0480 houle.ca	Access control, analytics, barriers/gates/turnstiles, intercom systems, intrusion detection, panic/duress, people counting, video surveillance, workflow management	Chuck Phillips , president and CEO, Lori Podnevar , CFO	1944	848 1,194
8	Optimum Security Inc 1021 Hastings St W Suite 900, Vancouver V6E 0C3 P: 604-644-9229 F: 604-648-9771 optimumsecurity.ca	Security guards and mobile security patrols for homes and businesses	Moe Hedayat , CEO	2005	500 500
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	Kyle Polanski , district manager	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	387 425
12	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	320 316
13	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	304 318
14	Secured Property Group 355 Burrard St Suite 1000, Vancouver V6C 2G8 P: 604-866-7900 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	228 205
15	Xpera Risk Mitigation and Investigation 8333 Eastlake Dr Suite 101, Burnaby V5A 4W2 P: 604-517-4545 F: 604-517-4510 xpera.ca	Investigation, training, security consulting, protection, risk assessments, technical services and pre-employment screening	Len Copp , president	1975	200 ¹ NP
16	Safe Fleet² 38 Burbridge St Unit 111, Coquitlam V3K 7B2 P: 604-941-0880 F: 604-941-0870 safefleet.net	Manufactures mobile surveillance and real-time fleet management solutions designed for the transit, school bus and coach industries	Tom Gill , senior vice-president	1999	192 204
17	Radius Security 22131 Frasenwood Way, Richmond V6M 1J5 P: 604-232-3473 F: 604-232-3456 radiussecurity.com	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 ³ 160
18	Provident Security Corp 2309 41st Ave W, Vancouver V6M 2A3 P: 604-664-1087 F: NP providentsecurity.ca	Installation, alarm and video monitoring, guaranteed five-minute alarm response to residential, commercial and industrial clients; branch office in Whistler	Michael Jagger , president	1996	150 150
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, custom plastic shields	Ian Abramson , president and CEO	1988	68 65
20	Cobra I-Logiq Security Inc 8602 Commerce Court, Burnaby V5A 4N6 P: 604-664-7671 F: 604-664-7673 www.cisecurity.ca	Commercial integrated security solutions: access control, video surveillance, burglary alarm	Scott Knutsen , CTO, Anik Gagnon , CFO	1992	50 100

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-Formerly Seon Design Inc. 3-2021 figure

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BIGGEST COMMERCIAL REAL ESTATE BROKERAGES IN B.C.

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

Rank '22	Company	Top executive(s)	Services	Year founded	No. commercial agents '22
1	Colliers 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, Darrell Hurst , senior managing director, Vancouver and Lower Mainland, Tyler Dolan , managing director, Vancouver Island and Okanagan, Madeleine Nicholls , managing director, brokerage, Vancouver	Full-service commercial real estate services and investment management company. End-to-end real estate solutions for occupiers and investors: sales, leasing, property management, project management, corporate solutions, workplace strategy, valuations and tax services	1898	130
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, Western Canada	Commercial sales, leasing and property management	1982	100¹
3	Cushman & Wakefield ULC 700 Georgia St W Suite 700, Vancouver V7Y 1A1 P: 604-683-3111 F: 604-683-0432 cushmanwakefield.com	Jocelyne Legal , executive managing director and managing principal	A leading global real estate services firm that delivers exceptional value for real estate occupiers and owners	1913	80
4	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	1906	76
5	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	74
6	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 the Okanagan	1981	71
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
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	38
9	JLL 510 Georgia St W Suite 2150, Vancouver V6B 0M3 P: 604-998-6001 F: 604-998-6018 jll.ca	Gavin Reynolds , executive vice-president, Stella Xu , managing broker	Offers tenant and landlord representation, project and development services, multi-family investment sales, capital markets, debt capital markets and integrated facilities management services to owners and tenants in Canada	2011	37
10	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	27
11	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	22
12	London Pacific Property Agents Inc 3660 Charles St, Vancouver V5K 5A9 P: 604-420-2600 F: 604-420-2206 londonpacific.ca	Keath 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	14
13	CDNGLOBAL 555 Burrard St Suite 1155 Box 260, Vancouver V7X 1M8 P: 604-681-3334 F: 604-681-5235 cdnglobal.com	Jon Bishop , president and co-founder, Agron Miloti , CEO	Full-service industrial, office and retail brokerage. Tenant/landlord representation. Investment sales/capital markets. Consulting services. Legal services	1998	11
14	Frontline Real Estate Services Ltd 8621 201 St Suite 160, Langley V2Y 0G9 P: 604-687-8300 F: 604-687-8322 flre.ca	Justin Mitchell , Founding Partner, Todd Bohn , Partner, Derek Senft , Partner, Danielle Reed , Partner	Full-service real estate agency offering real estate broker and marketing services across the Fraser Valley and suburban Metro Vancouver	2009	9
15	Claridge Real Estate Advisors Inc 2052 41st Ave W Suite 408, Vancouver V6M 1Y8 P: 778-985-4639 F: NP claridgeadvisors.com	Yoyoe Lu , managing principal	Land assembly on future development site, investment real estate sales, commercial leasing services	2013	8
16	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	6

Sources: Interviews with above companies and BIV research. NP Not provided 1-BIV estimate

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BIGGEST COMMERCIAL PROPERTY MANAGERS IN B.C.

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

Rank '22	Company	Top local executive(s)	Partial list of properties managed	Year founded/ Head office	Managed sq. ft. Industrial/ Office/ Retail	Total comm. sq. ft. '22/'21
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	NP	2004/ Vancouver	4.8 million 8.7 million 3.5 million	17.1 million/ 16 million
2	Colliers 200 Granville St Suite 1900, Vancouver V6C 2R6 P:604-681-4111 F: 604-681-2911 collierscanada.com	Lesley Heileis , vice-president and managing broker	The Exchange Tower, Metrotower III, Lansdowne Shopping Centre	1898/ Vancouver	2.2 million 6.1 million 4.1 million	12.3 million/ 11.4 million
1	Beedie 3030 Gilmore Diversion, Burnaby V5G 3B4 P:604-435-3321 F: 604-432-7349 beedie.ca	Ryan Beedie , president	Cancar, Delta Link Business Park	1954/ Burnaby	11.8 million 0 129,962	11.9 million/ 11.2 million
4	BentallGreenOak (Canada) LP 1055 Dunsmuir St Suite 1800, Vancouver V7X 1B1 P:604-661-5000 F: 604-661-5055 bentallgreenoak.com	Tony Astles , managing partner and head of Canadian real estate services, Dion Chrapko , vice-president, real estate management	NP	1911/ Vancouver	3 million 2.1 million 4 million	9.2 million/ 9.9 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	NP	2016/ Vancouver	NP NP NP	6.6 million/ 7 million ¹
6	GWL Realty Advisors Inc 650 Georgia St W Suite 1600, Vancouver V6B 4N7 P:604-713-6450 F: 604-683-3264 gwrealtyadvisors.com	Beth Breasail , vice-president, asset management	650 West Georgia Street, Vancouver Centre II, 840 Howe, Delta iPort, Tilbury Distribution Centre, Marine Way Market, Westbank Hub, Central Park Power Centre	1891/ Winnipeg, Man.	2.6 million 1.8 million 1.7 million	6.1 million/ 5.1 million
7	Transpacific Realty Advisors 4300 North Fraser Way Unit 303, 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	1972/ Burnaby	3.5 million 1 million 1.1 million	5.6 million/ 4.9 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	Ron Schuss , president, Damien Roussin , CEO, Kim Schuss , vice-president, property management, Colin Schuss , vice-president, leasing and sales	NP	1975/ Richmond	2.1 million 1.4 million 2 million	5.5 million/ 5.1 million
9	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	1979/ Vancouver	3.7 million 204,830 1.4 million	5.4 million/ 4.9 million
10	Cadillac Fairview Corp Ltd 609 Granville St Suite 410, Vancouver V7Y 1E8 P:604-688-7236 F: NP cadillacfairview.com	Tom Knoepfel , senior vice-president, retail	CF Pacific Centre, Waterfront Properties, CF Richmond Centre	1968/ Toronto, Ont.	0 3.4 million 1.9 million	5.3 million/ 5.2 million
11	Shape Property Management Corp 505 Burrard St Suite 2020, Vancouver V7X 1M6 P:604-681-2358 F: 604-681-2378 shapeproperties.com		The Amazing Brentwood, The City of Lougheed, Nanaimo North Town Centre, Uptown Centre	2006/ Vancouver	0 2.3 million 3 million	5.3 million/ 4.1 million
12	Anthem Properties Group Ltd 1055 Dunsmuir St Suite 1100, Vancouver V7X 1K8 P:604-689-3040 F: NP anthemproperties.com	Eric Carlson , CEO	NP	1991/ Vancouver	183,813 584,487 3.6 million	4.4 million/ 4 million
13	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	15 shopping centres province-wide	NP/ Vaughan, Ont.	0 0 3.9 million	3.9 million/ 4.2 million
14	Morguard 969 Robson St Suite 320, Vancouver V6Z 2V7 P:604-681-9474 F: 604-685-0161 morguard.com	Tom Johnston , senior vice-president, asset and property management, Western Canada, Michael Walker , regional general manager, B.C. commercial industrial division	111 Dunsmuir, 865 Hornby Street, Robson Central, Colebrook Business Park, East Kent Industrial, Coquitlam Centre, Sevenoaks Shopping Centre	1973/ Toronto, Ont.	916,889 727,749 2 million	3.7 million/ 3.6 million
15	Avison Young Real Estate Management Services LP 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P:604-687-7331 F: 604-687-0031 avisonyoung.com	Aaron Burry , principal and practice leader of property management, B.C.	NP	2014/ Toronto, Ont.	2 million 1 million 503,135	3.6 million/ 4.2 million
16	Oxford Properties Group 1021 Hastings St W Suite 1280, Vancouver V6E 0C3 P:604-893-3200 F: 604-893-3294 oxfordproperties.com	Ted Mildon , senior director, office leasing, Drew Gilbertson , director, industrial leasing, Jesse Hague , director and general manager	Oceanic Plaza, MNP Tower, Marine Building, Guinness Tower, 401 West Georgia Street, 402 Dunsmuir Street, Glen Drive (FX & GX Buildings)	1960/ Toronto, Ont.	1.9 million 1.6 million 50,000	3.5 million/ 3 million
17	Martello Property Services Inc 808 Hastings St W Suite 200, Vancouver V6C 2X4 P:604-681-6544 F: 604-681-5114 martello.group	Wayne Smithies , president, Warren Smithies , CEO	NP	1988/ Vancouver	NP NP NP	3 million/ 3 million
18	Concert Real Estate Corp 1190 Hornby St 8th floor, Vancouver V6Z 2K5 P:604-688-9460 F: 604-688-6882 concertproperties.com	David Podmore , chairman, president and CEO	NP	1989/ Vancouver	1.5 million 655,672 24,904	2.1 million/ 2.1 million
19	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	Julie De Cotiis , vice-president, leasing B.C.	NP	2012/ Toronto, Ont.	NP NP NP	1.5 million/ 5 million ¹
19	Macdonald Commercial Real Estate Services Ltd 1827 5th Ave W, Vancouver V6J 1P5 P:604-736-5611 F: 604-736-7976 macdonaldpm.com	Nick Marini , vice-president and general manager, Macdonald Property Management	Multiple income properties primarily in Metro Vancouver	1996/ Vancouver	200,000 500,000 800,000	1.5 million/ NP

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

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BIGGEST INTERIOR DESIGN FIRMS IN METRO VANCOUVER

RANKED BY | Number of B.C.-registered interior designers

Rank '22	Company	Local principal(s)	Recent projects	% commercial/ % residential/ % hospitality	No. BC- staff '22	No. B.C.-Registered Interior Designers '22
1	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, BCAA, Clio, Vancouver Fraser Port Authority, BGC Engineering, Prospera, Cadillac Fairview, Manulife, Hudson Pacific Properties, Waypoint Insurance, Vancouver Golf Club, Canaccord, Blackwood Partners, Hollyburn Properties, AbCellera, Fraser Health, First West, Copperleaf	85% 0% 15%	21	13
2	Kasian 1500 Georgia St W Suite 1685, Vancouver V6G 2Z6 P: 604-631-5483 F: 604-683-2827 kasian.com	Sally Mills , principal	BC Hydro, YVR Pier D, Miller Thompson LLP, Owen Bird LLP, Transmountain Pipeline, General Fusion, WorkSafeBC, Northeastern University	95% 0% 5%	39	10
3	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	Spencer Block rental condominiums, Artesia, Archetype, King George Hub, Holland Park, Port & Mill, Pacific House	25% 75% 0%	21	8
4	34F Design Inc 1765 8th Ave W Suite 300, Vancouver V6J 5C6 P: 604-620-8182 F: NP 34f.ca	Erica Wickes , principal	Kiewit, SCM Insurance, HUB International, Lifelabs, University of British Columbia, Belford Properties, Townline, 8th Ave Developments	80% 15% 5%	13	7
5	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 , director of design, 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%	19	5
6	Cristina Oberti Interior Design Inc 1188 Georgia St W Suite 1460, Vancouver V6E 4A2 P: 604-697-0363 F: 604-697-0030 CObertiinteriordesign.com	Cristina Oberti , principal	The Paramount, Sun Towers, Solo District, Fraser Commons, The Grand, Melrose, Ella, One Central, The Oak, Hamilton	20% 80% 0%	8	4
6	I3 design group ltd 4723 Hastings St, 2nd floor, Burnaby V5C 2K8 P: 604-662-8008 F: 604-662-8078 I3design.ca	Carrie Censorio , principal	Water Street by the Park, Clifton, Bertram, Ella and Brooklyn (Kelowna), Belmont (Victoria), The Boroughs (Surrey) L'Arche, Valeo and Forte (Burnaby), Cypress and Laurel (Vancouver), Robinson (Coquitlam), Soma (Vancouver), The Residence on 8th (North Vancouver), Ironwood (Abbotsford), Silverstone (West Sechelt), Granville (Vancouver), Greene & Hall (Richmond) and more	10% 85% 5%	4	4
6	MCM Interiors Ltd 1066 Hastings St W Suite 1900, Vancouver V6E 3X1 P: 604-684-0159 F: 604-687-1771 mcminteriors.com	Dale Kosowan, Manuel Dias , principals	Vancouver Centre II, 1090 West Pender, BDC, Lansdowne Apartments, Raphael Apartments, Urban Systems Kamloops, The Post, Greater Victoria Public Libraries, Copper Mountain office, FHA Burnaby MHSU & ACT, Luxe Office Tower	60% 20% 20%	12	4
9	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, Old Vines Restaurant @ Quail's Gate Winery, Terralux Winery, Wedgewood Hotel, OWL Group of Companies head office, Coromandel Development head office, Parc Senior Living, Opus Versante Hotel Richmond, Versante private Club, Arbutus Club, Delta by Marriott, Shaughnessy Georgian home, UBC home, Shaughnessy Tudor revival home	20% 5% 75%	8	3
9	Cutler 195 Alexander St 2nd floor, Vancouver V6A 1B8 P: 604-681-5050 F: NP cutlerdc.com	Jeff Cutler , president	Mejuri Vancouver, Damon Motorcycles Surrey, Allied REIT 375 Water St, Harrison Healthcare Vancouver	70% 0% 30%	17	3
9	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 partner	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%	NP	3
9	Stantec Architecture Ltd 111 Dunsmuir St Suite 1100, Vancouver V6B 6A3 P: 604-696-8000 F: 604-696-8100 stantec.com	Kent Goodwin, Janice Hicks , principals	NP	70% 5% 25%	NP	3
13	Ailki Gladwin & Associates Inc 1529 6th Ave W Suite 200, Vancouver V6J 1R1 P: 604-736-9993 F: 604-736-9994 againinteriors.com	Ailki Gladwin , principal	General office developments	90% 10% NP	NP	2
13	Hager Design International Inc 1847 Broadway W Suite 306, Vancouver V6J 1Y6 P: 604-683-7553 F: NP hagerinc.com	Doris Hager , president and principal	Harrison Kemsley Cafe B.C., Aquara Senior Living, Victoria, B.C., Hilton Hotel, Scottsdale, Arizona, Hotel Anthem, South Carolina, Reid Hotel, Vanderhoof, B.C., Moxy Hotel, Montreal	10% 10% 80%	18	2
13	Insight Design Group Inc 1737 3rd Ave W Suite 200, Vancouver V6J 1K7 P: 604-602-1750 F: 604-602-1759 insightdesigninc.com	Karl Henshaw , principal	Aerie II and Highgrove for British Pacific Homes Ltd, Mantra & James for Cressey, Drake for Grosvenor, Destiny for Takaya, Canopy Wellness Centre and Woodtone corporate office	10% 80% 10%	13	2
13	Mitchell Freedland Design 6 3rd Ave E, Vancouver V5T 1C3 P: 604-733-3600 F: 604-733-3502 mitchellfreedland.com	Mitchell Freedland , owner	NP	30% 65% 5%	NP	2
13	Omicron Interiors Ltd 595 Burrard St 5th floor PO Box 49369, Vancouver V7X 1L4 P: 604-632-3350 F: 604-632-3351 omicronae.com	George Sawatzky , vice-president, interiors and retail, Bill Tucker , CEO	NP	90% 0% 10%	NP	2
13	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%	15	2
13	Smith Grimley Harris Design Partners Inc 1110 Hamilton St Suite 205, Vancouver V6B 2S2 P: 604-757-0589 F: NP sgdhp.com	Alexis Mrowietz , director of operations, Monika Sarkisian , partner	Large current projects are West Fraser Timber, and Oakridge Development Projects completed over the last few years include Innovoir Construction, large confidential financial client (numerous projects), Raymond James, Ivanhoe Cambridge, Celator Pharmaceuticals, Conuma Coal, SPUD, BCGEU	100% 0% 0%	5	2

Sources: Interviews with above companies, information from the Interior Designers Institute of British Columbia and BIV research. Others may have ranked but did not respond to information requests by deadline.

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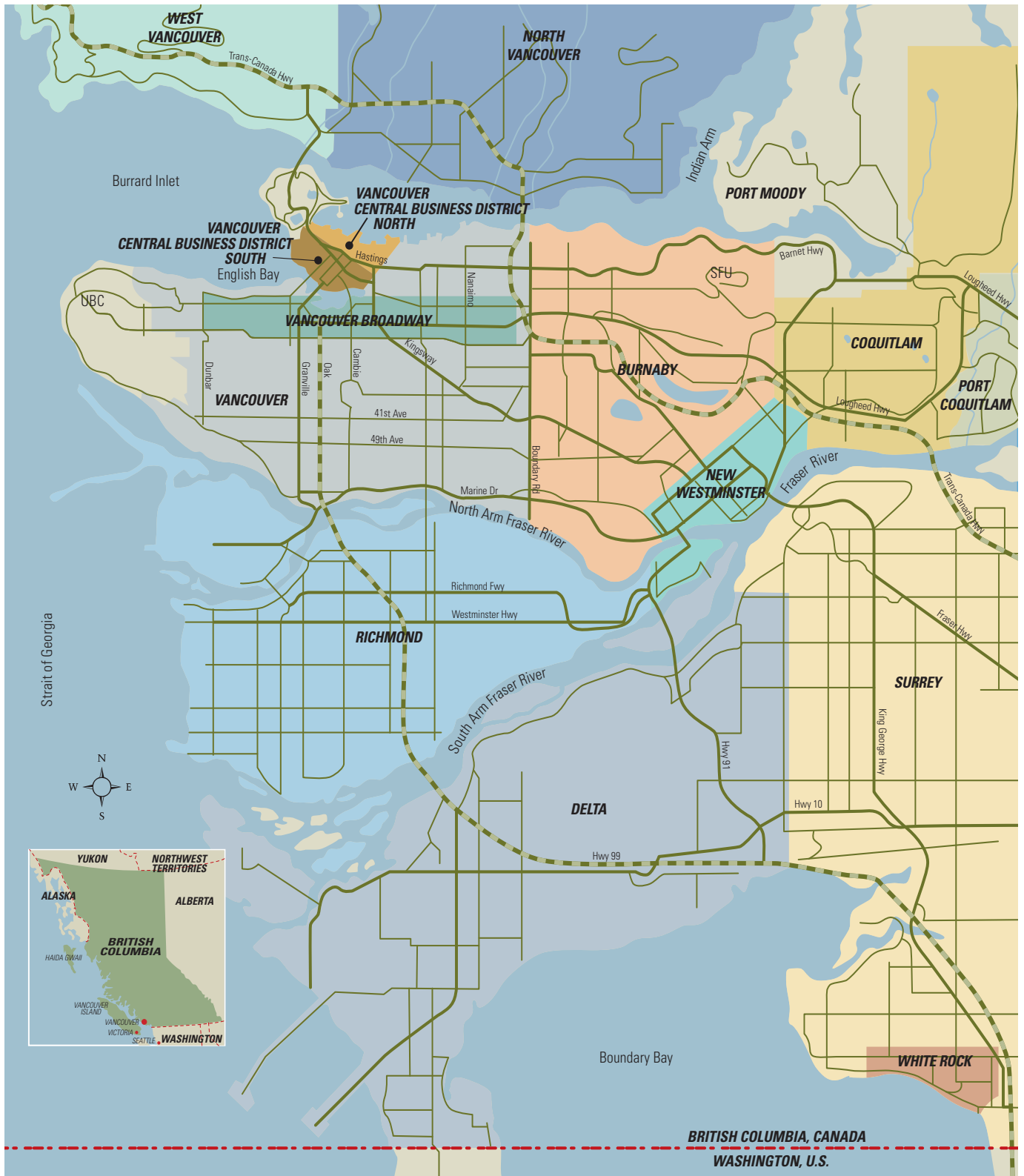
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Refer to the large map (page 38) for the general location of properties. Areas on the map are colour-coded to match the corresponding areas in the directory.

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 CUST	AVERAGE OPERATING COST	BOMA
VANCOUVER DOWNTOWN NORTH															
1166 Alberni St	M—Peterson Commercial 604-689-0603/L—Peterson Commercial/Hazel Chan 604-335-9033	167,350	25,464	192,814	16	144	1979	1999	\$33	\$23.18					•
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	\$15.25					•
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	\$16.50	\$15.86					
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—Peal Management Inc 604-734-3400/L—Peal 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	\$12.07					
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/Dorothy Cheng 604-893-3247/ L—Oxford Properties/Andrew Dickson 604-893-3257	145,727	23,403	176,449	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	\$27.46					•
505 Burrard St/Bentall One	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties/David Haugen 778-328-5964	240,455	16,185	283,730	21	525	1967	2003	n/a	\$26.75					•
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	\$23.10					•
550 Burrard St/B5	M—BentallGreenOak 604-661-5056/L—BentallGreenOak/Jeff Lim 604-661-5619	577,796	n/a	577,796	33	975	2002	2007	n/a	\$21.18					•
595 Burrard St/Bentall Three	M—Hudson Pacific Properties 778-328 5960/L—Hudson Pacific Properties/David Haugen 778-328-5964	459,659	13,846	479,218	32	1,057	1974	1994	n/a	\$25.75					•
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	\$26.45					•
750 Cambie St/Centennial Bldg	M—Peterson Commercial 604-669-5204/L—Peterson Commercial/Patty Willetts 604-699-5203	70,000	n/a	70,000	7	40	1960	2005	\$33	\$18.85					•
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	\$21.33					
425 Carrall St/Old BC Electric Bldg	M—Anthem Properties/Stuart Hamilton 604-235-6971/L—Anthem Properties/Ryan Hall 604-235-3174	91,950	10,522	102,472	6	117	1912	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					•
1067 Cordova St W/Shaw Tower	M—Westbank Corp 604-685-8986/L—Westbank Corp/Emilie Lok	279,000	2,200	532,000	16	333	2004	n/a	n/a	\$25.84					•
111 Dunsmuir St/AMEC Bldg	M—Morguard 604-681-9474/L—Morguard/Michael Walker 604-602-6455	218,416	3,719	222,135	13	242	1994	n/a	n/a	\$20.31					•
570 Dunsmuir St/The Churchill Bldg	M—Transglobe Property Mgmt 604-408-4905/L—CBRE Ltd/Luke Gibson 604-662-5142	56,420	n/a	56,420	8		1942	1998	n/a	\$17.45					
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	100,460	7,260	107,720	10	16	1970	n/a	\$24	\$19.25					•
888 Dunsmuir St/ XCHANGE Conference Centre	L—Cushman & Wakefield/David Mackay/Roger Leggatt 604-639-9335	108,450	4,632	113,082	15	120	1991	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	575,173	35	475	1981	1998	n/a	\$25.75					•
349 Georgia St W/The Post - North Tower	M—Quadreal Property Group/L—Quadreal Property Group/Jeff Rank 604-975-9623	517,375	185,000	759,762	22	2022	n/a	n/a	n/a	n/a					•
349 Georgia St W/The Post - South Tower	M—Quadreal Property Group/L—Quadreal Property Group/Jeff Rank 604-975-9623	517,375	n/a	n/a	19		2019	n/a	n/a	n/a					•
400 Georgia St W/Deloitte Summit	L—Colliers/Marco diPaolo 604-661-0838	367,000	n/a	367,000	24		2020	n/a	n/a	n/a					
401 Georgia St W/	M—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—Colliers/Rob Chasmar 604-6661-0822	103,361	n/a	103,361	10	90	1974	n/a	\$33.50	\$22.70					•
510 Georgia St W/Telus Garden	M—Warrington PCI 604-979-0600/L—JLL/Mark Chambers 604-998-6005	493,854	n/a	493,854	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	\$25.14					•
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	\$25					•

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		60/90A
												AVERAGE	PER UNIT COST	
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	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 604-331-5232/L—CBRE/Eli Applebaum/Bill Coulter 604-662-3000	207,095	n/a	250,000	19	158	1957	1990	n/a	\$23.92	•			
1040 Georgia St W/The Grosvenor Bldg	M—Warrington PCI 778-383-6273/L—Warrington PCI/Jeff Toews/Stephen Duyvewaardt 778-383-6280	195,102	8,648	235,400	22	324	1985	n/a	n/a	\$25.56	•			
1055 Georgia St W/Royal Centre	M—Warrington PCI/David Basford 604-602-4800/L—Avison Young/Matthew Craig 604-647-5076	475,392	152,936	638,328	37	688	1973	2015	\$43	\$23.60	•			
1075 Georgia St W/Arthur Erickson Pl	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 778-383-6273/L—Warrington PCI/Jeff Toews 778-383-6280	140,501	4,682	145,183	16	69	1987	2013	n/a	\$22.68	•			
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 Shibanuma 604-713-6487	199,979	4,594	204,573	21	59	1980	1997	n/a	\$23.36	•			
1281 Georgia St W/Georgia Bldg	L—Colliers/Derek May 604-661-0837	61,032	14,644	75,676	9	67	1959	2006	\$40	\$19.68				
1445 Georgia St W/Phileo Place	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	\$25.29	•			
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	•			
320 Granville St/Bosa Waterfront Centre	M—Bosa Development 604-294-2742/L—JLL/Mark Trepp 604-998-6035	355,000	n/a	374,790	30	2022	n/a	n/a	n/a	•				
409 Granville St/United Kingdom Bldg	M—UKB Properties 604-336-0445/L—Colliers/Derek May 604-661-0837	195,956	15,142	215,000	17	64	1961	1988	\$30	\$19.25	•			
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	\$15.08	•				
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	\$19.35					
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	•			
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	\$16.75	•				
151 Hastings St W/Ormidale Block	M/L—Allied Properties REIT 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	36,317	7,490	43,807	5	1899	2008	n/a	\$19.81	•				
207 Hastings St W/The Dominion Bldg	M—Allied Properties REIT/L—Allied Properties REIT/Vanessa Fraser 587-779-7452	59,659	12,646	72,305	14	1910	1993	n/a	\$20.36	•				
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	\$21.36	•			
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	\$25	\$17.15					
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	\$17.40					
675 Hastings St W/Six Seven Five	M—UPG Uptown Property Group/Oliver Yau 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/Jeeb Sidhu 604-336-8600/L—Colliers/Derek May 604-661-0837	65,435	25,621	91,056	9	1908	1996	\$24	\$18.33					
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	\$16.10					
815 Hastings St W	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	102,838	9,735	112,573	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	80,347	4,418	84,765	10	1914	1992	n/a	\$23.31	•				
900 Hastings St W/900 West Hastings	M—UPG Uptown Property Group/Oliver Yau 604-688-7960/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	97,096	5,370	102,466	14	1966	2009	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	\$21.33	•			
1021 Hastings St W/MNP Tower	M—Oxford Properties/Geoffrey Salt 604-893-3202/ L—Oxford Properties/Andrew Dickson 604-893-3257	277,061	n/a	277,061	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	345,553	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	\$30	\$22.50	•			
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	\$45	\$24.95	•			
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	\$18.43					
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	\$14.54					
580 Hornby St	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	53,398	2,716	56,114	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	\$26.76	•			
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	\$16.98	•				
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	L—Cushman & Wakefield/David Mackay/Roger Leggatt 604-639-9355	146,762	n/a	146,762	15	120	1975	1993	n/a	\$22.31				
1100 Melville St/Sun Life Plaza	M—BentallGreenOak/Michael Cole 604-661-5632/L—BentallGreenOak/Jeff Lim 604-661-5619	151,654	n/a	151,654	16	120	1982	2006	n/a	\$19.88	•			
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	\$24.18	•			
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	\$28	\$20.12	•				
88 Pender St E/Vancouver Film School Bldg	M—Prospero Int'l 604-669-7733/L—Prospero Int'l/June Ip 604-669-3475	31,280	6,209	37,489	5	38	1901	1980	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	•				

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 /SQ FT	AVERAGE OPERATING COST /SQ FT	BOMA
128 Pender St W/Sun Tower	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	76,717	1,672	78,389	17				1912	2011	n/a		\$23.94	•	
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		\$18.76		
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	213,461	8,271	221,732	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	106,583	6,284	112,867	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		\$18.95			
890 Pender St W	M—West Pender Property Group/Mike Rushford 604-683-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	60,088	6,663	66,751	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			\$18.41	•		
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			\$25.66	•		
1112 Pender St W	L—Colliers/Derek May 604-661-0837	52,329	n/a	69,497	10	43	1959	2014	\$23			\$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			\$20.92	•		
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			\$19.26	•		
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			
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			\$18.57			
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	\$35			\$21.27	•		
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			\$13.52			
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			\$19.36			
969 Robson St/Robson Central	M—Morguard 604-681-9474/L—Morguard/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	•		
510 Seymour St/Five Ten	M—Serracan Properties/L—Avison Young/Ronan Pigott/Matt Walker 604-757-4959	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	51,195	n/a	51,195	10		1912	2014	\$38			\$16.08			
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			\$18.16	•		
101 Smith St	L—Colliers/Blake Davies 604-694-7239	30,000	n/a	30,000	5		1910	n/a	n/a			\$17.50			
225 Smith St/The Smith St	L—Cushman & Wakefield/Roger Leggatt 604-640-5882	27,717	n/a	n/a	3		2021	n/a	\$50			\$22			
535 Thurlow St/Phillips Bldg	M—Onni Group 604-802-7711/L—JLL/Scott MacDonald/Andrew Astles 604-990-6020	61,861	n/a	61,861	8	21	1966	1990	n/a			\$14.58			
745 Thurlow St	M—QuadReal Property Group/L—QuadReal Property Group/Jeff Rank 604-975-9623	392,598	8,136	400,734	25	314	2013	n/a	n/a			\$21.86	•		
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	•		
68 Water St/Deighton Bldg	M—Re/Max Commercial Advantage/L—Re/Max Commercial Advantage/John Moody 778-837-3760	27,000	9,500	45,500	5		1899	1985	\$25			\$14			
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/The Wilson Block	M—Low Tide Properties 604-737-7232/L—CBRE/Blair Quinn 604-662-5161	75,000	8,000	82,000	7	45	2020	n/a	n/a			n/a	•		
375 Water St/The Landing	M—Allied Properties REIT/L—Allied Properties REIT/Vanessa Frase 587-779-7452	155,367	30,153	185,520	7	53	1905	1987	n/a			\$25.41	•		
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	n/a			\$25.91	•		
1200 Burrard St	M—Warrington PCI Mgmt 604-602-1887/L—Warrington PCI/Jeff Toews 604-723-4990	61,525	n/a	71,355	10	35	1979	1999	\$30			\$25.56	•		
1280 Burrard St/Offices at Burrard Place	M—Reliance Properties 604-689-1119/L—Reliance Properties/Luke Moran 604-683-2404	130,000	n/a	130,000	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			\$17.52	•		
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			n/a	•		
1001-1085 Cambie St/Yaletown Mews	M—Epic Investment Svcs/Slavica Kosmajac 604-678-0239/L—JLL/Mark Trepp 604-998-6035	65,000	n/a	65,000	3	82	1990	n/a	n/a			\$21.65	•		
1033 Davie St/Davie Bldg	M—Pacific Crown Management/Lucilla Leung 604-263-0907/L—Colliers/Derek May 604-661-0837	33,293	n/a	33,293	6	84	1959	2013	\$25			\$18.75			
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			\$16			
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	•		
1110 Hamilton St	M—Triple F Investments/L—Avison Young/Matt Walker/Robin Buntain 604-647-5074	48,000	n/a	48,000	5		1908	2009	n/a			\$18			
1120 Hamilton St	L—Avison Young/Matt Walker 604-647-5074	20,000	n/a	25,000	4		1918	1996	\$25			\$19			
1132 Hamilton St/Soho Bldg	M—Centurion Investment Properties/L—Avison Young/Matt Walker/Mona Khandan 604-687-7331	41,000	8,000	50,000	6		1914	2011	\$34.50			\$15.32			
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			\$16.90			
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			
855 Homer St/855 Homer Street Inc	M—H&R Building Management/Brendan Richardson 604-689-3800/ L—Cushman & Wakefield/Max Zessel 604-640-5824	94,464	12,252	106,716	6	130	1991	n/a	\$27			\$17			
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			
1008 Homer St/North Western Bldg	M—Zen Properties 604-681-1816/L—JLL/Corbin Macdonald 604-998-6034	44,500	n/a	60,000	5		1908	1998	n/a			n/a			
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			\$22.33	•		
1085 Homer St/The Cossette	M—Epic Investment Svcs/Danielle Diotte 236-858-7253/ L—Epic Investmest Svcs/Andrew Altow 236-521-6447	39,000	14,000	53,621	6	77	2003	n/a	n/a			\$19.63	•		
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			\$22.21	•		
1140 Homer St/Homer Court	M—Transpacific Realty 604-661-0669/L—Colliers/Blake Davies 604-694-7239	26,000	n/a	28,000	3	7	1912	1991	\$25			\$20.87	•		

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	PLANNING STALLS		YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE /SQ FT	AVERAGE OPERATING COST	BOMA
1220 Homer St	M/L—Allied Properties REIT 587-779-7452	21,708	n/a	21,708	3			1946	2000	n/a	n/a				•
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	\$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	\$21				
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					•
815 Hornby St	M—Reliance Properties/L—Reliance Properties/Luke Moran 604-683-2404	61,535	12,000	73,535	6	30	1980	1996	\$30	\$17.32					
865 Hornby St/Chancery Place	M—Morguard 604-681-9474/L—Morguard/Michael Walker 604-602-6455	132,399	10,235	142,634	13	197	1982	n/a	n/a	\$23.51					•
1128 Hornby St/Copeman Healthcare Centre	M—Wesgroup Properties 604-648-1800/L—Wesgroup Properties/Derek Lee 604-788-5323	42,050	n/a	42,050	5	76	1986	2006	n/a	\$22.30					•
1190 Hornby St	M—Concert/Carla Fassbender 604-602-3802/L—Concert/Jeff Juhala 604-602-3711	100,085	n/a	104,494	12	117	1983	2001	n/a	\$19.58					•
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	\$22.23					
900 Howe St	M—Warrington PCI 604-331-5232/L—JLL/Andrew Astles/Mark Trepp 604-998-6045	97,840	5,624	106,721	10	109	1987	2012	n/a	n/a					•
938 Howe St/Pacific Place	L—NAI Commercial/Brian Mackenzie 604-691-6618	67,364	n/a	67,364	14	65	1991	n/a	\$30	\$23.33					
980 Howe St	M—Manulife Real Estate/Kathy Ireland 604-438-2302/ L—Manulife Real Estate/Patrick Henry 604-349-0919	246,582	4,836	n/a	16	217	2015	n/a	n/a	n/a					•
1045 Howe St	M—Narland Management/Elan Burghall 604-681-2747/L—CBRE/Geoff Donnelly 604-662-5130	98,785	2,361	101,146	9	65	1973	2007	n/a	\$19.50					
1080 Howe St/Executive Place Tower	L—NAI Commercial/Brian Mackenzie 604-691-6618	66,000	n/a	66,000	12	52	1996	n/a	\$30	\$19.52					
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	\$14.58					
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	\$16.50					
1152 Mainland St/Yaletown Bldg	L—Avison Young/Robin Buntain/Matt Walker 604-647-50764	34,244	n/a	38,444	4	30	1911	1990	n/a	\$14.10					
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	\$19.05					
910 Richards St	L—CBRE/Alain Riviere 604-662-5110	30,000	n/a	30,000	3		1910	n/a	n/a	\$9.50					
1022 Seymour St	M—Onni Group/Glenn Worner 604-602-7711/L—Onni Group/Mark Reid 604-488-2773	22,000	5,000	27,000	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/Ivy Yung 604-742-3675	28,226	n/a	28,226	5	86	1972	n/a	n/a	\$20.57					•
1505 2nd Ave W/Main Gate	M—Gulf Pacific Group 778-668-9808/L—Avison Young/Justin Omichinski 604-646-8387	30,767	n/a	59,048	5	60	1988	2004	\$28	\$20.11					
107 3rd Ave E/Focal	M—Shon Group/L—Cushman & Wakefield/Matthew MacLean/Chris Newton 604-640-5855	30,000	n/a	30,000	8		2022	n/a	\$40	\$16.80					•
234 3rd Ave W/Ofiswerks	L—CBRE/Ed Ferreira/Kevin Nelson 604-662-5122	50,000	n/a	50,000	4		2023	n/a	n/a	n/a					
111 5th Ave E/Main Alley M3	L—CBRE/Blair Quinn/Tara Finnegan 604-662-3000	63,295	n/a	63,295	3		1977	n/a	n/a	\$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	\$16					
30 6th Ave E	M—Wesgroup Properties 604-648-1800/L—Wesgroup Properties/Derek Lee 604-788-5323	26,481	n/a	26,481	3	25	1980	2020	\$12	\$12.62					•
425 6th Ave W	M—Cressey Development/L—CBRE/Luke Gibson 604-662-5142	140,750	14,500	175,250	10		2021	n/a	n/a	\$16					
525 8th Ave W/Citylink	L—Avison Young/Matt Walker/Ronan Pigott 604-647-5074	62,165	2,277	64,442	8		2020	n/a	n/a	\$18.50					
828 8th Ave W	M—TPMG Capital 604-739-6188/L—TPMG Capital/Ivy Yung 604-742-3675	28,000	n/a	28,000	4		1978	2018	n/a	\$17.25					•
1669 Broadway E/ Robert & Lily Lee Family Health Ctr	M—Wesgroup Properties 604-633-2898/L—Wesgroup Properties/Derek Lee 604-788-5323	47,940	12,845	58,926	4		2010	n/a	n/a	\$15.32					•
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					•
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					
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	\$23	\$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					
2910 Virtual Way/Broadway Tech Centre - Bldg 4	M—Quadreal Property Group/Michael Shumas 604-563-5098/ L—Quadreal Property Group/Jeff Rank 604-975-9623	175,546	n/a	175,546	4		2001	n/a	n/a	\$17.56					•
2920 Virtual Way/Broadway Tech Centre - Bldg 6	M—QuadReal Property Group/Michael Shumas 604-563-5098/ L—QuadReal Property Group/Jeff Rank 604-975-9623	178,000	n/a	178,000	4		2012	n/a	n/a	\$19.34					•
2925 Virtual Way/Broadway Tech Centre - Bldg 1	M—QuadReal Property Group/Michael Shumas 604-563-5098/ L—QuadReal Property Group/Jeff Rank 604-975-9623	113,000	n/a	113,000	4		2008	n/a	n/a	\$20.75					•
2930 Virtual Way/Broadway Tech Centre - Bldg 5	M—QuadReal Property Group/Michael Shumas 604-563-5098/ L—Quadreal Property Group/Jeff Rank 604-975-9623	78,322	n/a	78,322	3	190	2010	n/a	n/a	\$20.34					•
2940 Virtual Way/Broadway Tech Centre - Bldg 7	M—QuadReal Property Group/Michael Shumas 604-563-5098/ L—QuadReal Property Group/Jeff Rank 604-975-9623	78,000	n/a	78,000	3	190	2010	n/a	n/a	\$19.90					•
2955 Virtual Way/Broadway Tech Centre - Bldg 2	M—QuadReal Property Group/Michael Shumas 604-563-5098/ L—QuadReal Property Group/Jeff Rank 604-975-9623	146,000	n/a	146,000	5		2001	n/a	n/a	\$19.02					•
2985 Virtual Way/Broadway Tech Centre - Bldg 3	M—QuadReal Property Group/Michael Shumas 604-563-5098/ L—QuadReal Property Group/Jeff Rank 604-975-9623	112,000	n/a	112,000	4		2001	n/a	n/a	\$20.57					•
2238 Yukon St/The Yukon	L—CBRE/Luke Gibson 604-662-5575	49,000	n/a	49,000	4		2021	n/a	n/a	\$18					
VANCOUVER BROADWAY CORRIDOR															
1770 7th Ave W	M—Low Tide Properties 604-737-7232/ L—Avison Young/Matthew Craig/Justin Omichinski 604-647-5076	51,757	12,708	76,919	5	162	1985	2001	n/a	\$18.13					•
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	\$15.25					
1385 8th Ave W	M—Warrington PCI Mgmt 604-602-1887/L—Warrington PCI/Lenia Calico 604-220-9519	140,163	n/a	140,163	6	159	1982	2021	n/a	\$20.91					•
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	\$19.23					
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	\$19.01					
750 Broadway W/Fairmont Medical Bldg	M—Peterson Commercial 604-699-5205/L—Peterson Commercial/Hazel Chan 604-335-9033	122,880	n/a	133,000	14	144	1960	1997	\$30	\$24.44					•

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORES	PLANNING STALLS		YEAR BUILT	LAST YEAR RENOVATED		AVERAGE RENTAL RATE /SQ FT	AVERAGE OPERATING COST /SQ FT	BOMA
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	189,210	19	292	1974	n/a	\$25	\$26.50	•					
812 Broadway W/Willow Professional Bldg	M —Prospero Int'l 604-669-7733/ L —Prospero Int'l/Jeff Nightingale	20,500	5,202	25,702	7	96	1971	n/a	\$17	\$21.19						
988 Broadway W/Broadway & Oak	M —BlueSky Properties 604-336-8971/ L —Colliers/Marco diPaolo 604-661-0838	82,000	n/a	102,301	11	169	2018	n/a	n/a	\$19.83						
999 Broadway W/BCAA Bldg	M —TPMG Capital 604-739-6188/ L —TPMG Capital/Ivy Yung 604-742-3675	50,862	6,336	62,297	9	150	1972	1993	n/a	\$23.25	•					
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	\$20.31						
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 —Warrington PCI Mgmt 604-602-1887/ L —Triovest Realty Advisors/Lenia Calico 604-220-9519	150,400	n/a	150,400	8	209	1984	2017	n/a	\$22.69	•					
1333 Broadway W	M —Warrington PCI 604-602-1887/ L —Warrington PCI/Lenia Calico 604-220-9519	229,986	11,199	241,185	14	419	1991	2017	n/a	\$22.57	•					
1338 Broadway W/Broadway Pacific Place	L —Dorset Realty Group/Colin Schuss 604-270-1711	31,982	20,413	58,970	4	120	1990	n/a	\$24	\$19.77						
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						
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	•					
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						
1788 Broadway W/Prospect Centre	M —Gammon/William Yuen 604-736-6761/ L —Colliers/Dan Jordan 604-692-1472	40,000	n/a	53,000	9	142	1993	2001	\$23	\$26.02	•					
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 —Epic Investment Svcs/Slavica Kosmajac 604-678-0239/ L —CBRE/Brad Haw 604-662-5132	72,757	14,722	89,056	5	187	1988	n/a	n/a	\$23.59	•					
2145-2165 Broadway W	M —Warrington PCI 604-602-1887/ L —CBRE/Geoff Donelly/Brad Haw 604-662-5130	59,779	n/a	59,779	3	117	1956	n/a	n/a	\$17.14	•					
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	\$24.33	•					
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	\$20.66						
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						
WEST VANCOUVER																
575 16th St/Hollyburn Medical Centre	M —Warrington PCI 778-383-6273/ L —Warrington PCI/Jeff Toews 604-723-4990	21,694	15,541	37,236	3	91	2002	n/a	n/a	n/a	•					
545 Clyde Ave	L —Macdonald Commercial/Mark Hagedorn 604-715-5524	27,858	n/a	27,858	4	78	1972	1992	\$26	\$14.08						
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																
125&145 13th St E/ Millennium Central Lonsdale	L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	32,500	18,000	n/a	2		2024	n/a	n/a	n/a						
126 15th St E/Eastern House	M —Sodican 604-988-0646/ L —Forman Pilkington/Ross Forman 604-980-3003	27,805	10,184	37,989	4	73	1979	n/a	\$27	\$17.95	•					
930 1st St W/Capilano Business Park II	M —BentallGreenOak 604-646-2880/ L —BrantallGreenOak/Tom Evans 604-661-5099	86,618	n/a	86,618	2	129	1992	n/a	\$18	\$8.43	•					
980 1st St W/Capilano Business Park I	M —BentallGreenOak 604-646-2880/ L —Avison Young/Ian Whitchelo/Terry Thies 604-687-7331	84,059	n/a	84,059	2	133	1991	n/a	\$18	\$8.41	•					
949 3rd St W/Capilano Business Park III	M —BentallGreenOak 604-646-2880/ L —BrentallGreenOak/Tim Evans 604.661-5099	121,197	n/a	121,197	2	160	1994	n/a	n/a	n/a	•					
132 Esplanade W/Esplenade Place 1	M —Wesgroup Properties 604-648-1800/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	65,000	8,000	73,000	5	100	1991	n/a	\$23	\$17.69	•					
171 Esplanade W/Esplenade Place	M —Gulf Pacific Group/Ryan Russell 778-668-9808/ 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 778-383-6273/ L —Warrington PCI/Jeff Toews/Steve Duyvewaardt 778-383-6280	154,000	n/a	154,000	6	233	1983	n/a	n/a	\$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	\$13.11						
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	\$16.79	•					
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	\$25	\$13.50						
788 Harbourside Dr/Harbourside Centre	M —GWL Realty Advisors/Cheng Chan/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	33,899	n/a	33,899	2	58	2001	n/a	n/a	\$15.28	•					
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	\$28	\$12.19	•					
889 Harbourside Dr/Harbourside Business Park - Waterfront Bldg 1	M —Concert 604-602-3802/ L —Concert/Jeff Juhala 604-602-3711	74,670	n/a	74,670	3	160	2002	n/a	\$24	\$13.85	•					
1111 Lonsdale Ave	M —Warrington PCI 604-602-1887/ 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	M —Warrington PCI 604-602-1887/ L —Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	21,800	7,000	26,175	4		2010	n/a	\$23.50	\$16.57	•					
1200 Lonsdale Ave/Lonsdale Place	M —Turner Meakin/Brian Meakin 604-736-7020/ L —Avison Young/Matt Thomas 604-687-7331	27,095	9,992	34,460	3	61	1980	2002	\$25	\$16.50						
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/The Valley Centre	M —Warrington PCI 778-383-6273/ L —Warrington PCI/Jeff Toews 778-383-6280	38,539	n/a	40,000	3	126	1988	2000	n/a	\$21.50	•					
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	\$18	\$12.82						
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	\$18	\$12.82						
VANCOUVER																
2889 12th Ave E/Renfrew Centre	M —Epic Investments Svcs/Danielle Diotte 236-858-7253/ L —Epic Investment Svcs/Andrew Altow 236-521-6447	151,143	n/a	170,021	7	425	2016	n/a	n/a	\$14.85	•					
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	\$15.14	•					

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 /SQ FT	AVERAGE OPERATING COST /SQ FT	BOMA
5655 Cambie St /Oakridge Place	M —Prospero Int'l 604-669-7733/ L —Prospero Int'l/Jeff Nightingale	20,149	6,749	26,898	3				1965	n/a	n/a	\$19	\$25.83			
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	n/a	\$25.68	•				
2055 Columbia St / Fifth + Columbia by Nicola Wealth	L —CBRE/Tara Finnegan/Blair Quinn 604-662-5159	25,000	n/a	n/a	4		2022	n/a	n/a	n/a	\$20					
2233 Columbia St	M —Allied Properties REIT/ L —Allied Properties REIT/Sydney von Vegesack 587-779-6154	28,443	n/a	28,443	4	25	2018	n/a	n/a	n/a	n/a	•				
3425 Crowley Dr /Evergreen Health Centre	M —Concert/Penny Hall 604-602-3829/ L —Concert/Faye Tam 604-602-373736	20,207	n/a	20,207	3	36	2000	n/a	n/a	n/a	n/a	•				
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	2013	\$27	\$15						
1868 Glen Dr /GX Bldg	L —Re/Max Central/Steve Hall/Braden Hall 604-718-7317	50,000	n/a	50,000	2		2002	n/a	\$14	\$12.24						
3195 Granville St /Hycroft Centre	M —Wesgroup Properties 604-633-2890/ L —CBRE/Luke Gibson/Blake Newton 604-662-5142	35,245	500	36,500	3	81	1957	1999	n/a	\$18.33	•					
2710 Kaslo St /Kaslo at Renfrew District	L —Cushman & Wakefield/Roger Leggatt 604-640-5882	218,350	n/a	218,350	7	190	2023	n/a	n/a	n/a						
450 Marine Dr SW /Marine Drive	M —Triovest 604-484-0901/ L —Triovest/Julie De Cottiis 604-642-4514	372,230	480	372,710	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	\$13.98						
1296 Station St /False Creek Station	M —GWL Realty Advisors Inc/ L —Colliers/Rob Chasmar 604-661-0822	270,000	6,000	276,000	13		2021	n/a	n/a	n/a	•					
5511 West Blvd / Cedarhurst Professional Bldg	M —TPMG Capital 604-739-6188/ L —TPMG Capital/Glenn Wood 604-742-3463	19,742	6,841	26,583	3	57	1976	2003	n/a	\$21.60	•					
BURNABY																
8525 Baxter Pl /Production Court I	M —Narland Management/Elan Burghall 604-681-2747/ L —Colliers/Rob Chasmar 604-661-0822	44,071	n/a	44,071	2	296	1999	n/a	\$22	\$15.94						
8555 Baxter Pl /Production Court II	M —Narland Management/Elan Burghall 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						
4676 Brentwood Blvd / The Amazing Brentwood Bldg 3	M —Shape Properties 604-681-2358/ L —Shape Properties/Helen Rego 604-694-2282	78,000	n/a	n/a	3		2022	n/a	n/a	\$13.46	•					
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	\$17.08	•					
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	\$18.02						
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	\$18.73						
4585 Canada Way / Canada Way Business Park	M —Warrington PCI 604-602-1887/ L —Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	98,802	n/a	98,802	4	94	1982	1996	n/a	\$15.61	•					
4595 Canada Way / Canada Way Business Park	M —Warrington PCI 604-602-1887/ L —Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	50,035	n/a	50,035	4	94	1982	1996	n/a	\$15.89	•					
4601 Canada Way / Canada Way Business Park - Bldg A	M —Warrington PCI 604-602-1887/ L —Avison Young/Glenn Gardner/Matthew Craig/Sean Keenan 604-647-5076	87,051	n/a	101,100	5	345	2000	n/a	n/a	\$15.96	•					
4611 Canada Way / Canada Way Business Park - Bldg B	M —Warrington PCI 604-602-1887/ L —Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	72,000	n/a	72,000	4	298	2001	n/a	n/a	\$15.48	•					
4621 Canada Way / Canada Way Business Park - Bldg C	M —Warrington PCI 604-602-1887/ L —Avison Young/Glenn Gardner/Matthew Craig/Sean Keenan 604-647-5076	72,000	n/a	72,000	4	279	2001	n/a	n/a	\$18.18	•					
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	\$18.50	•					
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	\$19.59						
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	\$20.35						
7350 Edmonds St /Kings Crossing	M —Cressey Development/ L —CBRE/Luke Gibson 604-662-5142	63,372	7,055	70,427	6	24	2018	n/a	\$28	\$16.50						
3383 Gilmore Way /DiscoveryGreen	M —Manulife Real Estate/Kathy Ireland 604-438-2302/ L —Manulife Real Estate/Patrick Henry 604-349-0919	146,537	n/a	146,537	5	414	2009	n/a	n/a	n/a	•					
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	\$18.39						
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						
3555 Gilmore Way /West Wing	M —Warrington PCI 604-602-1887/ L —Warrington PCI/Stephen Duyvewaardt 778-383-6272	55,251	n/a	55,251	3	331	2001	n/a	\$19.50	\$17.24	•					
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/Alain Riviere 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	\$14.20						
4225 Kincaid St /Kodak Bldg	M —Warrington PCI 604-602-1887/ L —JLL/Mark Trepp 604-998-6035	70,550	n/a	169,178	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	\$16.69	•					
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	\$21	\$15.32						
4555 Kingsway /Central Park Place	L —Bosa Commercial/Alycia Kramer 604-558-8665	170,000	30,000	200,000	18	390	2000	2008	n/a	\$16.78						
4603 Kingsway /Metropointe	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	\$20.31	•					
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	\$20.45	•					
4789 Kingsway /Centrepont	M —Orr Development 604-731-8261/ L —Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	71,236	n/a	73,934	6	154	2007	n/a	\$26	\$15	•					
5172 Kingsway /Burlington Square	L —NAI Commercial/Brian Mackenzie 604-691-6618	23,000	n/a	25,984	3	75	1982	1991	\$18	\$16						
0 Lougheed Hwy /Gilmore Place Phase 1	M —Onni Group 604-602-7711/ L —Onni Group/Gianni Laudisio 604-488-2765	83,869	n/a	n/a	34		2024	n/a	n/a	n/a						
4180 Lougheed Hwy / Lougheed Commerce Court I	M —Onni Group 604-373-4436/ L —Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	86,521	n/a	86,521	6	453	1984	n/a	n/a	\$13.46						
4190 Lougheed Hwy / Lougheed Commerce Court II	M —Onni Group 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	M —Warrington PCI 604-602-1887/ L —Warrington PCI/Jeff Toews 778-383-6280	110,000	23,000	133,000	12	300	2010	n/a	n/a	\$15.52	•					

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		BOMA
4664 Lougheed Hwy	M—Peterson Commercial 604-699-5266/L—Peterson Commercial/Hazel Chan 604-335-9033	195,883	n/a	195,883	3	348	1975	1999	n/a	\$25	\$17.10	•			
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	\$17	\$15					
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					
3292 Production Way/Lake City Centre	M—Epic Investment Svcs/Slavica Kosmajac 604-678-0239/ L—Epic Investment Svcs/Andrew Altow 236-521-6447	108,966	7,225	113,413	6	218	2008	n/a	\$26	\$13.59	•				
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	\$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	\$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	\$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	3		2021	n/a	n/a	\$17.50	•				
6060 Silver Ave/Station Square Phase 2	M—Anthem Properties 604-689-3040/L—JLL/Mark Chambers/Mark Trepp 604-998-6005	52,804	n/a	78,000	3	1,150	2018	n/a	n/a	\$17.50	•				
4350 Stil 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	\$16.13	•				
4185 Stil 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	51,416	n/a	51,416	3	131	1990	n/a	n/a	\$16.95	•				
4321 Stil Creek Dr/1506 Willingdon Park	M—Triovest Realty Advisors 604-294-3544/L—Triovest Realty Advisors/Julie de Cotiis 604-642-4514	298,843	n/a	298,843	6	684	2001	n/a	n/a	\$15.92	•				
4333 Stil Creek Dr/1507 Willingdon Park	L—JLL/Mark Trepp/Mark Chambers 604-998-6035	67,305	n/a	67,305	4	211	2001	n/a	n/a	\$17.06					
4370 Stil Creek Dr/1509 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie DeCotiis 604-642-4514	180,199	n/a	180,199	4	247	2010	n/a	n/a	\$15.67	•				
4401 Stil 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	\$16.39					
3001 Wayburne Dr/ Canada Way Business Park North	M—Warrington PCI 604-602-1887/L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	102,000	n/a	102,000	2	340	1996	2001	n/a	\$15.65	•				
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	\$18.90					
COQUITLAM															
2950 Glen Dr/The Oasis	M—Onni Group 604-602-7711/L—Cushman & Wakefield/Craig Ballantyne 604-683-3111	24,000	15,000	39,000	7		2013	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	\$13.40					
PORT COQUITLAM															
2755 Lougheed Hwy/Poco Place	M—Narland Management/Elan Burghall 604-681-2747/ L—Cushman & Wakefield/Craig Ballantyne/Liam Boulton 604-608-5928	59,993	103,929	163,844	7	573	1981	2003	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	\$15.32	•				
625 Agnes St/Queen's Court	M—Warrington PCI 604-602-1887/L—Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	67,562	n/a	82,042	5	97	1981	1991	n/a	\$13.35	•				
435 Columbia St/The Boucher Bldg	L—Warrington PCI/Jeff Toews 778-383-6280	34,696	9,596	45,763	3		1989	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	•				
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	n/a	\$30	\$16.74	•			
11 Eighth St/Anvil Office Tower	M—H&R Building Management/Brendan Richardson 604-689-3800 ext 105/ L—Cushman & Wakefield/Max Zessel 604-640-5824	137,330	n/a	137,330	14	165	2014	n/a	\$25	\$14.87					
223 & 233 Nelson's Cres/ The Brewery District Bldg 2	M—Wesgroup Properties 604-633-2898/L—Wesgroup Properties/Jean Batie 604-633-2887	60,000	48,000	108,000	6		2010	n/a	n/a	n/a	•				
268 Nelson's Crt/ The Brewery District Bldg 7	M—Wesgroup Properties 604-633-2898/L—Avison Young/Matt Walker/Josh Sookero 604-647-5074	34,527	n/a	n/a	30		2023	n/a	n/a	\$16.21	•				
960 Quayside Dr/First Capital Place	L—CBRE/Luke Gibson/Michael White 604-662-5142	48,094	16,998	65,092	4	130	1988	n/a	\$30	\$15.90					
522 Seventh St/ Seventh St Professional Building	L—William Wright Commercial/Stathis Savvis/Nathan Armour 604-545-0636	25,183	n/a	25,183	3	70	1974	2001	\$18	\$13.77					
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	•				
628 Sixth Ave/Royal Bank Bldg	M/L—Value Property Group 604-606-7001	55,581	13,929	69,510	6	140	2000	2014	n/a	\$17.25					
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	•				
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	\$23.91	•				
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	•				
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	•				
610 Sixth St/Royal City Centre	M—Strathallen Property Mgmt 604-526-8064/ L—William Wright Commercial/Mark Nemish/Bikram Singh 604-545-0636	155,000	192,000	347,000	2		1992	n/a	\$15	\$13.60					
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	\$19	\$21.76	•				
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	\$15.81	•				
3820 Cessna Dr/ BCIT Aerospace Technology Campus	M—BCIT/L—Epic Investment Svcs/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	\$9.75					
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	\$17.50	\$13.93					
13511 Commerce Pkwy/ Crestwood Corporate Centre 3	M—Peterson Commercial/Mimi Kwong 604-335-8841 /L—Peterson Commercial/Patty Willetts 604-688-4885	40,130	n/a	40,130	1	130	1989	2007	n/a	\$13.65	•				
13551 Commerce Pkwy/ Crestwood Corporate Centre 4	M—Peterson Commercial/Mimi Kwong 604-335-8841 /L—Peterson Commercial/Patty Willetts 604-688-4885	54,788	n/a	54,788	2	112	1990	2006	n/a	\$13.07	•				

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	AVERAGE OPERATING COST	BOMA
13571 Commerce Pkwy/ Crestwood Corporate Centre 5	M —Peterson Commercial/Mimi Kwong 604-335-8841 /L —Peterson Commercial/Patty Willetts 604-688-4885	78,151	n/a	78,151	2	232	1993	2005	n/a	n/a	\$14.70	•			
13775 Commerce Pkwy/ Crestwood Corporate Centre 7	M —Peterson Commercial/Mimi Kwong 604-335-8841 /L —Peterson Commercial/Patty Willetts 604-688-4885	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/Mimi Kwong 604-335-8841 /L —Peterson Commercial/Patty Willetts 604-688-4885	80,533	n/a	80,533	3	244	1996	2019	n/a	n/a	\$14.29	•			
13800 Commerce Pkwy/ Crestwood Corporate Centre 1	M —Peterson Commercial/Mimi Kwong 604-335-8841 /L —Peterson Commercial/Patty Willetts 604-688-4885	181,588	n/a	181,588	2	447	1989	n/a	n/a	n/a	•				
13575 Commerce Pky/ Crestwood Corporate Centre 6	M —Peterson Commercial/Mimi Kwong 604-335-8841 /L —Peterson Commercial/Patty Willetts 604-688-4885	76,971	n/a	76,971	2	233	1993	2004	n/a	n/a	\$14.54	•			
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	n/a	\$15.91	•			
5811 Cooney Rd/Pacific Business Centre	M —Warrington PCI/ L —CBRE/Luke Gibson/Michael White 604-662-5142	100,254	n/a	104,227	6	251	1989	1995	\$25	\$14.69	•				
8100 Granville Ave/Richmond Place	M —Warrington PCI 604-688-5658/ L —Warrington PCI/Jeff Toews 778-383-6280	90,605	n/a	95,572	9	226	1987	2008	n/a	n/a	\$16.89	•			
13700 International Pl/ Crestwood Corporate Centre 2	M —Peterson Commercial/Mimi Kwong 604-335-8841/ L —Peterson Commercial/Patty Willetts 604-688-4885	81,713	n/a	81,713	3	242	1998	n/a	n/a	n/a	\$13.56	•			
13711 International Pl/ Crestwood Corporate Centre 10	M —Peterson Commercial/Mimi Kwong 604-335-8841 /L —Peterson Commercial/Patty Willetts 604-688-4885	81,836	n/a	81,836	3	237	1999	n/a	n/a	n/a	\$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	n/a	\$14.23	•			
3600 Lysander Ln	M —Warrington PCI 604-688-5658 /L —Cushman & Wakefield/Matthew MacLean/Frances Wu 604-640-5855	150,000	n/a	150,000	5	460	1989	2007	n/a	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	n/a	n/a	\$17.18				
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	\$13.50	\$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	n/a	\$10.25				
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	n/a	\$14.59	•			
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	n/a	\$15.55	•			
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	n/a	\$14.72	•			
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	n/a	\$14.44	•			
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	n/a	\$13.39	•			
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	n/a	\$13.71	•			
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	n/a	\$14.54	•			
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	n/a	\$14.96	•			
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	n/a	\$14.65	•			
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	n/a	\$14.38	•			
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	n/a	\$13.41	•			
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	n/a	\$13.38	•			
13071 Vanier Pl/ 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	n/a	\$14.60				
13091 Vanier Pl/ Richmond Corporate Centre 6	M/L —Alpha Equities Ltd 604-279-0344	50,344	n/a	50,344	3		1998	n/a	n/a	n/a	\$14.68				
13111 Vanier Pl/ 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 Pl/ 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 Pl/ Richmond Corporate Centre 3	M/L —Alpha Equities Ltd 604-279-0344	35,104	n/a	50,452	2		1990	n/a	n/a	n/a	\$12				
13160 Vanier Pl/ 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/Sean Bagan 604-661-0281	30,034	n/a	49,772	2		1991	n/a	\$14	\$8	•				
4020 Viking Way/ International Business Park - Bldg D	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Sean Bagan 604-661-0281	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/Sean Bagan 604-661-0281	31,259	n/a	47,475	2		1996	n/a	\$14	\$8	•				
4320 Viking Way/ International Business Park - Bldg E	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Sean Bagan 604-661-0281	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/Sean Bagan 604-661-0281	44,069	n/a	100,033	2		1991	n/a	\$14	\$6.50	•				
4620 Viking Way/ International Business Park - Bldg F	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Colliers/Sean Bagan 604-661-0281	24,990	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	38,435	n/a	38,435	2	108	1974	2004	\$14	\$11.73	•				

Address/Building name	M—Management company/Contact/Phone L—Leasing company/Contact/Phone	OFFICE SQUARE FEET		RETAIL SQUARE FEET		TOTAL SQUARE FEET		STORES	PLANNING STALLS		YEAR BUILT	LAST YEAR RENOVATED		ANCHORAGE RENTAL RATE /SQ FT	AVERAGE RENTAL RATE /SQ FT	60/90/120
7031 Westminster Hwy/ Richmond Professional	M —Prospero Int'l 604-669-7733/ L —Prospero Int'l/Jeff Nightingale 604-699-3483	29,000	3,000	32,000	3	100	1978	1995	\$19	\$19.19						
13888 Wireless Way/ Commerce Court International V	L —CBRE/Michael White 604-662-5120	116,530	n/a	116,530	2	515	2008	n/a	n/a	\$11.26						
SURREY																
15117 101 Ave	M —Bosa Commercial 604-294-0666/ L —Avison Young/Matthew Craig/Josh Sookero 604-647-5076	55,000	n/a	55,000	4	119	1985	2016	n/a	\$13.10	•					
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	\$14.27						
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	M —Epic Investment Svcs/ L —Avison Young/Matthew Craig/Josh Sookero 604-647-5076	56,000	38,500	94,500	4	215	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	\$14.24						
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	\$13.50						
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	\$14.22						
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	\$15.47						
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	\$14						
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						
7337 137 St/Newton Landmark II	M —Oviedo Property Mgmt 778-218-2657/ L —Cushman & Wakefield/Cody Buchamer 604-608-5999	48,880	n/a	48,880	4	90	1996	n/a	\$22	\$11.37						
9639 137A Ave/City Centre Phase 2	M —Lark Group/ L —Colliers/Jason Teahen/Rob Chasmar 604-661-0847	159,000	21,000	180,000	12		2018	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	\$15.90	•					
2055 152 St/Pacific Plaza	L —RE/MAX Commercial Advantage/Ryan Schwartz 604-510-5555	20,000	21,000	40,000	3		1990	n/a	\$30	\$11						
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	\$9.06						
5620 152 St/Rodeo Square	L —Marcus & Millichap/Claudia Claassen 604-834-6680	22,000	n/a	34,000	3		2008	n/a	\$22	\$16.80						
10470 152 St/Guildford Corporate Centre	M —Warrington PCI 604-602-1887/ L —Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	102,083	16,506	123,885	6	336	1997	n/a	n/a	\$15.27						
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/Ryan Schwartz 604-510-5555	44,089	n/a	n/a	3		2013	n/a	\$24	\$10.50						
2121 160 St/Grandview Pointe	L —Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	36,512	2,532	39,044	3		2014	n/a	\$25	n/a						
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						
12522 32 Ave/ Morgan Creek Corporate Centre	M —Morgan Creek Corporate Centre/Rick Friesen 604-531-6373/ L —Re/Max Commercial Advantage/Ryan Schwartz 604-510-5555	75,000	n/a	75,000	3	250	2003	n/a	\$22	\$10.43						
14928 56 Ave	L —Re/Max Commercial Advantage/Gordon MacPherson/Ryan Schwartz 604-510-5555	53,969	n/a	53,969	3		2008	n/a	\$25	\$9						
16088 84 Ave/Fleetwood Professional Centre	M —Lark Group/Larry Fisher 604-576-2935/ L —CBRE/Nicholas Westlake 604-662-5115	27,000	3,000	30,000	3	90	1994	n/a	\$22	\$11.12						
20159 88 Ave/Thunderbird Centre	M / L —BentallGreenOak 604-661-5002 604-661-5699	20,000	170,000	190,000	2		2006	n/a	n/a	n/a	•					
13737 96 Ave/City Centre Phase 1	M —Lark Group/ L —Colliers/Jason Teahen/Rob Chasmar 604-661-0822	119,000	23,000	142,000	12	600	2014	n/a	\$38	\$14						
13761 96 Ave/City Centre Phase 3	M —Lark Group/ L —Colliers/Jason Teahen/Rob Chasmar 604-661-0847	110,000	7,447	117,447	10	293	2021	n/a	\$35	\$14						
2626 Croydon Dr/ Grandview Business Centre	L —Colliers/Jason Teahen 604-661-0847	72,000	n/a	72,000	4		2011	n/a	\$27	\$9.50						
2630 Croydon Dr/Croydon Business Centre	L —Colliers/Jason Teahen 604-661-0847	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						
7404 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	111,000	n/a	2	845	n/a	n/a	n/a	\$17.68	•					
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/HUB 9850	L —Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	100,000	n/a	15		2021	n/a	\$35	n/a						
9905 King George Blvd/Holland Parkside	L —Cushman & Wakefield/Roger Leggatt 604-640-5882	190,000	n/a	190,000	8		2024	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	•					
LANGLEY																
8063 199 St/Langley Business Centre	L —Cushman & Wakefield/Cody Buchamer Adam Frizzell 604-608-5999	51,000	n/a	51,000	3		2020	n/a	n/a	\$14						
8700 200 St/Langley 200 Business Ctr Bldg A	M —Mitchell Group/ L —Cushman & Wakefield/Roger Leggatt/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 Leggatt/Max Zessel 604-640-5882	95,283	n/a	95,283	6		2013	n/a	n/a	\$14.61						
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	\$10.40						
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	\$16.50	\$11.25						
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	\$10.52						
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	107,000	23,000	130,000	6	458	2020	n/a	n/a	\$15.20	•					
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 Leggatt 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 604-602-7711/ L —Cushman & Wakefield/Craig Ballantyne 604-608-5928	185,000	100,000	285,000	6	78	2008	n/a	n/a	\$11						
220 Brew St/Suter Brook Village South	M —Onni Group 604-602-7711/ L —Cushman & Wakefield/Craig Ballantyne 604-608-5928	138,946	26,170	163,772	9		2016	n/a	n/a	\$14						



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