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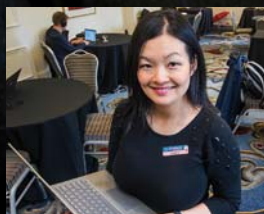
BOMA BC'S COMPLETE GUIDE TO B.C.'S DYNAMIC OFFICE ENVIRONMENT

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CONTENTS



32

COLUMN



Buntain—18

COLUMN



Sharma—22

FEATURES

14 LANDING LANDMARKS

The four-tower Bentall Centre and iconic 'MacBlo' building sell as investors jostle for space in Vancouver's top-tier office sector

19 SUPER FLEX OFFICES

Entrepreneurs check into hotels and condo amenity space as rising rents, low vacancies characterize traditional downtown towers

24 BOMA BC ... AND THE FINALISTS ARE

Companies shortlisted for the 2019 BOMA BC awards

26 DOWNTOWN'S ASCENDING SKYLINE

In the next four years office inventory will increase 20 per cent with 4.6 million square feet delivered in at least 10 contemporary new towers

32 LOOKING UP IN OUTLIER MARKETS

Victoria and Kelowna: seductive yields and big-city-style amenities lure office developers and tenants from the Lower Mainland

36 BEYOND SECURITY

Vancouver office building managers are often the first responders to issues around homelessness

COLUMN



Fleguel—29

19



EDITOR'S LETTER

6

BOARD OF DIRECTORS

8

SPONSORS

8

BRIEFS

10, 30, 31

INFOGRAPHICS

12

B.C.'S BIGGEST

Security companies 38

Commercial property managers 40

Commercial real estate brokerages 42

DIRECTORIES

Office buildings 43

Industrial/office parks 54

26



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EDITOR'S LETTER

INVESTMENT, INNOVATION TOP OFFICE HEADLINES



FRANK O'BRIEN

In the first quarter of this year, sales of just two office properties in Vancouver represented a dollar volume equal to half the office transactions across the province in 2018.

Foreign investors, this time from the U.S., purchased the four towers of the landmark Bentall Centre that have dominated Vancouver's skyline for a generation and remain nearly 100 per cent leased. Just days later, a trio of local buyers bought the iconic MacMillan Bloedel office tower, designed by Vancouver's late, legendary architect Arthur Erickson and completed 50 years ago.

But 2019 is also about modern innovation, as the dramatic new towers rising will set the standard for the next half-century and beyond.

At least 10 new office towers will ascend in Vancouver over the next three to four years, the majority of them constructed to Leadership in Energy and Environmental Design (LEED) standards and utilizing the ongoing energy-saving oversight of the Building Owners and

Managers Association of BC, which itself is recognized for its leadership in sustainability.

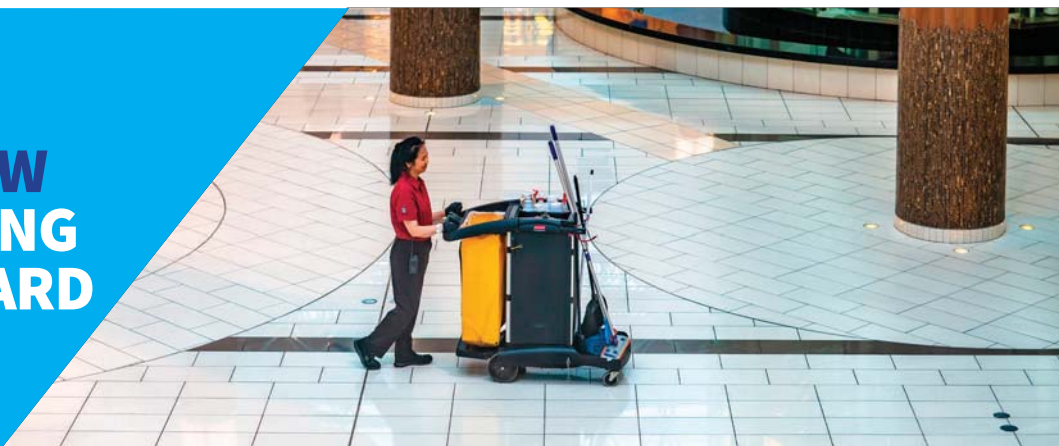
Many of the new towers will feature applications destined to become standards in the office environment. These include a smart window technology that controls heat and glare and reduces energy consumption and costs, while also improving the health and wellness of those working in the space. It is being installed in a triple-A, 102,000-square-foot new office tower on West Broadway in Vancouver.

The tallest office tower in Vancouver is ascending to a 2022 completion as among the first in Canada designed and built to be "net-zero carbon emissions". This means the building will be fully powered from renewable energy sources.

In Vancouver, Victoria and Kelowna, office developers are merging retail, industrial and even housing into new office projects as the office industry continues to blaze new paths.

The Bentall towers and "MacBlo" building prove the staying power of Vancouver's office sector. We are proud in this annual *Office Space* to capture the next generation of iconic office towers.

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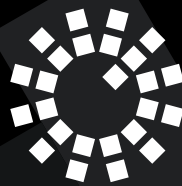


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BRIEF

New offices sport 'giant sunglasses'

Canada's first major office tower totally equipped with smart new electric-powered, sunglasses-like windows that automatically react to sunlight has opened at 988 West Broadway in Vancouver.

The 107,000-square-foot triple-A-class tower by BlueSky Properties has had View smart windows installed on 10 floors of the 11-story building.

The double-pane windows are programmed to track the sun and change the shading in response. While the windows reduce a building's energy use by an estimated 20 per cent compared with conventional glazing, View is promoting the wellness aspects of the technology.

"There is more of a focus now on the health and well-being and the productivity of the occupants," says Guthrie Cox, president, Canada, for View Inc., which has offices in Vancouver, Toronto and Calgary.

A recent survey by the *Harvard*

Business Review showed 78 per cent of office employees believe access to natural light and views improves their well-being, and 70 per cent report it improved work performance.

View's electrochromic windows use a single-line, low-voltage electrical current that allows a micro-thin layer of metal oxide to reflect or absorb light, tinting or untinting the windows. Cox says that 1,800 square feet of View windows draw the same power as a 60-watt light bulb, even when tinting.

"It is like giant sunglasses," quips View spokeswoman Linh Nguyen, who estimates 400 buildings in North America have had the View smart glazing installed, with another 150 in progress.

The windows can help qualify a building to up to 13 LEED (Leadership in Energy and Environmental Design) credits, according to View.

The typical net fully installed cost of the View smart glass is \$130



View Smart windows in a Broadway office tower darken in reaction to sunlight or with the use of a mobile app • SUBMITTED

per square foot in the curtain wall applications of office buildings, Cox says, but added reductions in energy use, blinds and overhangs

lower the net cost.

"We are currently investigating the BOMA BEST endorsement for these projects," Cox says.

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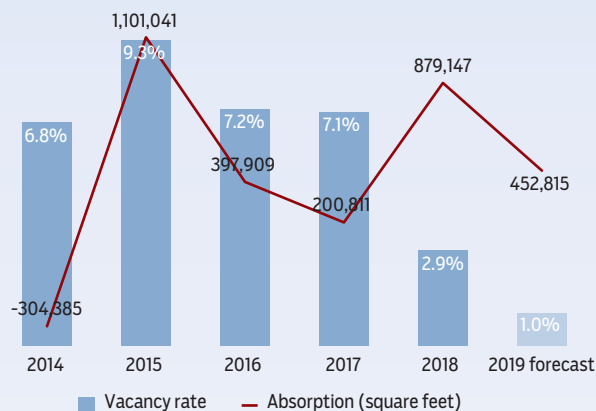
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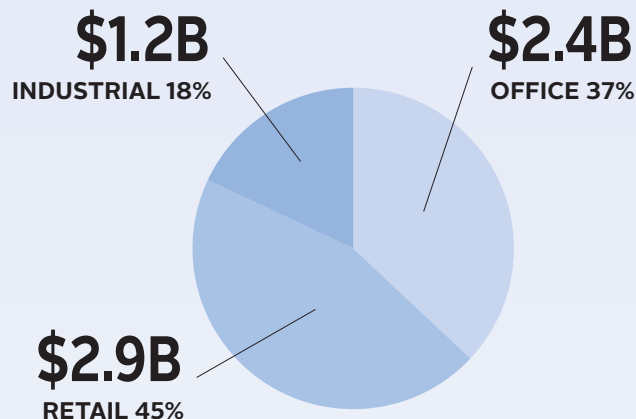
FIVE-YEAR DOWNTOWN OFFICE VACANCY AND ABSORPTION



2019 FORECAST: 12-MONTH PROJECTION 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

2018 B.C. COMMERCIAL REAL ESTATE INVESTMENT SALES

TRANSACTIONS GREATER THAN \$5 MILLION



2018 DOWNTOWN VANCOUVER: NET RENTAL LEASE RATES

Class	Inventory (square feet)	Vacancy rate (per cent)	Average net rental* (per square foot)
AAA	4.98 million	2.6%	\$32-\$60
A	8.1 million	1.9%	\$28-\$52
B	6.63 million	2.8%	\$25-\$42
C	3.14 million	6.3%	\$22-\$30
Total	22.85 million	2.9%	

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

METRO VANCOUVER OUTLIER OFFICE PERFORMANCE

District	Total inventory (square feet)	Total vacancy rate	Absorption (square feet)
Vancouver-Yaletown	2.07 million	1.8%	49,104
Vancouver-Broadway	6.93 million	4.9%	400,511
Burnaby	9.31 million	7.7%	178,963
Richmond	4.21 million	7.4%	99,314
Surrey	2.9 million	6.8%	96,007
North Shore	1.45 million	10.3%	38,999
New Westminster	1.68 million	13%	60,578

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

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LANDING LANDMARKS

The four-tower Bentall Centre and iconic 'MacBlo' building sell as investors jostle for space in Vancouver's top-tier office sector

Hudson Pacific Properties

senior vice-president

Andy Wattula: U.S. firms

Blackstone Property

Partners and Hudson

Pacific purchased the

iconic Bentall Centre four-
tower office complex in

March • ROB KRUYT



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THE LONG TERM



NADEEM MEGHJI

Head of real estate
Americas, Blackstone
Property Partners

SPECIAL REPORT

The sale of the four-tower Bentall Centre and the landmark MacMillan Bloedel building in downtown Vancouver – bought within days of each other in the first quarter by separate purchasers – indicate the attraction of one of Canada's top office markets.

The Bentall Centre in downtown Vancouver, bought by a joint venture led by Blackstone Property Partners (BPP) and Hudson Pacific Properties, is the biggest B.C. real estate deal so far in 2019, and perhaps for the decade.

Both Blackstone and Hudson Pacific are based in the United States.

A BPP affiliate will own 80 per cent of the 1.45-million-square-foot complex, with Hudson Pacific owning 20 per cent.

Hudson Pacific will serve as the operating partner responsible for day-to-day operations and development. Blackstone will act as the managing partner. The transaction is expected to close in the second quarter of this year.

Principals in the transaction declined to release the sale price, citing confidentiality. CBRE in Vancouver, which was involved in brokering the deal, also refused comment on financial arrangements.

The portfolio was sold in 2016 to China-based Anbang Insurance Group for \$1.06 billion in what is still the largest single real estate deal in Vancouver's history. Following the 2017 arrest of Anbang's founder and chairman on fraud charges, the Chinese government seized the company's assets, including the Bentall Centre.

The recent transaction is the first foray into Vancouver by Los Angeles-based Hudson Pacific, which owns and operates about 17 million square feet of commercial space across the western U.S.

"We have always viewed Vancouver, with its proximity to Seattle, growing tech and media industries, high quality of life and favourable immigration policies, as a natural expansion market for our office and studio portfolios," says Victor Coleman, chairman and CEO of Hudson Pacific, adding the Bentall transaction would

coming soon



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LANDING LANDMARKS

The Arthur Erickson-designed 1075 West Georgia office building was bought in March by Canadian investors Reliance Properties, KingSett Capital and Crestpoint Real Estate Investments • CHUNG CHOW



provide it immediate scale in Vancouver's financial core.

The purchase affords the ability to build another office tower, one of the few remaining large-scale office development opportunities in downtown Vancouver.

In an emailed statement, a Hudson spokesman says, "We have by-right entitlements to develop up to a 500,000-square-foot office tower, with the exact scope and design of that project remaining to be determined."

Bentall Centre contains Class A office towers Bentall 1-4, totalling 1.3 million square feet, as well as 140,000 square feet of retail space. The office space is 97 per cent leased to major tenants.

In addition to fully renovating the retail promenade, the joint venture plans to substantially upgrade the indoor and outdoor common areas at all four towers, says Hudson senior vice-president Andy Wattula.

Nadeem Meghji, head of real estate, Americas, at Blackstone, says in a statement, "Blackstone plans to own and invest in this property for the long term."

While most expect the transaction price would have been above the \$1.06 billion Anbang paid three years ago, observers note the towers are from 38 to 52 years old, which would affect the capital expenditure needed to bring them up to contemporary standards. *Office Space* has confirmed there were multiple bidders for the property.

"I would be interested in the financial details because it would set a benchmark for Vancouver office properties," says Kirk Kuester, executive managing director of Colliers International in Vancouver. Kuester says he is confident the property is now in the hands of "sophisticated investors that would ensure its modernization and repositioning."

The sale of the former MacMillan Bloedel building at 1075 West Georgia was confirmed on April 1.

Designed by famed architect Arthur Erickson, the 26-storey office tower was purchased by Reliance Properties of Vancouver and KingSett Capital and Crestpoint Real Estate Investments, both based in Toronto.

The sale price was not released, but the 350,000-square-foot property was assessed at \$255.1 million in 2018, up 20.6 per cent from its assessment the year before.

Erickson was noted mostly for designing cultural and institutional buildings around the world and in B.C., including the Vancouver Law Courts, Simon Fraser University and the University of British Columbia's Museum of Anthropology.

Completed in 1969, the landmark building captured major awards, including the Building Owners and Managers Association building of the year in 1969. In 1993 the City of Vancouver gave it Class A heritage status, the highest classification.

"Seldom do esteemed office buildings go on the market, let alone a multi-award-winning building designed by Arthur Erickson," says Jon Stovell, president and CEO of Reliance Properties.

With just two transactions expected to tally more than \$1.2 billion, 2019 office property sales may have already reached half the near-record volume of \$2.4 billion in 2018 B.C. office building transactions, notes Avison Young. 📌

15 BIGGEST B.C. OFFICE DEALS OF 2018

Property	City	Price
Telus Garden, 510 West Georgia	Vancouver	\$600 million
Government House, 800 Burrard Street	Vancouver	\$227 million
Willingdon Park Buildings 1, 2, 5, 6 & 7 4170, 4185, 4321, 4333 & 4401 Still Creek Drive	Burnaby	\$179.4 million
555 Robson Street	Vancouver	\$107.5 million
4601, 4611 & 4621 Canada Way & 3004 Wayburn Drive	Burnaby	\$106.5 million
Production Court, 8525 Baxter Court	Burnaby	\$100.5 million
Containers, Phase 2, 468 Terminal Avenue	Vancouver	\$92 million
Leckie Building, 220 Cambie Street	Vancouver	\$91 million
Shorehill Building, 1155 West Pender Street	Vancouver	\$80 million
2145-2165 West Broadway	Vancouver	\$76 million
1077 Great Northern Way	Vancouver	\$75 million
1200 Burrard Street	Vancouver	\$63.8 million
Harbour Centre, 910 Government Street	Victoria	\$60 million
Guildford Corporate Centre, 10470 152 Street	Surrey	\$51 million
Willingdon Park Buildings 1 & 2, 4170 & 4185 Still Creek Drive	Burnaby	\$48.2 million

NOTE: TOTAL B.C. OFFICE TRANSACTIONS IN 2018 WERE \$2.38 BILLION IN 42 DEALS (VALUED AT MORE THAN \$5 MILLION).
SOURCE: AVISON YOUNG, VANCOUVER



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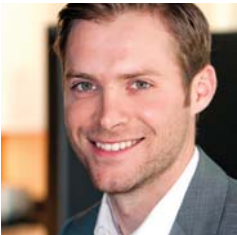
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HOW TIGHT IT IS

Unprecedented demand is driving the Metro Vancouver office vacancy rate to the lowest level in at least 20 years



ROBIN BUNTAIN

Metro Vancouver's current office market environment can be summed up as: very landlord-friendly with extremely tight vacancy characterized by future uncertainty associated with several new downtown office developments scheduled to come online in the next 24 to 48 months.

Metro Vancouver's office market is currently sitting at a near-record-low vacancy rate of 5.1 per cent, down from eight per cent a year earlier and nearly 10 per cent 24 months ago, thanks in part to a significant leasing push from the technology and co-working sectors. Vacancy in Metro Vancouver is forecast to fall to 3.9 per cent by year-end 2019 while the downtown office market vacancy rate is expected to fall to one per cent by year-end 2019 – the lowest ever recorded downtown vacancy rate since Avison Young started tracking it in 1996.

A significant chunk of this demand has come from just three users located overwhelmingly in downtown Vancouver: Amazon leasing/pre-leasing approximately 820,000 square feet, WeWork securing approximately 337,000 square feet and Regus/Spaces taking up approximately 388,540 square feet.

Over the next 12 to 24 months, the Metro Vancouver office market is expected to enter into a period of demand far outpacing the available supply, which will very likely continue to drive rental rates up to new heights. Strong demand and limited availability in Downtown Vancouver has had a ripple effect on vacancy and rates in surrounding submarkets such as Yaletown, Gastown, False Creek Flats, Mount Pleasant and Burnaby, all of which have seen record-breaking rental rates as vacancy tightens throughout Metro Vancouver. Companies that do not need to be in the downtown core have relocated to these submarkets as they often offer a reduction in operating costs, while providing employees with a unique culture outside of the traditional corporate highrise office tower. In the competitive labour market seen today, it is imperative for growing organizations to ensure that their office space caters to their workforce, whether that is proximity to employee residences, rapid transit, amenities or other like-minded organizations. This can drive organizations to consider relocating into other areas of Vancouver or to suburban markets

and represents an opportunity for investors to acquire office properties or potential development sites in neighbourhoods that may not have been as attractive when there were more options available in key markets.

For office tenants seeking to relocate into this marketplace, there are very few options available. When a potential office space alternative is located and pursued, it usually results in a competitive bid scenario whereby the landlord is able to drive more favourable lease terms and rates.

Avison Young highlighted this challenge in its Q3 2018 *Downtown Office Tenant Profile Report*, which revealed that a tenant seeking more than 30,000 square feet of contiguous office space in a Class AAA building had no options in downtown Vancouver. Similarly, a tenant seeking 10,000 square feet to 15,000 square feet of downtown office space located on a single floor only had only five available alternatives.

LEASE RATES BUMP UP

With these supply constraints, when office tenants approach their landlord to engage in renewal negotiations of their existing leases, many are seeing a 25 per cent to 50 per cent increase in their net rental rate.

For risk-averse office landlords/investors who currently own an asset in this marketplace, there is a real opportunity to hedge against future risk by approaching existing tenants in their portfolio to renegotiate longer-term leases well in advance of lease expiries in order to benefit from current market conditions and avoid the risk of losing out later to newer product and different lease terms. Alternatively, owners could wait it out as the market continues to tighten over the next 12 to 24 months; however, there is a lot of uncertainty over whether the market will continue on this trend with an additional 4.4 million square feet coming to the downtown market between 2020 and 2023 (only 28.4 per cent of that is pre-leased). Vancouver's office market will have to continue to attract large international users along with continued organic growth from local organizations to avoid a significant increase in vacancy, which would eventually put downward pressure on rental rates.

This uncertainty is leading to several institutions/private investors to explore the possibility of selling off existing assets while the market has momentum. 📌

Robin Buntain is a principal at Avison Young, Vancouver, where he specializes in the office market.

THE DOWNTOWN OFFICE MARKET VACANCY RATE IS FORECAST TO FALL TO ONE PER CENT BY YEAR-END – THE LOWEST EVER RECORDED



SUPER FLEX OFFICES

Entrepreneurs check into hotels and condo amenity space as rising rents, low vacancies characterize traditional office towers

PETER MITHAM WITH OFFICE SPACE STAFF

CONCORD'S CAMPUS WILL HAVE A VARIETY OF SHARED WORK AREAS BUT WHAT I'M MOST INTERESTED IN IS THE BOARDROOM SET UP FOR VIDEO CONFERENCING. THAT IS SOMETHING YOU JUST CAN'T PULL OFF FROM HOME



DVIR GUETTA

Software engineer,
owner at Park George 2

With major co-working space providers such as WeWork Cos. Inc. gobbling up traditional office space, Vancouver startup CityHack Corp. is turning to actual hotels to offer entrepreneurs a pleasant, location-friendly place to work.

CityHack founder Kimberly Tholl has launched the company's fourth venue this year with Radisson Hotel Vancouver, after successful partnerships with Fairmont Hotel Vancouver and Mayfair Hotels & Resorts Ltd.'s downtown Vancouver properties Hotel Blu and Hampton Inn & Suites.

The CityHack partnerships offer underused hotel space to space-hungry workers, a first in Canada.

This animates the space for the hotels, which are paid based on use by CityHack members. The cost of access is

a fraction of the cost of purpose-built co-working space, at just \$99 a month, but after three months it's paying off.

"We regard ourselves as a bridge or a matchmaker between supply and demand," Tholl explains. "CityHack didn't create anything new. We only unlocked or uncovered previously unavailable spaces by providing that accessibility for our members."

Hotel Blu, for example, opens its breakfast room to CityHack members for five hours each afternoon.

"Being a boutique hotel with only 75 rooms, we are not

SUPER FLEX OFFICES



the most well-known hotel in downtown Vancouver,” says general manager Shannon Gu. “It’s a form of advertising or brand awareness for people to know that we’re here.”

Similarly, Fairmont Hotel Vancouver catering manager Caitlyn Brown says CityHack boosts exposure of 7,500 square feet of meeting space formerly used for storage, which the hotel opened last spring. CityHack also has access to other unoccupied meeting space on a day-by-day basis, and members can access room discounts among other perks.

“It’s allowing us an opportunity to showcase our meeting space to working professionals in Vancouver, and it’s allowing them a place in the luxury market,” Brown says. “They have coffee and tea offered every day, they have Wi-Fi that’s included with that as well and a dedicated banquet manager that’s available on the floor, ready to assist them.”

The arrangement beats the days of nursing a pot of coffee in the hotel lounge, holding court with whatever notables and guests might pass by.

One impetus for CityHack’s partnership with local hotels was the recognition that real estate is expensive

CityHack founder Kimberly Tholl can set up offices in underused hotel space, as shown here at the Fairmont Hotel Vancouver: costs are \$99 per month for her expanding list of space-hungry clients • CHUNG CHOW

in Vancouver, no matter the kind of space one is seeking. With strata office space busting through \$2,000 a square foot in the core last year, and Colliers International reporting gross asking rents cresting \$90 per square foot for new Class A space, the cost of doing business is high.

CONDO AMENITY SPACE

As Metro Vancouver’s office vacancy rate plunges to near-record lows, a condo developer is adding thousands of square feet of gig-friendly workspace to a four-tower complex in central Surrey.

Concord Pacific is currently pre-selling Park George 2, a 340-unit, 36-storey highrise as the last of the Park George development, and it has designated much of the 110,000 square feet of amenity space as modern offices equipped with the latest in high technology.

Surrey’s office vacancy rate has fallen to 6.5 per cent this year, the lowest level in nearly a decade, according to Avison Young.

Despite the demand, only 71,000 square feet of new office space will be delivered this year – the Professional Centre at South Point by Monark Group – and 62 per cent of that has already been pre-leased.



Condo owners at Concord Pacific's Park George 2 in Surrey will be awarded with innovative workspaces, including outdoor areas. A Concord spokesman says that most condo towers have amenities such as social rooms and fitness space "that hardly anyone uses" • SUBMITTED

"The need for new construction to accommodate demand is mounting," Avison Young warns in its annual year-end office report.

Cue Concord's Park George project, where condo buyers will have access to a triple-A-class office campus an elevator ride away. The concept, according to Concord senior vice-president of sales Grant Murray, is to attract tech startup and other entrepreneurs seeking flexible but well-equipped workspace.

Software engineer Dvir Guetta was an early Park George buyer. "Concord's campus will have a variety of shared work areas but what I'm most interested in is the boardroom set up for video conferencing. It will make for a professional backdrop for meeting important clients remotely. That is something you just can't pull off from home," Guetta says.

Murray explains that many condo towers have amenities such as social rooms and fitness space "that hardly anyone uses."

Concord launched the idea of using amenity space as work areas last year with its Central tower in Toronto, which is nearly sold out. In Surrey, the most recent Park George tower is 80 per cent sold and the Park George 2 has sold more than a fifth of its units.

Park George 2 is outfitted with everything from electric-vehicle parking to remote access, and common areas where Wi-Fi automatically connects. The campus office zone has semi-private work and meeting rooms, augmented by a private video conference room. There are also indoor and outdoor pools, a virtual spin and yoga studio, a sports lounge and tennis court and an outdoor hot tub theatre with a giant screen that can switch-hit as meeting space.

Murray says that strata fees will be fairly low, at around .45 cents per square foot – compared with up to more than \$1.20 per square foot at most luxury towers – because the amenity workspace is shared by 1,500 condos in the four-tower development. 🐦



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KEEPING BOMA BC AHEAD OF THE CURVE

The Building Owners and Managers Association of British Columbia has expanded its environmental programs and entered the fourth phase of its labour market strategy



MUNEESH SHARMA

BOMA BC has embarked on an expansion of our environmental programs and services to increase the effectiveness of our association and to keep our members ahead of the curve with regard to ever-changing federal regulation, provincial legislation and municipal bylaws.

BOMA BC has been a leader on environmental programs and policies for decades.

We offer a Total Waste Management program, E-Energy Training, U-Track energy tracking service, Energy Management Assistance, Business Energy Advisory Services and the BOMA BEST building certification program.

While we are always proud to showcase our environmental programs, we also continue to showcase the excellent quality of operations of our member's buildings. BOMA BC has been working closely with the federal and provincial governments to educate them on the various ways that our industry has taken the bull by the horns when it comes to advancing energy efficiency and environmental responsibility.

Our new BOMA Building Tune-Up Program, in partnership with Natural Resources Canada, will offer members free retro-commissioning services, to find areas that may increase the productivity of building systems and identify where buildings can make improvements that will save them money and improve the overall efficiency of our building stock.

The Building Tune-Up service allows us to offer advice and reporting at no cost to members who have older Class B and C buildings and would like to get a better idea for how those buildings are operating. Sometimes all our members need is a little support from a focused expert, while they manage the everyday issues that arise in all buildings. We have heard that commissioning is a key step to increasing the knowledge base of building managers throughout the province.

BOMA's Energy Manager service provides ASHRAE Level 1 assessments, along with a report on what could be done to make improvements to building systems. Along with that key information, BOMA staff can help members walk through the process, identify available incentives, develop a cost-benefit analysis and build the business case for energy efficiency improvements.

We have been lobbying governments for years to

provide support for building owners who want to make energy efficiency upgrades, but do not have the resources to fully plan for them. BOMA BC helps advocate for programs and services to help the industry, instead of allowing governments to rely on regulations. The provincial and federal governments have listened to BOMA BC and have begun offering incentives of up to \$200,000 per project to help building owners upgrade to more energy-efficient systems.

BOMA BC LABOUR MARKET STUDY

For years we have heard from our members that there is not a large enough pool of qualified skilled employees to hire from, and we are doing our part to make sure to address this issue head-on. BOMA BC has been working closely with senior industry leaders and the provincial government in trying to develop a strategic plan to address the industry's workforce needs for the next decade and beyond.

We have embarked on the fourth phase of the five-phase Labour Market Partnership Program with British Columbia's Ministry of Advanced Education, Skills and Training. The third phase focused on developing a strategy to address the key barriers to skills development and career advancement in the commercial real estate industry. The fourth phase will target implementation of that strategy.

BOMA is focusing on the most pressing current needs and producing the information required to get a start on all of the larger strategies. For example, we plan to develop job descriptions for industry-wide careers to create synergy among new employees and the different structures of each employer.

We also plan to create career path journey maps to show where one's career might lead after entering the industry at various points. Additionally, we plan to more fully expand the BOMA BC mentorship program for commercial property managers and building operators.

According to the ministry's labour force outlook, building operators will be the fifth-highest in-demand occupation in the next decade. There is a lot of work that can be done to support this and other career opportunities in the sector, and BOMA BC plans to continue to lead the way. 🗝️

Muneesh Sharma is director of governmental affairs and communication with BOMA British Columbia. He can be contacted through boma.bc.ca.

THE PROVINCIAL AND FEDERAL GOVERNMENTS HAVE LISTENED TO BOMA BC AND HAVE BEGUN OFFERING INCENTIVES OF UP TO \$200,000 PER PROJECT TO HELP BUILDING OWNERS UPGRADE TO MORE ENERGY-EFFICIENT SYSTEMS

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BOMA BC ... AND THE FINALISTS ARE

Companies shortlisted for the 2019 BOMA BC awards

The BOMA BC Awards Gala is where excellence in the commercial buildings industry is celebrated. As BOMA BC prepares to host a national BOMA Canada Awards Gala in Vancouver in the fall of 2020, a pared-down selection of awards is on the table for 2019. Next year, the full slate of awards will be offered, including TOBY, Earth and Pinnacles. Below are the companies that made it to the finalist level for a local award in 2019:

TENANT IMPROVEMENT

- **Cadillac Fairview Corp.** for Starbucks at 700 W. Pender
- **Oxford Properties Group** for 401 W. Georgia Fitness Centre
- **Oxford Properties Group** for TimberWest
- **SSDG Interiors Inc.** for Rocky Mountaineer
- **SSDG Interiors Inc.** for Wesbild
- **Wesgroup Properties** for Vancouver Coastal Health at 1128 Hornby

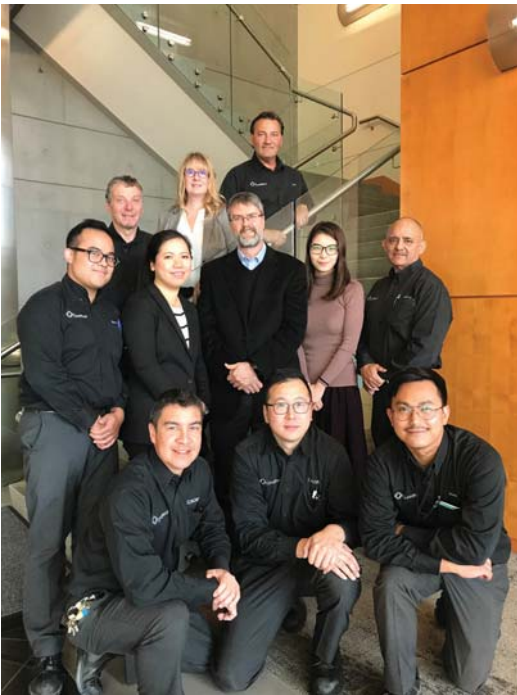
BUILDING OPERATIONS TEAM

- **GWL Realty Advisors Inc.** (two building teams entered)
- **Manulife Financial Real Estate**
- **QuadReal Property Group**

SUPPLIER/CONTRACTOR

- **Black Tie Property Services**
- **ESC Automation Inc.**
- **Paladin Security Group Ltd.**

A Young Professional award was introduced in B.C. this year to recognize members who have made a mark on both their company and the industry. The last award rounding out the program is Volunteer of the Year, which goes to an individual who has provided an outstanding amount of support to the association. Check BOMA BC's website at boma.bc.ca after May 31 to find out who the winners are. 🐦



QuadReal Property Group's building operations team pose at the Broadway Tech Centre. The group is shortlisted for the Building Operations Team award in the 2019 BOMA BC awards • QUADREAL PROPERTY GROUP



A daring Black Tie Property Services employee works on the Exchange office tower. Black Tie is a finalist in the Supplier/ Contractor category • BLACK TIE PROPERTY SERVICE

Cadillac Fairview Corp.'s renovation of Starbucks at 700 West Pender is a finalist in the Tenant Improvement category • CADILLAC FAIRVIEW CORP.



DOWNTOWN'S ASCENDING SKYLINE

In the next four years office inventory will increase 20 per cent with 4.6 million square feet delivered in 10 new towers

THE MAJORITY OF THE NEW TOWERS TO OPEN BETWEEN 2020 AND 2023 ARE FROM SOPHISTICATED DEVELOPERS AND WILL BE BUILT TO CLASS AAA STANDARDS

FRANK O'BRIEN

A record-setting 4.6 million square feet of new office space will ascend in downtown Vancouver by 2023 – equal to 20.1 per cent of its current inventory – but even that tsunami-like wave of development may not move the needle on the lowest vacancy rate in 11 years.

The total downtown office vacancy rate is 2.9 per cent but even lower in Class A space, which represents the largest downtown inventory at 8.1 million square feet.

The space availability factor, which refers to head lease space or sublease offices being marketed but not yet vacant and new supply that is near completion, is 2.1 per cent, the lowest level since 2008, according to Avison Young's *Year-End 2018 Office Market Report for Metro Vancouver*.

The agency notes that, with the exception of two small buildings, no new space will be available downtown until 2023. It adds that the two largest buildings to come online

by next year are already nearly fully pre-leased. This includes 402 Dunsmuir by Oxford Properties, where the entire 147,000-square-foot space has been claimed by Seattle-based tech giant Amazon.

The majority of the new towers to open between 2020 and 2023 are from sophisticated developers and will be built to Class AAA standards, utilizing contemporary energy-saving measures and dramatic architecture that will transform Vancouver's skyline.

The following is a profile of four of the new office towers, including the largest ever built downtown.

► **BENCH, 353 RAILWAY STREET**

BY RENDITION DEVELOPMENTS

The six-storey, 26,772-square-foot tower is small in comparison with most of the new office projects, but it is a significant development as the first new office tower in the I-H industrial district zoning that includes Railtown. The floor plates are columnless and boast high-ceilings, meant to accommodate flexible strata workspace for the technology industry. Designed by Gair Williamson Architects, Bench is the first new commercial building in Railtown in more than 50 years. It is to complete in the first quarter of 2020.



◀ **625 WEST HASTINGS STREET**

BY UPTOWN PROPERTY GROUP

Uptown Property Group is currently going through Vancouver's permit application process for this new tower next to the historic RBC building at the corner of West Hastings Street and Granville Street. The application includes the seismic upgrade and heritage designation of the exterior of the art deco RBC building, which is being converted into modern office space. There were no tenants confirmed as of our press time for 625 West Hastings, which is designed to a Leadership in Energy and Environmental Design (LEED) Gold standard. The 28-storey tower is scheduled for completion in the first quarter of 2022.

DOWNTOWN'S ASCENDING SKYLINE



◀ THE STACK, 1133 MELVILLE STREET BY OXFORD PROPERTIES

Oxford Properties has signed blue-chip tenants, including Ernst & Young LLP and law firms Blake, Cassels & Graydon and DLA Piper to a total of 207,000 square feet in the innovative 525,000-square-foot tower. Construction has started and completion is expected in the first quarter of 2022. The building is targeting LEED Platinum status and is one of only two highrise towers in Canada to be part of the Net Zero Carbon pilot. The Stack's climbing, twisted box design is from James K.M. Cheng Architects and Adamson Associates Architects. An innovative addition to the skyline, it will, at 530 feet, be the tallest commercial tower in downtown Vancouver.

▶ THE POST, 349 WEST GEORGIA BY QUADREAL PROPERTY GROUP

Tech giant Amazon has already claimed 416,000 square feet, or more than one-third of the 1.1-million-square-foot transformation of the old Canada Post building on the eastern edge of downtown being done by QuadReal Property Group. Grocer Loblaws will anchor the 185,000 square feet of retail space on the site. The Post on West Georgia will include twin 15-storey office towers built on top of the old post office. Office space will also be renovated into the historic post office, offering the largest floor plates in the city, at about 110,000 square feet. Designed by MCM Partnership Architects, the Post has a LEED Gold environmental target. It is to complete in two phases, in late 2022 and in the second quarter of 2023. ↗



HOW VANCOUVER CAN DELIVER ON BOTH WORKSPACE AND HOUSING DOWNTOWN

Two propositions to make the central business district more welcoming for office space and the people who work in it



BRADY FLEGUEL

Optimism abounds in Vancouver's downtown office sector, with only about 50,000 square feet of new space available for lease in the four new office buildings completing in 2020. It is plausible that the other six buildings under construction, one scheduled for completion in 2021 and four in 2022-23, will be pre-leased in the next five years. I'll quickly

run through why this is, before discussing what needs to happen to keep this momentum going.

Vancouver has excellent livability, a beneficial currency exchange, strong immigration, comparatively affordable occupancy costs and political stability. Basically, companies want to be here, and their employees want to live here.

Cities need job space: high-paying jobs and wage growth contribute to most facets of a successful city.

Vancouver recognized this in 2007 when the Metro Core Jobs and Economy Land Use Plan extended the central business district (CBD) and removed residential uses from said areas (specifically Downtown District C and F) for fear of losing key sites to pesky residential towers. But this plan was devised at a time before rezoning considered building heights stretching up to the view cones with densities doubling the base densities in the zoning bylaw.

More recent applications, notably the Canada Post site at 349 West Georgia, aim to deliver the Metro Core Jobs requirement of 7.0 FSR (floor space ratio) commercial space, while also delivering 5.4 FSR of additional residential use (rental and strata).

The rezoning policy for the CBD and CBD shoulder allows residential use at the Canada Post location because the site surpasses 50,000 square feet in size.

Here is my first proposition: allow residential uses above the base commercial density on medium-sized sites within the CBD. Reduce the minimum site size for residential use from 50,000 square feet to 20,000 square feet. This would encourage smaller assemblies and preserve job capacity, while allowing developers to diversify risk and build housing in proximity to jobs. The additional density could be restricted to market rental. This would be a winning proposition for a city possibly axing the Rental 100 incentive program and drastically missing its targets for provision of rental units citywide.

My second proposition: fix community amenity costs (CACs) for all asset classes. In 2018 the city created commercial linkage targets of \$10 to \$15 per square foot for rezoning that involves 100 per cent non-strata commercial projects. This allows cost clarity for office rezoning in the CBD. But strata commercial and projects proposing residential use continue to be processed under the negotiated CAC approach.

Negotiated CACs are a major hurdle in the rezoning process, which discourages supply of both job space and housing.

The city needs to look beyond the current office boom because the next wave of development will not satisfy the current international demand.

Where will the next wave of office space be built? How about the Broadway corridor? But the Broadway Plan is now two (or more) years from completion with rezoning frozen until the planning process is complete. Vacancy in the Broadway corridor is about two per cent and generally trends in line with or below downtown Vancouver. Would the city consider a rezoning for office use only (with added density)? Will owners become fed up with waiting for the Broadway Plan and consider development under the existing zoning along Broadway?

What about the False Creek Flats and Mount Pleasant? Mount Pleasant is already seeing a handful of new projects; however, the quantity of space is nominal relative to the CBD. St. Paul's Hospital is up for sale and medical tenants may follow St. Paul's to its new location in the False Creek Flats, which is only three kilometres east. Will the False Creek Flats appeal to tech tenants, which make up nearly 50 per cent of pre-leasing in new buildings downtown?

The City of Vancouver must allow residential use in the CBD while streamlining the development process through predictable fees, application velocity and clear zoning language, or we will miss out on an opportunity to attract employment entities on the international stage.

We need a groundswell of mixed-use projects allowing people to live and work in Vancouver's central business district. 🐼

Brady Fleguel is a principal with Burgess, Cawley, Sullivan & Associates Ltd., Vancouver, a real estate appraisal and property-tax appeal firm. He is an accredited member of the Appraisal Institute of Canada, and his work encompasses projects throughout British Columbia.

THE CITY OF VANCOUVER MUST ALLOW RESIDENTIAL USE IN THE CENTRAL BUSINESS DISTRICT WHILE STREAMLINING THE DEVELOPMENT PROCESS

BRIEFS

Win-win seen in right retail-office mix

Retail is taking a bigger footprint in Vancouver office towers with both office developers and retailers seeing opportunities. For retailers it is a chance to score high-traffic locations in the heart of downtown. For developers the right retail mix can help to attract or retain office tenants.

Mike Hodge, a principal at Avison Young with a specialty in retail real estate, sees the trend to mixing storefronts with office towers expanding.

This is seen at the Post on West Georgia, where grocery store Loblaws is prominently promoted as a tenant in the largest office project underway in the city. The Post, by QuadReal Property Group, will boast 185,000 square feet of retail, including a gym, pharmacy and dining options, in the 1.1-million-square-foot office complex. At Telus Garden a few blocks west, the up-scale, 17,000-square-foot Glowbal

restaurant was also part of the early planning for the office tower.

Grocery stores, fitness centres, restaurants and financial outlets are the types of retailers preferred by developers, Hodge says, because they provide convenience for office tenants and generate lively traffic.

Innovative retailers are also spending big to secure space in existing office buildings in prime downtown locations.

BlueShore Financial, for example, opens its BlueShore Financial Spa this spring in 3,106 square feet of ground-floor space at Manulife Place at 1095 West Pender. The space is directly below BlueShore's offices in the 22-storey tower, says Fred Cook, chief information officer at BlueShore Financial.

Cook adds that the pampered service defines the space. The spa includes water features, fresh-cut flowers, the scent of essential oils from a diffuser and calm



The BlueShore Financial Spa pampers clients in its new retail space in the Manulife tower in downtown Vancouver • SUBMITTED

background music.

"We offer clients coffee, tea and beverages, hot towels, reading glasses, phone chargers and Wi-Fi-enabled tablets," Cook says.

The space also includes rotating "pop-up" retailers offering made-in-B.C. spa products, with all proceeds going to charity.

Office developers often have a

list of would-be tenants vying for retail space, but developers can and should be selective, Hodge says. The goal is to land retail tenants that have staying power and attractive space and offer goods and services that office tenants desire. In some cases, he suggests, office developers will recruit and offer incentives to get the right retail mix.

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Suburban office space tightens

Surrey's office vacancy rate has nosedived from more than 22 per cent in 2014 to a projected 6.5 per cent this year, the lowest level since 2011, according to Avison Young. Despite the demand, only 71,000 square feet of new office space will be delivered this year – the Professional Centre at South Point by Monark Group – and 62 per cent of that has already been pre-leased.

New office development will be needed if suburban demand is to be met, Avison Young notes in its most recent office market survey.

Surrey is not the only major Metro suburb where the office market is tightening up.

Burnaby's vacancy rate dipped to 7.7 per cent at the end of last year, down from nine per cent a year earlier, and is heading even

lower this year, according to Avison Young. All of the office strata space in the city has been pre-sold out to 2021, with most of it located within three transit centres and mixed-use projects at Brentwood, Gilmore and Loughheed SkyTrain stations. No new supply is coming this year or in 2020. The only new option is an Onni mixed-use project that will deliver 162,000 square feet by mid-2023.

Richmond now has the lowest office vacancy rate since year-end 2001, at 7.4 per cent, down from 9.8 per cent a year ago. A lot of speculation action is underway. As of the fourth quarter of 2018, 400,000 square feet of space was scheduled to debut between 2020 and 2022, and none of it had been pre-leased. Nearly 100,000 square feet of Richmond offices were



Office space is included at Amazing Brentwood, Burnaby • SUBMITTED

sold or leased in 2018, the highest since 2015.

The North Shore, which has an office inventory of 871,000 square feet, is seeing the highest

absorption in 12 years, with nearly 40,000 square feet taken up in 2018. The vacancy rate is 10.3 per cent, but no new supply is coming this year, Avison Young reports.



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LOOKING UP IN OUTLIER MARKETS

Victoria and Kelowna: seductive yields, amenities lure developers and tenants from the Lower Mainland

ANDREW DUFFY & FRANK O'BRIEN



Victoria and Kelowna, the No. 1 and No. 2 biggest B.C. cities outside of the Lower Mainland, are ascending as office space destinations. “The main drivers for the office market in Greater Victoria remain the technology and government sectors,” says Elyse Norgaard Kituri, chair of BOMA BC Victoria.

ABOVE: BOMA BC Victoria chairwoman Elyse Norgaard Kituri: more than a dozen Victoria buildings have been certified as BOMA BEST in the last two years • SUBMITTED

RIGHT: New Victoria Press Building, former *Times Colonist* headquarters



“There’s a particular demand from government for Class A office space, which is being met with recent and on-going developments.”

Commercial real estate firm CBRE Group says there is also strong demand for prime office space from the private sector, while investors and developers see the region as a relative bargain.

“We still see a tremendous appetite for investment product in Greater Victoria, and I think the same can be said for development properties,” says Ross Marshall, vice-president with CBRE Victoria. “Investors and developers see value in Victoria [because] it didn’t get overinflated like Vancouver.”

Marshall says there are some “game-changing” real estate deals in the works involving Lower Mainland players. “The lion’s share of transactions are now with Vancouver-based investors and developers,” he says.

Marshall says both groups have been looking at moving



LEFT AND BELOW:

Merchant House Capital is transforming the former *Times Colonist* headquarters into the Victoria Press Building. It will include 120,000 square feet of modern offices, with 10,000 square feet of Douglas Street retail. Demolition of the original building started in the spring with the removal of the original printing presses • CBRE VICTORIA

money from other markets into the capital region to add to their property portfolios.

“Our yields are higher than Vancouver, and everyone is chasing yield, so we are a pretty attractive place,” Marshall says, noting strong demand from tenants has driven up rental rates.

A major addition arriving in the office scene is the Merchant House Capital makeover of the former *Times Colonist* building on Douglas Street, which is being transformed into 120,000 square feet of first-class office space and about 10,000 square feet of retail, including a brew pub, as the Victoria Press Building.

Downtown Victoria’s office vacancy was at 6.4 per



LOOKING UP IN OUTLIER MARKETS



cent overall in the fourth quarter of 2018, down from 7.2 per cent in the fourth quarter of 2017. That drop came despite the addition of 280,000 square feet of new office space to the mix last year, notes Colliers International.

Marshall says professional firms and government are moving to Class A space, freeing up Class B and C space in the region, with some of that taken up by the growing high-tech sector.

CBRE has fielded inquiries from the Lower Mainland, across Canada and the U.S. expressing interest in some of the larger properties available in the region, he says. One of his biggest challenges has been to find large enough properties to suit some of the investor groups. Marshall says the Victoria Press Building, which offers offices up to 39,490 square feet, has been attracting attention.

But even in rosy conditions, the cost of construction, increased development fees, approval delays and other factors could affect the appetite for development in the downtown core.

Marshall says that, in some cases, it has spurred developers to explore other Island municipalities that might be keener on development.

ABOVE: Landmark 7 by
Al Stober Construction:
development plans
submitted for the tallest
office tower in Kelowna • AL
STOBER CONSTRUCTION

ABOVE RIGHT: Ross Marshall,
vice-president with CBRE
Victoria: “investors and
developers see value
in Victoria [because] it
didn’t get overinflated like
Vancouver” • CBRE



Kituri, who is also general manager, property management, at Anthem Properties, says BOMA BC has been active in Victoria.

“Victoria has 19 BOMA BEST-certified buildings, 68 per cent of which received certification in the last two years,” she notes.

KELOWNA

In Kelowna, news that the city’s tallest office tower would soon be rising sparked some concerns that the addition of more space will push the office vacancy rate higher just as the market is improving.

“We have an oversupply of office space already,” says Murray Wills, vice-president and managing broker for Colliers International in Kelowna.

The overall vacancy rate in the Thompson Okanagan region, which includes Kelowna, fell to 4.5 per cent at the end of last year, down from 6.7 per cent a year earlier. There is 61,000 square feet of new space under construction and 315,000 square feet planned for development.

The biggest new build is Landmark 7 by Al Stober Construction, which would add to the six Landmark towers already built and nearly fully leased.

Landmark 7 is planned to open in early 2022, delivering a 23-storey tower, the tallest in the city, and with 224,000 square feet of commercial space. This space would represent more than all of the currently vacant office space in Kelowna – about 185,000 square feet – and nearly six per cent of the city’s entire office inventory.



Unless there is a concurrent rise in office demand over the next three years, the additional inventory could lead to a higher vacancy rate and suppressed lease rates, Wills cautions, especially in older office properties.

Currently, the six-building Landmark Centre, which is grouped in a cluster of towers near Highway 97, has a five per cent vacancy rate, according to a Colliers survey done at the end of last year.

Al Stober Construction is confident, however, in the success of Landmark 7.

"Landmark Centre is full," says Dallas Gray, marketing agent for Al Stober Construction. "We expect the same for Landmark 7."

Al Stober had a record year in 2018 at Landmark Centre, leasing space to 23 new businesses and allowing 15 more to expand, he says. He estimates there is only 1,800 square feet vacant now in the entire complex.

Dallas says he is fielding inquiries for the seventh tower, with an array of tenants asking about footprints from 1,000 square feet up to multi-floor space of 40,000 to 60,000 square feet in the Class A tower.

Al Stober has submitted its development application to the City of Kelowna. "We don't expect any hiccups," Gray adds.

Al Stober is not the only developer planning to deliver new Kelowna office space.

Mission Group, the largest residential developer in the city, has included a 13-storey Class A office building in its latest proposal. The downtown complex will contain 80,000 square feet of office space, supported by over 18,000 square feet of Bernard Avenue storefront retail. Construction of the office tower is planned for early 2020, with completion and tenant possession projected for late 2021.

Kelowna's current office lease rates average \$16.65 per square foot, up from \$16.35 per square foot a year ago, according to Colliers. ■

Kelowna's Mission Group will include 80,000 square feet of downtown office space in its latest mixed-use project • MISSION GROUP



McElhanney

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BEYOND SECURITY

Vancouver office building managers deal daily with the city's hundreds of homeless people – and their response has shifted

WE'RE ALWAYS THE
FIRST RESPONDERS
BECAUSE IT'S ON
OUR PROPERTY

BRENT FINDLEY,
Senior manager of
security, life and safety,
CF Pacific Centre

HAYLEY WOODIN

There remains a lot of ground to cover in the two years left of Vancouver's strategic plan to end street homelessness by 2021. Last year, the City of Vancouver counted 659 residents living on the city's streets – 30 per cent of its homeless population.

"Everyone thinks it's easy to get into a shelter. It's not," explains Brent Findley, senior manager of security, life and safety at Cadillac Fairview's CF Pacific Centre.

"We've always sort of been in a bit of a homeless crisis, but it's becoming a mental health and addiction crisis as well."

While the percentage of Vancouver's unsheltered homeless population remained relatively unchanged between the city's 2016 and 2018 homeless counts, the number of people counted as homeless has increased by 18 per cent.

Overnight, many of them take refuge in the alcoves and doorways of Vancouver office towers.

"A lot of the commercial buildings, certainly in the downtown area, are often at the forefront of the mental health /addiction crisis that you see in Vancouver," says Damian Stathonikos, president of the Building Owners and Managers Association of British Columbia.

"It's not always at the forefront of people's minds when they think of the commercial real estate industry."

Findley manages the security of a city within a city: a

downtown mall and eight office and mixed-use towers above it that together attract around 55,000 people per day. "That's the size of BC Place during playoffs with the Lions, if they're winning," he says.

The size and location of Pacific Centre make it attractive to those looking for shelter outdoors, a place to warm up early in the morning or access to public washrooms. The security and cameras around the property offer some sense of protection.

When Findley started in the industry 25 years ago, he says the message to those surviving on the streets was typically to get out and off of a property.

"It's completely flipped around now. We're approaching it with the idea of trying to help them," he explains.

Individuals can sleep on the property overnight, for example, and use its facilities when it opens its doors early in the morning. Night-shift employees conduct life safety checks.

Supporting this work are increased investments in high levels of first aid and mental health training for the company's 55-person security team. Staff also learn



Brent Findley, senior manager of security, life and safety at CF Pacific Centre, says the commercial real estate industry has largely changed its approach to addressing homelessness •

CHUNG CHOW

how to de-escalate confrontations through use-of-force training, and must recertify annually.

"We're always the first responders because it's on our property," says Findley.

As government and community stakeholders work on solutions that address issues of homelessness and addiction, many in the building management and security industry are finding ways to manage these issues with compassion.

"We continue to have to shift our focus in the way that we're approaching this," says Chad Kalyk, executive vice-president of Paladin Security, which protects more than 10 million square feet of space in downtown Vancouver.

That shift includes a heightened emphasis on mental health awareness training, and offering client services such as safe, accompanied walks for individuals leaving a building. Conducting work with compassion is critical.

"The problem's not going away. In my opinion it just continues to get worse, so we've got to be able to adjust and evolve our processes and policies to support the business operations," says Kalyk.

There are aspects of Vancouver's homelessness and addiction crisis that create challenges.

"It's dangerous. It's dangerous if you go to take a full garbage bag out of a garbage receptacle," says Neil Thomson, regional vice-president of Bee-Clean Building Maintenance Inc., explaining that the potential for contact with hypodermic needles poses a health risk to employees.

It's not the only risk for cleaners who face the homeless situation daily.

"We've had several staff accosted or struck or verbally

abused for sweeping up cigarette butts or taking away garbage."

As a result, Thomson says, the company sees significant staff turnover for certain positions. Cleaning staff working shifts in Vancouver's downtown core get trained in biohazardous waste removal and in the proper disposal of drugs and drug paraphernalia.

"It's really challenging from an employee management, employee safety perspective," says Thomson. He believes continued support from the property management community and their security teams is key.

Charles Gauthier, president of the Downtown Vancouver Business Improvement Association (DVBIA), says association members have continued to express concerns about the issue and how it ought to be handled in the short term.

Members have been advised to call the non-emergency policy number in the event of a difficult confrontation. Doing so gives the city's Carnegie Outreach Program the opportunity to connect with individuals directly and offer support.

Over the long term, the DVBIA supports increasing services such as safe injection sites and additional housing options.

The latter is a key component in the city's homelessness strategy, which states thousands of social, supportive and rental housing units are needed to end street homelessness.

"Asking people to vacate an area is not a solution," says Gauthier.

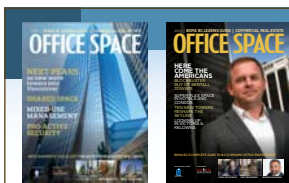
"It's about getting people housed and getting them taken care of, and reconnecting them to the social services that are available for them." 🐾

BIGGEST SECURITY COMPANIES IN B.C.

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

Rank '19	Company	Services offered	Top local executive(s)	Year founded	No. B.C. staff '19/'18
1	Paladin Security 3001 Wayburne Dr Suite 201, Burnaby V5G 4W3 P: 604-677-8700 F: 604-677-8701 paladinsecurity.com	Security officers, mobile patrols, home alarms, K-9 patrol, access control, closed-circuit television, perimeter protection, remote video monitoring	Ashley Cooper , CEO, Ted Reid , president and CFO, Fraser Cooper , CTO	1976	4,403 3,893
2	Commissionaires 595 Howe St Suite 801, 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	Chris Mitchell , CEO, Commissionaires BC (mainland), Gary Paulson , CEO, Commissionaires VY (Victoria, the Islands and Yukon)	1927	2,119 2,130
3	Securiguard Services Ltd 1445 Georgia St W Suite 400, Vancouver V6G 2T3 P: 604-685-6011 F: 604-685-0013 securiguard.com	Integrated security solutions, security officers, K-9, mobile, bike, remote video verification, executive protection	Darcy Kernaghan , president and CEO	1974	1,958 1,710
4	GardaWorld 3185 Willingdon Green Suite 202, Burnaby V5G 4P3 P: 604-717-5580 F: 604-739-6623 garda.com	Cash logistics, physical security, mobile patrol, national clients, oil and gas, marine security, close protection, alarm response, concierge services, parking patrol, financial institution security, high-profile office tower security	Steve Hoffman , vice-president, Pacific region, Gabriel Karesa , regional general manager	1995	1,295 1,180
5	Houle Electric Ltd 5050 North Fraser Way, Burnaby V5J 0H1 P: 604-434-2681 F: 604-434-0480 houle.ca	Access control, analytics, apartment entry solutions, automation, intercom systems, intrusion detection, licence plate recognition, nurse call and code alarms, people counting, real-time locating system, video monitoring and visual alarm verification, wander prevention	Paul Hill , president, Ken Bitsch , vice-president, projects, Rois Rizzo , vice-president, finance, Ross McLean , vice-president, services, Liliana Andjic , vice-president, business development and technologies	1944	921 874
6	GuardTack Security Co 4664 Lougheed Hwy Suite 202, Burnaby V5C 5T5 P: 778-379-9000 F: 778-379-9001 guardtack.com	Site security, mobile patrol, event security, other specialized services	Seth Fruson , president and CEO, Robert Hughes , vice-president, Sham Lalji , vice-president, finance, Shaun Wilson , vice-president, client relations	2005	883 610
7	Genesis Security Group 550 Broadway W Suite 321, Vancouver V5Z 0E9 P: 604-669-0822 F: 604-669-0832 genesissecurity.com	Full security services; guard services; event, site and mobile patrol security; alarm security systems for commercial and residential; 24-7 free community patrol; training academy	Camil Dubuc , CEO	1997	600 730
8	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	Lance Kelly , area vice-president, Western Canada	1899	460 ¹ 460
9	Footprints Security 4890 Rutherford Rd Suite 3A, Nanaimo V9T 4Z4 P: 250-753-6944 F: 250-756-9598 footprintssecurity.com	Uniform guard, mobile patrol and alarm response physical security services throughout Vancouver Island	Simon Colliery , president and managing director	1980	375 350
10	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	350 255
11	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	330 360
12	Westguard Security Services (1986) Ltd 1445 Georgia St W Suite 300, Vancouver V6G 2T3 P: 604-685-6227 F: 604-685-6032 westguard.com	Professional, unionized, uniformed security officers including foot, bike, mobile, remote video monitoring and executive protection	Darcy Kernaghan , president and CEO	1986	325 300
13	Premier Security Inc 1055 Broadway W Suite 603, Vancouver V6H 1E2 P: 604-739-1893 F: 604-739-8859 premiersecurityinc.com	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	311 297
14	Tyco Integrated Fire & Security 1485 Lindsey Pl, Delta V3M 6V1 P: 604-515-8872 F: 604-519-1477 tycoifs.ca	Security systems design, installation and monitoring, response operations, central alarm monitoring including emergency call centre, special hazards and emergency communications solutions and services	NP	1879	200 ² 200
15	Secured Security Group 355 Burrard St Suite 1000, Vancouver V6C 2G8 P: 604-385-1555 F: 604-239-0251 securedsecurity.com	Security manpower and security mobile patrol services, investigations, parking enforcement, landscaping, janitorial, snow removal, tailored facilities and property management services	Bal Jouhal , president and CEO	2008	194 210
16	Provident Security Corp 2309 41st Ave W, Vancouver V6M 2A3 P: 604-664-1087 F: NP providentsecurity.ca	Full-service security firm offering installation, alarm and video monitoring, guaranteed five-minute alarm response to residential, commercial and industrial clients; branch office in Whistler	Michael Jagger , president	1996	190 190
17	Radius Security (and Vancouver Fire) 22131 Fraserwood Way, Richmond V6W 1J5 P: 604-232-3473 F: 604-232-3456 radiussecurity.ca	Video alarm verification, access control, fire protection systems, proprietary human detection video analytics protecting outdoor assets, locally monitored 24 hours a day	Robert Baxter , president, Joslyn Alderson , vice-president, sales and marketing	1948	160 180
18	Acme Protective Systems Ltd 1632 6th Ave W, Vancouver V6J 1R3 P: 604-731-8204 F: 604-738-0140 acmeprotective.com	Intrusion, environmental, access control, camera/video verification systems for commercial/residential clients; ULC station provides monitoring for all system types including high-risk intrusion and fire	Phil Graham Jr. , COO	1930	62 62
19	ILPS (International Loss Prevention Systems) 10304C 120 St, Surrey V3V 4G1 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	Ian Abramson , president and CEO	1988	59 56
20	Covert Security Solutions Inc 7952 Graham Ave, Burnaby V3N 1V9 P: 604-638-2676 F: 604-638-7050 covertsecurity.ca	Installs and services security systems, home automation, lighting controls, surveillance cameras, intercom systems, central vacuum	Arvind Singh Dhillon , CEO, Jasdeep Litt , COO	2005	10 12

Sources: Interviews with above firms and BIV research. Other companies may have ranked but did not provide information by deadline. NP Not provided 1-2018 figure 2-BIV estimate

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BIGGEST COMMERCIAL PROPERTY MANAGERS IN B.C.

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

Rank '19	Company	Top local manager(s)	Partial list of properties managed	Head office/ Year founded	Managed sq. ft. Industrial/ Office/ Retail	Total comm. sq. ft. managed '18/'17
1	Beedie 3030 Gilmore Diversion, Burnaby V5G 3B4 P: 604-435-3321 F: 604-432-7349 beedie.ca	Ryan Beedie, president	NP	Burnaby 1954	10.9 million 0 129,962	11.05 million/ 8.95 million
2	Colliers International 200 Granville St Suite 1900, Vancouver V6C 2R6 P: 604-681-4111 F: 604-681-2911 collierscanada.com	Lesley Heleis, vice-president and managing broker, real estate management services, B.C.	NP	Vancouver 1898	1.7 million 5.2 million 3.9 million	10.85 million/ 9.87 million
3	Bentall Kennedy (Canada) LP 1055 Dunsmuir St Suite 1800, Vancouver V7X 1B1 P: 604-661-5000 F: 604-661-5055 bentallkenedy.com	Tony Astles, president	NP	Vancouver 1911	3.6 million 3.3 million 3.8 million	10.72 million/ 10.66 million
4	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	NP	Vancouver 2004	1.8 million 3.9 million 2.5 million	8.2 million/ 7.69 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	745 Thurlow Street, 777 Hornby Street, Park Place, Commerce Place, Broadway Tech Centre, Oakridge Centre, Willowbrook Mall	Vancouver 2016	2.5 million 3 million 2.2 million	7.67 million/ 7.66 million
6	SDM Realty Advisors Ltd 1040 Georgia St W Suite 1850, Vancouver V6E 4H1 P: 604-688-5658 F: 604-688-5669	Dale Mumford, Stephen Duyvewaardt, principals	NP	Vancouver 1994	3 million 2.5 million 1.1 million	6.53 million/ 6.48 million
7	GWL Realty Advisors Inc 650 Georgia St W Suite 1600, Vancouver V6B 4N7 P: 604-713-6450 F: 604-683-3264 gwltrealtadvisors.com	Robert Kavanagh, vice-president, asset management	650 West Georgia Street, 840 Howe Street, Marine Way Market, Millstream Village, Westbank Hub, Delta iPort	Winnipeg, Man. 1891	1.9 million 2.5 million 2 million	6.51 million/ 7.03 million
8	Ivanhoe Cambridge Inc 650 41st Ave W Suite 700, Vancouver V5Z 2M9 P: 604-263-2672 F: NP ivanhoe.cambridge.com	Charles Champagne, vice-president, operations	Tsawwassen Mills, Guildford Town Centre, Metropolis at Metrotown 1 and 2, Mayfair Shopping Centre	Montreal, Que. 1953	0 0 5.3 million	5.35 million/ 5.28 million
9	Trivest Realty Advisors (B.C.) Inc 789 Pender St W Suite 600, Vancouver V6C 1H2 P: 604-684-1198 F: 604-684-9122 trivest.com	Guy Akester, senior vice-president, commercial, B.C., Greg Last, senior vice-president, property management	Willington Park, Marine Gateway, Glenwood Estates	Toronto, Ont. 2012	2.9 million 1.7 million 680,742	5.28 million/ 5.48 million
10	Cadillac Fairview Corp Ltd 609 Granville St Suite 410, Vancouver V7Y 1E8 P: 604-688-7236 F: 604-630-5323 cadillacfairview.com	Tom Knoepfel, senior vice-president and portfolio manager	CF Pacific Centre, CF Richmond Centre	Toronto, Ont. 1968	0 3.3 million 1.9 million	5.25 million/ 5.25 million
11	Dorset Realty Group Canada Ltd 10451 Shellbridge Way Suite 215, Richmond V6X 2W8 P: 604-270-1711 F: 604-270-8446 dorsetrealty.com	Kim Schuss, vice-president and senior property manager, Colin Schuss, vice-president, commercial leasing and sales, Damien Roussin, CEO, Ron Schuss, president	NP	Richmond 1975	NP NP NP	5 million/ 5 million
12	Canreal Management Corp 808 Nelson St Suite 409, Vancouver V6Z 2H2 P: 604-688-8851 F: 604-684-8228 canreal.com	Raymond Bergen, president	NP	Vancouver 1979	3.3 million 144,275 1 million	4.51 million/ 4.42 million
13	Avison Young Property Management (B.C.) Inc 1055 Georgia St W Suite 2900, Vancouver V6E 3P3 P: 604-687-7331 F: 604-687-0031 avisonyoung.com	Aaron Burry, principal and practice leader of property management, B.C.	Industrial Alliance Portfolio, Metro Tower 1 and 2, Mission Junction, IntraUrban Rivershore, Killarney Centre	Toronto, Ont. 2014	1.8 million 1.9 million 724,168	4.36 million/ 3.91 million
14	SmartCentres REIT 11120 Horseshoe Way Suite 201, Richmond V7A 5H7 P: 604-448-9112 F: 604-448-9114 smartcentres.com	Mauro J Padula, vice-president, leasing, western region	NP	Vaughan, Ont. NP	0 0 4.3 million	4.31 million/ 4.28 million
15	Morguard 969 Robson St Suite 320, Vancouver V6Z 2V7 P: 604-681-9474 F: 604-685-0161 morguard.com	Tom Johnston, vice-president, property management, Western Canada, office/industrial, Michael Walker, regional general manager, B.C. commercial industrial group	111 Dunsmuir, Robson Central, Chancery Place, Cliveden West Business Centre, Viking Way Business Centre, Marine Drive Industrial Buildings, Shelbourne Plaza	Toronto, Ont. 1973	1.1 million 727,749 2.1 million	3.9 million/ 5.05 million
16	Transpacific Realty Advisors 4300 North Fraser Way Unit 203, Burnaby V5J 0B3 P: 604-873-8591 F: 604-873-8876 transpacificrealty.com	Rod Fram, president, Shirleen Weng, controller, Josephine Chi, senior property manager, team lead	Ironworks, Corrections Canada Building	Burnaby 1972	2.1 million 787,500 997,500	3.89 million/ 3.87 million
17	Anthem Properties Group Ltd 1055 Dunsmuir St Suite 1100, Vancouver V7X 1K8 P: 604-689-3040 F: NP anthemproperties.com	Eric Carlson, CEO	NP	Vancouver 1991	117,765 194,241 3.3 million	3.61 million/ 4.23 million
18	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, senior vice-president	NP	Vancouver 1988	1.2 million 937,000 1 million	3.14 million/ 3.14 million
19	Shape Property Management Corp 505 Burrard St Suite 2020, Vancouver V7X 1M6 P: 604-681-2358 F: 604-681-2378 shapeproperties.com		Uptown Centre (Victoria), Nanaimo North, Highstreet (Abbotsford)	Vancouver 2006	0 0 3.1 million	3.08 million/ 3.13 million
20	Oxford Properties Group 1021 Hastings St W Suite 1280, Vancouver V6E 0C3 P: 604-893-3200 F: 604-893-3294 www.oxfordproperties.com	Chuck We, vice-president, Ted Mildon, director, office leasing, Drew Gilbertson, director, industrial leasing, Jesse Hague, general manager	Guinness Tower, 1055 West Hastings Street, MNP Tower, 1021 West Hastings Street, Marine Building, 355 Burrard Street, Oceanic Plaza, 1066 West Hastings Street, 401 West Georgia Street, 402 Dunsmuir Street, 1133 Melville Street, Riverbend Business Park, 8220/8340/8211 Fraser Reach Court, Queensborough Logistics Park, 425/415 Boyne Street and 549 Duncan Street	Toronto, Ont. 1960	1.1 million 1.7 million 45,062	2.82 million/ 2.09 million

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

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BIGGEST COMMERCIAL REAL ESTATE BROKERAGES IN B.C.

RANKED BY | Number of B.C.-licensed commercial agents in 2019

Rank '19	Company	Phone Website	Top executive(s)	Year founded	No. commercial agents '19
1	Colliers International 200 Granville St Suite 1900, Vancouver V6C 2R6	604-681-4111 collierscanada.com	Kirk Kuester , executive managing director, B.C.	1898	168
2	Re/Max Commercial 1060 Manhattan Dr Suite 340, Kelowna V1Y 9X9	250-860-3628 remaxcommercial.cc	Derek Thorvaldson , director	1982	120
3	Cushman & Wakefield ULC 700 Georgia St W Suite 700, Vancouver V7Y 1A1	604-683-3111 cushwake.com	Hendrik Zessel , executive managing director	1913	76
4	Avison Young 1055 Georgia St W Suite 2900, Vancouver V6E 3P3	604-687-7331 avisonyoung.com	Michael Keenan , managing director, Vancouver	1978	70
5	NAI Commercial 1075 Georgia St W Suite 1300, Vancouver V6E 3C9	604-683-7535 naibc.ca	Rob DesBrisay , managing partner, B.C.	1981	68
6	CBRE Ltd 1021 Hastings St W Suite 2500, Vancouver V6E 0C3	604-662-3000 cbre.ca	Norm Taylor , executive vice-president and managing director	NP	65
7	Macdonald Commercial Real Estate Services Ltd 1827 5th Ave W, Vancouver V6J 1P5	604-736-5611 macdonaldcommercial.com	Tony Letvinchuk , managing director	1996	40
8	JLL 355 Burrard St Suite 1400, Vancouver V6C 2G6	604-998-6001 jll.ca	Ray Ahrens , executive vice-president, Gavin Reynolds , executive vice-president, Stella Xu , managing broker	2011	27
9	Lee & Associates Vancouver 475 Georgia St W Suite 800, Vancouver V6B 4M9	604-684-7117 leevancouver.com	Scott Primrose , partner	1968	22
10	Devencore 555 Burrard St Suite 1155 Box 260, Vancouver V7X 1M8	604-681-3334 devencore.com	Jon Bishop , president, western region, Janet Patricelli , vice-president and managing broker	1972	17
11	Form Real Estate Advisors Inc 333 Seymour St Suite 1280, Vancouver V6B 5A6	604-638-2121 form.ca	David Morris , principal, Jon Buckley , principal, Derick Fluker , principal, Jack Allpress , partner	2010	12
12	Klein Group, Royal LePage Commercial 345 Robson St Suite 204, Vancouver V6B 6B3	604-684-8844 kleingroup.com	Eugen Klein , principal	1997	11
13	Frontline Real Estate Services Ltd 8621 201 St Suite 160, Langley V2Y 0G9	604-687-8300 fire.ca	Justin Mitchell , partner, Todd Bohn , partner, Derek Senft , partner	2009	10
13	London Pacific Property Agents Inc 3660 Charles St, Vancouver V5K 5A9	604-420-2600 londonpacific.ca	Keath Williams , president and managing broker, Ben Williams , sales, site assembly and acquisitions	1986	10
15	Covalent Advisory Group Inc 8168 Granville St Suite 205, Vancouver V6P 4Z4	778-985-4639 covalentgroup.ca	Yoyoe Lu , managing principal, Ben Chen , principal	2013	8

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

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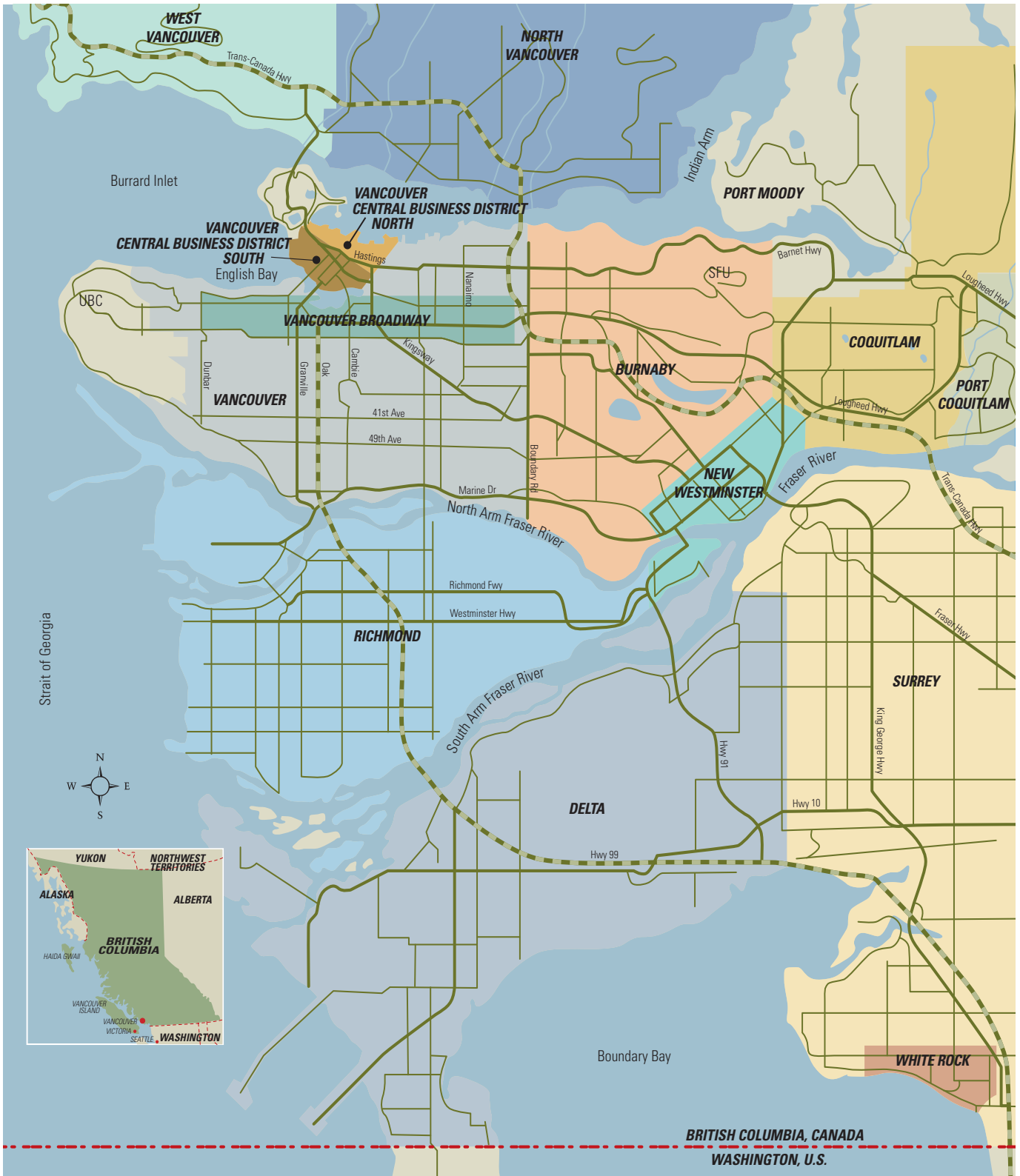
The Spencer Building

Polaris Realty (Canada) Limited is pleased to receive recognition from the City of Vancouver 2019 Heritage Awards for our conservation of the exterior of the Spencer Building



OFFICE BUILDING DIRECTORY

Inventory of office space over 20,000 square feet



OFFICE BUILDING DIRECTORY

How to use the office listings

Refer to the large map (page 43) 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	AVERAGE OPERATING COST	BOMA
VANCOUVER DOWNTOWN NORTH											
1166 Alberni St	M—Peterson Commercial/Leeza Vasiliev 604-699-5226/ L—Peterson Commercial/Ivy Yung 604-669-5209	167,350	25,464	192,814	16	144	1979	1999	\$26	\$20.23	•
1444 Alberni St	M—Pacific Asset Management/L—Cushman & Wakefield/David Mackay 604-639-9355	36,899	n/a	36,899	4	36	1970	1996	n/a	n/a	•
560 Beatty St	M—Cowan Properties 604-834-3545/L—Corbel Commercial/Robert Tham/Marc Saul 604-609-0882	27,700	5,300	33,000	6		1920	n/a	\$30	\$13.97	
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	L—Cushman & Wakefield/David Mackay 604-639-9355	32,908	n/a	39,487	6		1914	1989	n/a	\$16.38	
788 Beatty St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	54,000	n/a	59,500	6		1910	1985	\$25	\$11.36	
200 Burrard St/Waterfront Centre	M—Cadillac Fairview 604-646-8020/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	365,177	29,158	394,155	21	607	1990	n/a	n/a	\$25.20	•
355 Burrard St/The Marine Bldg	M—Oxford Properties/Steve Patrick 604-893-3206/L—Oxford Properties/Anna Lam 604-893-3207	145,727	23,403	169,130	22	280	1930	2014	\$43	\$24.77	•
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	\$23.84	•
505 Burrard St/Bentall One	M—Canderel Management/L—Canderel Pacific Management/David Haugen 778-328-5964	240,455	16,185	256,640	21	525	1967	2003	n/a	\$24.08	
510 Burrard St	M—Manulife Financial/Kathy Ireland 604-438-2302/ L—Manulife Financial/Jaclyn Murphy 604-378-1528	205,055	n/a	205,055	14	156	1985	2003	n/a	\$21.32	•
550 Burrard St/Bentall Five	M—Bentall Kennedy 604-661-5056/L—Bentall Kennedy/Jeff Lim 604-661-5619	577,796	n/a	577,796	33	975	2002	2007	n/a	\$20.82	•
555 Burrard St/Bentall Two	M—Canderel Management/L—Canderel Pacific Management/David Haugen 778-328-5964	168,086	6,598	174,684	18	1,057	1969	2003	n/a	\$22.33	
595 Burrard St/Bentall Three	M—Canderel Management/L—Canderel Pacific Management/David Haugen 778-328-5964	459,659	13,846	473,505	32	1,057	1974	1994	n/a	\$23.25	
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	\$23.77	•
123 Cambie St	L—Corbel Commercial/Marc Saul/Robert Tham 604-609-0882	23,414	n/a	23,414	6		1901	n/a	\$45	\$13	
750 Cambie St/Centennial Bldg	M—Peterson Commercial/Leeza Vasiliev 604-669-5204/ L—Peterson Commercial/Patty Willetts 604-699-5203	70,500	n/a	70,500	7	40	1960	2005	n/a	n/a	•
999 Canada Pl/ World Trade Centre Office Complex	M—Ocean Pacific Management 604-682-7391/L—Colliers/John Freyvogel/Rob Chasmar 604-661-0806	210,000	n/a	210,000	6	160	1986	2000	\$35	\$19.50	•
425 Carrall St/Old BC Electric Bldg	M—Anthem Properties/Traci Lovell 604-488-3607/ L—Corbel Commercial/Marc Saul/Robert Tham 604-609-0882	91,950	n/a	102,472	6	117	1912	n/a	\$25	\$14.10	•
601 Cordova St W/The Station	M—Cadillac Fairview 604-646-8021/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	83,047	n/a	83,047	5	173	1913	1980	n/a	\$18.58	•
111 Dunsmuir St/AMEC Bldg	M—Morguard Investments/Michael Walker 604-681-9474/L—Morguard Investments/Faye Tam	218,416	3,719	222,135	13	242	1994	n/a	n/a	n/a	•
402 Dunsmuir St	M—Oxford Properties	147,000	n/a	147,000	9		2020	n/a	n/a	n/a	•
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	\$22.95	•
885 Dunsmuir St	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	100,462	7,260	107,722	10	16	1970	n/a	\$24	\$17.07	•
888 Dunsmuir St/XCHANGE Conference Centre	M—Manulife Real Estate/Mike Maughan 604-235-1645/ L—Manulife Real Estate/Jaclyn Murphy 604-378-1528	108,450	4,632	113,082	15	120	1991	n/a	n/a	\$19.80	•
1055 Dunsmuir St/Bentall Four	M—Canderel Management/L—Canderel Pacific Management/David Haugen 778-328-5964	531,078	14,779	545,857	35	475	1981	1998	n/a	\$21.77	
400 Georgia St W	M—Allied Properties REIT 416-977-9002/L—Westbank Commercial/Roz McQueen 604-893-1762	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/Ted Mildon 604-893-3230	267,296	1,780	269,076	22	298	1985	2018	\$43	\$25.90	•
475 Georgia St W/BC Turf Bldg	M—Austeville Properties 604-216-5517/L—Colliers/John Freyvogel 604-661-0806	103,361	n/a	103,361	10	90	1974	n/a	\$30.50	\$20.38	•
510 Georgia St W/Telus Garden	M—Westbank Pacific 604-979-0600/L—JLL/Mark Chambers 604-998-6005	477,185	n/a	477,185	24	280	2015	n/a	n/a	n/a	
650 Georgia St W/Vancouver Centre	M—GWL Realty Advisors/Randy Felty 604-713-6481/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	387,426	86,697	474,123	34	473	1977	2015	n/a	\$22.19	•
700 Georgia St W/TD Tower (Pacific Centre)	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	470,586	n/a	470,586	30	1,975	1972	2004	n/a	\$22.36	•
701 Georgia St W	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	216,277	n/a	216,277	18	145	1975	2010	n/a	\$23.11	•
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	\$23	•
925 Georgia St W/Cathedral Place	M/L—Shon Group Realty/Maria Johnson 604-669-3312	307,399	8,616	316,015	23	351	1991	2008	\$40	\$20.94	•
1030 Georgia St W/Burrard Bldg	M—Warrington PCI/Deryk Brower 604-331-5232/L—CBRE/Eli Applebaum/Bill Coulter 604-662-3000	207,095	n/a	250,000	19	158	1957	1990	n/a	\$20.50	•

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 COSTS	BOMA
1040 Georgia St W/The Grosvenor Bldg	M—SDM Realty Advisors/Dale Mumford 778-383-6273/ L—SDM Realty Advisors/Stephen Duyvewaardt 778-383-6272	195,102	8,648	203,766	22	324	1985	n/a	n/a	\$24.35	•
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	\$40	\$27	•
1075 Georgia St W	M—QuadReal Property Group/L—QuadReal Property Group/Brent Lee 604-975-9658	360,000	n/a	360,000	26	226	1968	2002	n/a	\$20.97	•
1090 Georgia St W	M—SDM Realty Advisors/Dale Mumford 778-383-6273/ L—SDM Realty Advisors/Jeff Toews 778-383-6280	140,501	4,682	145,183	16	69	1987	2013	n/a	\$20.88	•
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	\$21.52	•
1185 Georgia St W	M—Choice Properties REIT/Ryan Swire 604-683-1185/L—CBRE/Geoff Donnelly 604-662-5130	146,846	18,964	165,810	16	155	1985	1992	n/a	\$17.25	•
1188 Georgia St W	M—GWL Realty Advisors/Jillian Mann 604-713-7724/ L—GWL Realty Advisors/Brian Wong 604-713-6480	199,979	4,594	204,573	21	59	1980	1997	n/a	\$20.47	•
1281 Georgia St W/Georgia Bldg	M—BCG Properties 604-688-2942/L—Cushman & Wakefield/David Mackay 604-639-9355	72,257	n/a	84,640	10	74	1959	2006	n/a	\$18.22	•
1455 Georgia St W/Lea Bldg	L—Cushman & Wakefield/David Mackay 604-639-9355	31,853	n/a	31,853	8	11	1969	2005	\$36	\$17.25	•
1500 Georgia St W/1500 West Georgia	M—Bosa Properties 604-558-8665/L—Bosa Properties/Darrell Hurst 604-412-0464	193,067	n/a	193,067	20	137	1978	2003	n/a	\$22.38	•
1575 Georgia St W/The Cardero	M—Arpeg Group 604-685-1521/L—Avison Young/Matt Walker/Glenn Gardner 604-687-7331	44,663	4,380	49,043	26	2019	n/a	n/a	n/a	•	
200 Granville St/Granville Square	M—Cadillac Fairview 604-646-8021/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	381,644	n/a	n/a	28	460	1973	2012	n/a	\$23.58	•
320 Granville St/Bosa Waterfront Centre	M—Bosa Development 604-294-2742/L—Bosa Development/Hillary Turnbull 604-294-0666	355,000	n/a	355,000	30	n/a	n/a	n/a	n/a	•	
409 Granville St/United Kingdom Bldg	M—Warrington PCI/Ken Chu 604-331-5259/L—Colliers/Derek May/Devin Ringham 604-661-0837	195,956	15,142	211,098	17	64	1961	1988	\$25	\$17.64	•
470 Granville St/Rogers Bldg	M/L—Equitable Real Estate/Jeanne Tam 604-683-7571	98,324	17,236	115,560	12	1911	n/a	n/a	\$14.95	•	
609 Granville St/Canaccord Genuity Pl	M—Cadillac Fairview 604-688-7236/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	284,970	n/a	284,970	24	1,575	1981	2005	n/a	\$21.71	•
725 Granville St	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	300,000	48,000	348,000	7	2015	n/a	n/a	\$21.28	•	
736 Granville St/Vancouver Block	M/L—Equitable Real Estate/Jeanne Tam 604-683-7571	84,733	6,309	91,042	16	1912	2008	n/a	n/a	•	
151 Hastings St W/Ormidale Block	M—Allied Properties REIT/L—Allied Properties REIT/Sydney von Vegesack 587-779-6154	38,511	n/a	38,511	6	2015	n/a	\$34	\$13.47	•	
163 Hastings St W/The Flack Block	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	36,365	8,460	44,825	5	1899	2008	n/a	\$17.06	•	
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	n/a	\$12.24	•	
555 Hastings St W/Harbour Centre	M—Polaris Realty 604-689-7304/L—Colliers/John Freyvogel 604-661-0806	249,707	50,595	323,707	28	700	1977	2005	n/a	\$20.94	•
601 Hastings St W	M—PCI Development/L—JLL/Mark Chambers 604-998-6005	225,000	n/a	225,000	25	2015	n/a	n/a	n/a	•	
602 Hastings St W/Reliance Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	65,000	n/a	74,204	8	1956	2003	n/a	\$15.39	•	
675 Hastings St W/Six Seven Five	M—UPG Uptown Property Group/Mark Mankiewicz 604-688-7960/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	108,630	n/a	108,630	16	1930	2016	n/a	n/a	•	



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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 COST PER SQ. FT.	AVERAGE OPERATING COST PER SQ. FT.	60/90A
744 Hastings St W/Pemberton 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	\$14.40			
815 Hastings St W	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	100,015	9,560	109,575	10	26			1976	1989		\$27	\$17.54			•
838 Hastings St W/Jameson House	M—Bosa Properties/L—Bosa Properties/Darrell Hurst 604-412-0464	57,784	7,665	69,665	28	32			2011	n/a	n/a	\$23.45				•
850 Hastings St W/Credit Foncier	M—Triovest Realty Advisors/Nancy Westfall 604-642-4501/ L—Triovest Realty Advisors/Julie De Cottiis 604-642-4514	58,094	4,418	62,512	10				1914	1992	n/a	\$21.69				•
900 Hastings St W/900 West Hastings	M—UPG Uptown Property Group/Mark Mankiewicz 604-688-7960/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	97,096	5,370	102,466	14				1966	2009	n/a	n/a				•
999 Hastings St W/AXA Place	M—Polaris Realty 604-684-4221/L—Colliers/John Freyvogel 604-661-0806	209,041	n/a	209,041	19	120			1981	2003	n/a	\$21.09				•
1021 Hastings St W/MNP Tower	M—Oxford Properties/Steve Patrick 604-893-3206/L—Oxford Properties/Ted Mildon 604-893-3230	271,260	n/a	271,260	35	280			2014	n/a	\$52	\$22.35				•
1055 Hastings St W/Guinness Tower	M—Oxford Properties/Steve Patrick 604-893-3206/L—Oxford Properties/Anna Lam 604-893-3207	252,339	3,858	256,373	25	277			1969	2014	\$48	\$24.88				•
1066 Hastings St W/Oceanic Plaza	M—Oxford Properties/Steve Patrick 604-893-3206/L—Oxford Properties/Anna Lam 604-893-3207	331,128	n/a	345,468	26	228			1977	2005	\$47	\$23.46				•
1111 Hastings St W	M—Golden Properties/Angela Wong 604-689-1721/L—Avison Young/Matthew Craig 604-647-5076	94,866	n/a	107,459	13	250			1966	1996	\$26	\$20.17				•
1177 Hastings St W/Board of Trade Tower	M—Golden Properties/Angela Wong 604-689-1721/L—Avison Young/Matthew Craig 604-647-5076	265,000	n/a	265,000	26	600			1968	2009	\$35	\$21.11				•
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	\$17.65				
318 Homer St/Mercantile Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	45,000	5,000	50,000	8				1910	1999	\$25	\$12.60				
580 Hornby St	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	53,385	2,716	56,101	9	32			1986	2000	\$28	\$18.70				•
777 Hornby St	M—QuadReal Property Group/L—QuadReal Property Group/Brent Lee 778-554-3520	138,585	n/a	138,585	20	457			1969	1993	n/a	\$22.10				•
250 Howe St/ PricewaterhouseCoopers Place	M—Cadillac Fairview 604-646-8020/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	239,440	2,271	241,711	20	460			2002	n/a	n/a	\$23.65				•
325 Howe St/Pacific Coast Bldg	M/L—Equitable Real Estate/Jeanne Tam 604-683-7571	32,725	3,944	36,669	6				1912	n/a	n/a	n/a				•
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	\$20.76				
549 Howe St	M—Arcurus Realty 416-862-6100/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	83,869	n/a	88,330	13	18			1977	1990	\$23	\$17.57				•
625 Howe St/Standard Life Bldg	M—Manulife Real Estate/Mike Maughan 604-235-1645/ L—Manulife Real Estate/Jaclyn Murphy 604-378-1528	146,762	n/a	146,762	15	120			1975	1993	n/a	n/a				•
669 Howe St/Offices at Hotel Georgia	L—JLL/Mark Chambers 604-998-6005	80,000	n/a	80,000	9				1927	2010	n/a	\$20.50				
1100 Melville St/Sun Life Plaza	M—Bentall Kennedy/Michael Cole 604-661-5632/L—Bentall Kennedy/Jeff Lim 604-661-5619	151,654	n/a	151,654	16	114			1982	2006	n/a	\$17.45				•
1111 Melville St	M—Porandom Management/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	\$18.40				
1133 Melville St/The Stack	M—Oxford Properties 604-893-3204/L—Oxford Properties/Ted Mildon 604-893-3230	540,000	n/a	540,000	36	577			2022	n/a	n/a	\$24.18				•
1190 Melville St/Wyland Bldg	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	41,000	7,000	48,000	7				1965	1999	\$25	\$14.91				
119 Pender St W/Duncan Bldg	M/L—Equitable Real Estate/Jeanne Tam 604-683-7571	51,239	8,847	60,286	7				1911	n/a	n/a	\$12.92				•
128 Pender St W/Sun Tower	M—Allied Properties REIT/L—CBRE/Eli Applebaum 604-662-5164	78,252	1,693	79,945	17				1912	2011	n/a	\$22				
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	\$13.50				
700 Pender St W/Pender Place I	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	142,530	n/a	146,850	17	202			1972	2000	n/a	\$20.51				•
750 Pender St W/Pender Place II	M—Cadillac Fairview 604-630-5308/L—Cadillac Fairview/Lou Ficocelli 604-630-5307	142,356	3,890	146,246	17	116			1974	2000	n/a	\$20.37				•
789 Pender St W	M—Triovest Realty Advisors/Nancy Westfall 604-642-4501/ L—Triovest Realty Advisors/Julie De Cottiis 604-642-4514	165,813	8,271	174,084	15				1929	1991	n/a	\$20.11				•
800 Pender St W	M—West Pender Property Group/Mike Rushford 604-638-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	106,582	6,284	112,866	16	28			1978	1999	\$22	\$18.80				•
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	\$22	\$17.40				
890 Pender St W	M—West Pender Property Group/Mike Rushford 604-683-0331/ L—West Pender Property Group/Colin Murray 604-638-0327	58,874	6,663	65,537	8				1965	1998	n/a	\$18.21				•
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	\$20	\$17.97				•
1050 Pender St W	M—Bentall Kennedy/Bruce Tanner 604-661-5084/L—Bentall Kennedy/Jeff Lim 604-661-5619	220,129	n/a	220,129	22	247			1973	1993	n/a	\$16.61				•
1090 Pender St W	M—Bentall Kennedy/Bruce Tanner 604-661-5084/L—Bentall Kennedy/Jeff Lim 604-661-5619	71,297	n/a	71,297	12				1971	1999	n/a	\$17.73				•
1095 Pender St W/Manulife Place	M—Manulife Financial/Kathy Ireland 604-438-2302/ L—Manulife Financial/Jaclyn Murphy 604-378-1528	210,000	4,000	214,000	22	186			1991	2003	n/a	n/a				•
1112 Pender St W	M—BCG Properties 604-688-2942/L—Cushman & Wakefield/David Mackay 604-639-9355	52,329	n/a	69,497	10	43			1959	2014	n/a	\$18.61				
1130 Pender St W	M—Bentall Kennedy/Michael Cole 604-661-5632/L—Bentall Kennedy/Jeff Lim 604-661-5619	137,868	2,312	140,165	15	152			1980	2006	n/a	\$18.87				•
1140 Pender St W/Sun Life Financial Centre	M—Bentall Kennedy/Michael Cole 604-661-5632/L—Bentall Kennedy/Jeff Lim 604-661-5619	167,087	n/a	167,087	18	149			1984	2006	n/a	\$17.37				•
1155 Pender St W/Shorehill Bldg	M—	85,000	n/a	85,000	7	51			1967	2003	\$19	\$15.01				
1166 Pender St W	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	147,240	n/a	n/a	16	105			1975	2004	n/a	n/a				
1199 Pender St W	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran	72,000	n/a	75,254	9	60			1955	2003	\$27	\$15.97				
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	\$19.90				
1285 Pender St W/Evergreen Bldg	M—QuadReal Property Group 604-661-5084/L—QuadReal Property Group/Brent Lee 778-554-3520	101,100	5,100	106,200	10	75			1980	2007	n/a	\$20.06				•
550 Robson St	M—Onni Group/Will Johnson 604-259-6780	35,192	7,000	35,192	3				2004	n/a	n/a	n/a				
605 Robson St/Vancouver House	M—Unimet Investments Ltd 604-688-1883/L—RPM Realty/Roy Gibbs 604-684-8291	138,308	n/a	144,000	16	170			1989	n/a	n/a	\$18.35				
969 Robson St/Robson Central	M—Morguard Investments/Michael Walker 604-681-9474/ L—Morguard Investments/Faye Tam 604-602-6450	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	1992	\$23	\$18.54				•
333 Seymour St/Grant Thornton Place	M—PCI Developments 604-684-1151/L—JLL/Mark Chambers 604-998-6005	150,735	3,760	154,495	17	141			1985	2005	n/a	\$21.17				•
510 Seymour St/Five Ten	M—Serracan Properties/L—Colliers/Marco DiPaolo 604-661-0838	71,247	5,042	76,837	10				2017	n/a	\$36	\$19.50				
525 Seymour St/Seymour Bldg	M—Aquilini Group Properties 604-687-8813/L—Aquilini Group Properties/Drew Hardisty 604-909-7943	43,807	n/a	47,949	10				1914	2014	n/a	\$14.27				
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				
753 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	n/a	n/a				•

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
638 Smith St/Vancouver Motors Bldg	L—Colliers/Marco DiPaolo 604-661-0838	27,843	n/a	27,843	2				1925	2013	\$32	\$16		
535 Thurlow St/Phillips Bldg	M—Onni Group/Willem Johnson 604-259-6780/L—JLL/Scott MacDonald/Andrew Astles 604-990-6020	61,861	n/a	61,861	8	21		1966	1990	n/a	n/a			•
745 Thurlow St	M—QuadReal Property Group/L—QuadReal Property Group/Jeff Rank 604-975-9623	380,000	35,000	430,000	25	314		2015	n/a	n/a	\$21.43			•
55 Water St	M—Reliance Properties 604-683-2404/L—Reliance Properties/Luke Moran 604-683-2404	85,000	17,000	102,000	6	40		1910	2002	n/a	n/a			
68 Water St/Deighton Bldg	M—Re/Max Commercial Advantage/L—Re/Max Commercial Advantage/John Moody 778-837-3760	27,000	9,500	45,500	5			1899	1980	\$22	\$11.75			
155 Water St	L—CBRE/Blair Quinn 604-662-5161	74,458	n/a	74,458	7	45		2020	n/a	n/a	n/a			
375 Water St/The Landing	M—Carrera Management Corp/Jonathan Grimble 604-340-9018/ L—Colliers/Blake Davies 604-694-7239	142,000	n/a	176,200	7			1905	1987	\$36	\$18.35			
VANCOUVER DOWNTOWN SOUTH														
858 Beatty St/Pivotal Bldg	M—Warrington PCI/Kim Steppan 604-331-5237/L—CBRE/Blair Quinn/Zach Wittenberg 604-662-5161	210,000	25,000	235,000	7	416		2002	n/a	\$35	\$20.69			•
1160 Burrard St/Burrard Health Centre	L—Avison Young/Glenn Gardner 604-647-5092	52,000	n/a	52,000	10	42		1981	n/a	n/a	\$23			
1200 Burrard St	M—Colliers/L—Colliers/Derek May 604-661-0837	61,525	n/a	69,277	10	35		1979	1999	\$30	\$17.53			•
1290 Burrard St/ The Offices at Burrard Place	M—Reliance Properties 604-683-2404/L—Colliers/Dan Jordan/Devin Ringham 604-692-1472	150,000	n/a	150,000	13			2020	n/a	n/a	n/a			
1380 Burrard St/Kilborn Bldg	M—Bentall Kennedy 604-646-2869/L—Bentall Kennedy/Jeff Lim 604-661-5619	114,256	n/a	114,256	7	117		1982	2001	n/a	\$17.92			•
840 Cambie St	M—Allied Properties REIT 604-683-5002/L—Allied Properties REIT/Gord Oughton 647-260-3736	91,437	n/a	91,437	6	10		1912	2009	n/a	\$17.70			
1001-1085 Cambie St/Yaletown Mews	L—JLL/Mark Trepp 604-998-6035	65,000	n/a	65,000	3	82		1990	n/a	n/a	\$21.37			
1033 Davie St/Davie Bldg	M—Pacific Crown Management/Lucilla Leung 604-263-0907/ L—Colliers/Derek May/Margaret Bowden 604-661-0837	33,293	n/a	33,293	6	84		1959	2013	\$23	\$17.52			
89 Georgia St W/ Rogers Arena - West Tower	M—Aquilini Properties 604-687-8813/L—CBRE/Blair Quinn 604-662-5181	88,484	n/a	106,581	26	71		2016	n/a	n/a	\$15.77			
1461-1462 Granville St/Vancouver House	L—CBRE/Blair Quinn/Tara Finnegan 604-662-5161	68,104	n/a	n/a	5	31		2019	n/a	n/a	n/a			
1040 Hamilton St/Yaletown Centre	M—MDC Property Services 604-678-0244/L—CBRE/Eli Applebaum 604-662-5164	36,108	8,765	44,873	4	26		1912	1988	\$25	\$25			
948-950 Homer St/Chintz Bldg	M—Allied Properties REIT/L—Allied Properties REIT/Gord Oughton 647-260-3736	34,473	10,399	44,872	4	7		1930	1998	n/a	n/a			
990 Homer St	L—CBRE/Geoff Donnelly 604-662-5130	43,856	n/a	45,000	5			1950	2000	\$28	\$18.50			
1008 Homer St/North Western Bldg	M—The Mangement Group/Moreno Zen 604-681-1816/ L—JLL/Corbin Macdonald/Andrew Astles 604-998-6034	44,500	n/a	60,000	5			1908	1998	n/a	n/a			
1062 Homer St	L—Lee & Associates/Howard Malchy 604-895-2226	18,000	10,000	28,000	4			n/a	n/a	\$28	\$14.15			
1085 Homer St/The Cossette	M—MDC Property Services 604-678-0244/L—Colliers/Graham Davison 604-694-7206	51,000	n/a	53,621	6	77		2003	n/a	n/a	\$19.83			

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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 COST	60/90A
1090 Homer St	M—GWL Realty Advisors/Jillian Mann 604-713-7724/ L—GWL Realty Advisors/Brian Wong 604-713-6480	47,273	17,002	64,275	5			1917	1993	n/a		\$19.53	•			
815 Hornby St	M—Megen Properties 604-685-5566/L—Avison Young/Fergus Cameron 604-647-5099	61,535	12,000	73,535	6	30	1980	1996	\$22	\$15						
865 Hornby St/Chancery Place	M—Morguard Investments/Michael Walker 604-681-9474/ L—Morguard Investments/Faye Tam 604-602-6450	132,399	10,235	142,634	13	197	1982	n/a	n/a	n/a		•				
840 Howe St/Robson Court	M—GWL Realty Advisors/Randy Felty 604-713-6481/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	190,029	9,329	199,358	11	169	1986	n/a	n/a	\$21.46	•					
900 Howe St	M—Warrington PCI/Deryk Brower 604-331-5232/L—Colliers/Derek May 604-661-0837	97,840	5,624	103,464	10	109	1987	2012	\$24	\$18.68	•					
980 Howe St	M—Manulife Real Estate/Kathy Ireland 604-438-2302/ L—Manulife Real Estate/Jaclyn Murphy 604-378-1528	260,000	4,836	269,000	16	217	2015	n/a	n/a	n/a	•					
1045 Howe St	M—Narland Management/Elissa Dabiri 604-681-2747/ L—Cushman & Wakefield/Hayden Elliott 604-640-5831	98,785	2,361	101,146	9	65	1973	2007	\$26	\$18.88						
1080 Howe St/Executive Place Tower	L—Colliers/Brian Mackenzie 604-661-0829	66,000	n/a	66,000	12	52	1996	n/a	\$32	\$15						
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	\$13.23						
268 Keefer St/Sun Wah Centre	L—Avison Young/Justin Omichinski/Michael Buchan/Jake Luft 604-646-8387	75,000	n/a	75,000	7	245	1987	n/a	\$15	\$9.50						
1122 Mainland St	M—Mainland Ventures/Alan Firth 604-732-6540/L—JLL/Mark Trepp 604-998-6035	60,333	20,812	81,145	5	66	1915	1991	n/a	\$16.50						
808 Nelson St/Nelson Square	M—Nelson Square Management/Rose Ma 604-684-2472/ L—Cushman & Wakefield/Jennifer Robertson 604-640-5894	190,000	n/a	209,200	25	235	1982	1999	n/a	\$19.98						
777 Pat Quinn Way/ Rogers Arena - East Tower	M—Aquilini Group Properties 604-899-5398/L—Aquilini Group/David Stark 604-687-8813	69,300	n/a	69,300	9		n/a	n/a	n/a	n/a						
910 Richards St	L—CBRE/Alain Riviere 604-662-5110	30,000	n/a	30,000	3		1910	n/a	n/a	\$9.05						
VANCOUVER BROADWAY — SURROUNDING AREA																
1706 1st Ave W/20.0 Bldg	L—Cushman & Wakefield/Matthew MacLean/Bob Watt 604-640-5818	56,480	n/a	56,480	5		1910	n/a	\$28.50	\$9.50						
1505 2nd Ave W/Main Gate	M—Gulf Pacific Group 604-990-1500/L—Avison Young/Justin Omichinski/Josh Sookero 604-646-8387	30,767	n/a	59,048	5	60	1988	2004	\$28	\$18.02						
22 5th Ave E/The Lightworks Bldg	M—PC Urban 604-282-6085/L—Cushman & Wakefield/Matthew MacLean/Chris Newton 604-640-5855	46,800	n/a	54,000	6	70	2017	n/a	\$33	\$16.20						
525 8th Ave W/Citylink	L—Cushman & Wakefield/Justin De Genova/Kyle Wilson/David Mackay 604-640-5869	62,165	2,277	64,442	8		2020	n/a	n/a	n/a						
828 8th Ave W	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	28,000	n/a	28,000	4		1978	2018	n/a	\$14.98						
555-575 8th Ave W/Echelon Centre I-II	M—Cressey Development Corp 604-294-3544/L—Colliers/Dan Jordan 604-692-1472	111,510	n/a	111,510	6	220	1993	n/a	n/a	\$13.52						
1750 10th Ave E/Eastvan Medical Centre	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	27,000	n/a	27,000	5	86	1972	n/a	\$20	\$18.25						
505-525 Broadway W/ Cross Roads Complex	M—Triovest Realty Advisors/L—Triovest Realty Advisors/Julie DeCotiis 604-642-4514	99,622	4,464	104,086	5	500	2009	n/a	n/a	\$22.63	•					
1770 Burrard St	L—Avison Young/Robin Buntain 604-647-5085	44,708	n/a	46,217	4	80	1973	1988	n/a	\$17.64						
565 Great Northern Way	M—Warrington PCI/L—CBRE/Luke Gibson 604-662-5142	65,000	3,000	n/a	7		2018	n/a	n/a	\$16.75						
1553-1557 Main St/Central	M—Onni Property Management/Steve Jantzen 604-602-7711/L—Onni Group/Hilary Turnbull	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	\$22	\$11.21						
333 Terminal Ave	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	\$22	\$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	\$28.5	\$12						
2920 Virtual Way/Broadway Tech Centre - Bldg 6	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	160,000	10,000	175,000	4		2015	n/a	n/a	n/a	•					
2925 Virtual Way/Broadway Tech Centre - Bldg 1	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	115,000	n/a	115,000	4		2008	n/a	n/a	n/a	•					
2940 Virtual Way/Broadway Tech Centre - Bldg 7	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	75,000	n/a	75,000	3	190	2010	n/a	n/a	n/a	•					
2955 Virtual Way/Broadway Tech Centre - Bldg 2	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	147,118	n/a	147,118	5		2001	n/a	n/a	\$17.15	•					
2985 Virtual Way/Broadway Tech Centre - Bldg 3	M—QuadReal Property Group/Ashley MacDougall 604-975-9536/ L—QuadReal Property Group/Jeff Rank 604-975-9623	113,932	n/a	113,932	4		2001	n/a	n/a	\$17.66	•					
VANCOUVER BROADWAY CORRIDOR																
1060 8th Ave W	L—NAI Commercial/Rob DesBrisay 604-691-6602	23,686	n/a	23,686	3	42	1972	2000	\$22.50	\$15.09						
1385 8th Ave W	M—Triovest Realty Advisors 604-484-0906/L—Triovest Realty Advisors/Julie De Cotiis 604-642-4514	119,450	n/a	119,450	6	161	1982	2008	n/a	\$20.07	•					
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	\$18.40						
1525 8th Ave W	L—Cushman & Wakefield/David Mackay 604-639-9355	20,319	n/a	20,319	3	44	1975	n/a	\$21	\$18.15						
550-558 Broadway W/Neelu Bachra Centre	M—Dorset Realty Group 604-270-1711/L—Dorset Realty/Damien Roussin	79,096	8,333	120,000	7		2014	n/a	n/a	n/a						
750 Broadway W/Fairmont Medical Bldg	M—Peterson Commercial/Leeza Vasiliev 604-699-5204/ L—Peterson Commercial/Ivy Yung 604-699-5209	122,880	n/a	133,000	14	144	1960	1997	\$27	\$22.50	•					
777 Broadway W	M—777 West Broadway Holdings/L—CBRE/Geoff Donnelly 604-662-5130	53,000	n/a	75,000	12	156	1988	n/a	\$26	\$18.50						
805 Broadway W/805 Broadway Centre	M—SDM Realty Advisors 604-688-5658/L—SDM Realty Advisors/Jeff Toews 778-383-6280	85,100	n/a	100,857	19		1974	n/a	\$25	\$22.93	•					
812 Broadway W/Willow Medical 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	\$18	\$19.92						
988 Broadway W/Broadway & Oak	M—BlueSky Properties/L—Colliers/Marco diPaolo 604-661-0838	82,000	n/a	85,000	9		2018	n/a	n/a	\$19.83						
999 Broadway W/BCAA Bldg	M—TPMG Capital 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	50,862	6,336	62,297	9	150	1972	1993	n/a	\$21.46						
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	\$26	\$17.51						
1285 Broadway W	M—Triovest Realty Advisors 604-484-0906/L—Triovest Realty Advisors/Julie De Cotiis 604-642-4514	124,987	n/a	124,987	8	220	1984	2014	n/a	\$21.80	•					
1333 Broadway W	M—Triovest Realty Advisors 604-484-0906/L—Triovest Realty Advisors/Julie De Cotiis 604-642-4514	228,515	8,775	237,290	14	419	1991	n/a	n/a	\$21.05	•					
1338 Broadway W/Broadway Pacific Place	M—S & U Homes 604-733-3532/L—Dorset Realty Group/Colin Schuss 604-270-1711	31,982	20,413	58,970	4	120	1990	n/a	\$23	\$17.86						
1401 Broadway W	M—Warrington PCI/L—CBRE/Brad Haw 604-662-5132	30,000	n/a	34,000	8		1994	n/a	\$25	\$21.75	•					

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												AVERAGE RENTAL COST	AVERAGE OPERATING COST	
1508 Broadway W	M—Choice Properties REIT/Ryan Swire 604-683-1185/ L—Choice Properties REIT/Geoff Christie 403-268-9202	82,291	64,183	146,474	9	265	1998	n/a	n/a	n/a	n/a	n/a	•	
1847 Broadway W/Orr Bldg	M—Orr Development 604-731-8261/L—CBRE/Brad Haw 604-662-5132	25,129	n/a	37,421	3		1956	1993	\$21	\$12		•		
1985 Broadway W/Wawanesa Bldg	L—TPMG Capital/Glenn Wood 604-642-3463	55,669	n/a	55,669	5		1985	n/a	n/a	\$21.47				
2025 Broadway W/Mainframe Bldg	M—SDM Realty Advisors/Dale Mumford 778-383-6273/ L—SDM Realty Advisors/Stephen Duyveaardt 778-383-6272	72,757	14,722	90,666	5	187	1988	n/a	n/a	\$21.98		•		
2184 Broadway W/Regent Medical Bldg	M—TPMG Capital/Irene Leung 604-739-6188/L—TPMG Capital/Glenn Wood 604-742-3463	33,081	8,106	41,187	5	64	1959	2001	n/a	\$20				
2515 Burrard St	L—RPM Realty/Chris Oteman 604-684-8291	30,000	n/a	30,000	3		1920	n/a	n/a	\$19.50				
2608 Granville St/South Granville Centre	M—Macdonald Commercial/Nick Marini 604-736-5611/ L—Macdonald Commercial/Eric Poon 604-714-4768	58,204	38,280	96,484	5	196	1974	2002	\$25	\$22.39				
488 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														
100 Park Royal South	M—Maple Leaf Property Management/Dali Janic 604-925-8215/L—Maple Leaf Property Management	120,000	n/a	n/a	12	172	1972	2004	\$39	\$17				
NORTH VANCOUVER														
138 13th St E/CentreView	M—Onni Group/Glenn Worner 604-602-7711/L—Onni Group/John Middleton	78,800	91,200	n/a	5		2017	n/a	\$32	\$14.50		•		
132 Esplanade W/Esplanade Place 1	M—Wesgroup Properties 604-633-2888/L—Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	65,000	8,000	73,000	5	100	1991	n/a	\$23	\$15.96		•		
171 Esplanade W/Esplanade Place	M—Gulf Pacific Group/Ryan Russell 604-990-1500/ L—Forman Pilkington/Ross Forman/Jeff Pilkington 604-980-3003	66,266	n/a	71,325	6	87	1984	1992	\$22	\$15.29				
221 Esplanade W	M—SDM Realty Advisors/Dale Mumford 778-383-6273 /L—Avison Young/Ian Whitchelo/Terry Thies 604-647-5095	154,000	n/a	154,000	6	233	1983	n/a	\$23	\$18.61		•		
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		•		
38 Fell Ave/Harbourside Centre	M—GWL Realty Advisors/Neil Patterson 604-586-1404/ L—Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	37,476	n/a	37,476	4	76	2001	n/a	n/a	\$15.99		•		
50 Fell Ave/Dockside Business Centre	L—CBRE/Lawson Chu 604-662-5116	32,000	n/a	32,000	2	20	2005	n/a	\$21	\$7.50				
788 Harbourside Dr/Harbourside Centre	M—GWL Realty Advisors/Peter Jenkins 604-713-8920/ L—Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	33,750	n/a	33,750	2	58	2001	n/a	n/a	\$13		•		
828 Harbourside Dr/Harbourside Business Park	L—CBRE/Lawson Chu 604-662-5116	60,821	n/a	60,821	2	125	2001	n/a	n/a	\$11				
850 Harbourside Dr/Harbourside Corporate Centre	M—Avison Young/L—Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	45,000	n/a	45,000	4		2009	n/a	\$26	\$11.94				
889 Harbourside Dr/Harbourside Business Park - Waterfront Bldg 1	M—Concert/Karen Rahal 604-602-3732/L—Avison Young/Terry Thies 604-646-8398	74,670	n/a	74,670	3	160	2002	n/a	\$24	\$13.85		•		
1133 Lonsdale Ave	L—Avison Young/Terry Thies/Ian Whitchelo 604-646-8398	21,800	7,000	28,800	4		2010	n/a	\$23.50	\$13.91				
1200 Lynn Valley Rd/Valley Professional Centre	M—SDM Realty Advisors/Dale Mumford 778-383-6273 /L—SDM Realty Advisors/Jeff Toews 778-383-6280	28,000	12,000	40,000	3	112	1988	2000	n/a	\$20.30		•		
VANCOUVER														
2889 12th Ave E/Renfrew Centre	M—Epic Investments Services/Slavica Kosmajac 604-678-0239	170,021	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	\$14.33		•		
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	\$19	\$21.92				
5740-5780 Cambie St/Oakridge Plaza	M—Bentall Kennedy/Glen Cartier 604-661-5000/L—Bentall Kennedy/Tim Evans 604-233-1009	44,695	n/a	44,695	3	80	1959	2005	n/a	\$26.94		•		
5550 Fraser St	L—Avison Young/Jason Mah/David MacFadyen 604-647-5096	52,465	n/a	52,465	3		1956	n/a	n/a	\$9				
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	\$10.96				
2695 Granville St/Block Bldg	L—CBRE/Brad Haw 604-662-5132	32,531	n/a	32,531	7	66	1965	2005	\$25	\$18.25				
3195 Granville St/Hycroft Centre	M—Wesgroup Properties 604-633-2890/L—Colliers/Derek May/Margaret Bowden 604-661-0837	35,245	500	36,500	3	81	1957	1999	n/a	\$19.99		•		
887 Great Northern Way	M—PCI Developments/L—CBRE/Blair Quinn 604-662-5131	164,236	n/a	164,236	5	327	2000	2010	n/a	\$17.89		•		
3680 Hastings St E/Pacific Professional Centre	M—Warrington PCI/L—Colliers/Derek May 604-661-0837	22,722	6,000	33,683	3		1982	n/a	\$15	\$12.99		•		
2806 Kingsway/Dundee Centre	L—Colliers/Brian Mackenzie 604-661-0829	20,520	n/a	28,674	3	52	1990	2012	\$22	\$10				
450 Marine Dr SW/Marine Drive	M—Triovest 604-484-0901/L—Triovest/Julie De Cottiis 604-642-4514	259,003	236,249	495,242	17		2015	n/a	n/a	\$20.99		•		
1296 Station St/The Onyx	L—Colliers/Rob Chasmar 604-661-0822	262,800	8,700	271,500	13		2021	n/a	n/a	n/a				
1628 Station St/Block Data Center	L—CBRE/Blair Quinn 604-662-5161	105,872	n/a	105,872	5		2015	n/a	n/a	\$13				
BURNABY														
8525 Baxter Pl/Production Court I	M—Narland Management 604-681-2747/L—Colliers/Rob Chasmar/Brian MacKenzie 604-661-0822	44,071	n/a	44,071	2	296	1999	n/a	n/a	\$13				
8555 Baxter Pl/Production Court II	M—Narland Management/Elissa Dabiri 604-681-2747/L—Colliers/Rob Chasmar 604-661-0822	44,071	n/a	134,161	3	296	1999	n/a	n/a	n/a				
2250 Boundary Rd/CFIA Bldg	L—Re/Max Central/Peter Hall/Braden Hall 604-718-7300	43,384	n/a	43,384	2	6	1955	1984	\$13	\$11.09				
4250 Canada Way/Pacific Blue Cross	M—GWL Realty Advisors/Jillian Mann 604-713-7724/ L—GWL Realty Advisors/Brian Wong 604-713-6480	119,315	n/a	119,315	6	338	1998	n/a	n/a	\$16.40		•		
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	\$15.79				
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	\$16.58				
4585 Canada Way/Canada Way Business Park	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	50,022	n/a	50,022	4	94	1982	1996	n/a	\$14.76				
4595 Canada Way/Canada Way Business Park	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	50,022	n/a	50,022	4	94	1982	1996	n/a	\$14.32				
4601 Canada Way/Canada Way Business Park Bldg A	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	87,231	n/a	87,231	5	345	2000	n/a	n/a	\$15.26				

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 RENTAL COST	60/90A
4611 Canada Way/ Canada Way Business Park Bldg B	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	70,432	n/a	70,432	4	298	2001	n/a	n/a	\$15.48						
4621 Canada Way/ Canada Way Business Park Bldg C	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	74,354	n/a	74,354	4	279	2001	n/a	n/a	\$16.29						
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	\$14.56	•					
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	\$15.05	•					
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	\$17.71						
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	\$18.86						
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	\$25	\$14.50						
3383 Gilmore Way/Discovery Green	M—Manulife Real Estate 604-438-2302/L—Manulife Real Estate/Jaclyn Murphy 604-378-1528	146,567	n/a	146,567	5	414	2009	n/a	n/a	\$17.50	•					
3480 Gilmore Way/Discovery Place Bldg 8	M—Bentall Kennedy/Joanne Montgomery 604-661-5624/L—Bentall Kennedy/Jeff Lim 604-661-5619	48,758	n/a	48,758	3	144	2002	n/a	n/a	\$13.72	•					
3605 Gilmore Way/Discovery Place	M—Bentall Kennedy/Joanne Montgomery 604-661-5624/L—Bentall Kennedy/Jeff Lim 604-661-5619	47,000	n/a	47,000	3	138	2000	n/a	n/a	\$15.29	•					
8900 Glenlyon Pky/Tekmira Bldg	M—Canadian Urban/L—CBRE/Blair Quinn 604-662-5161	51,494	n/a	51,494	2	170	1997	n/a	\$15	\$12						
9100 Glenlyon Pky	M—Concert/Karen Rahal 604-602-3732/L—Colliers/Rob Chasmar 604-661-0822	61,833	n/a	61,833	2	312	1998	n/a	n/a	n/a	•					
9500 Glenlyon Pky	M—GWL Realty Advisors/Jillian Mann 604-713-7724/L—GWL Realty/Brian Wong 604-713-6480	164,580	n/a	164,580	3	471	2009	n/a	n/a	\$12.92	•					
3999 Henning Dr	L—Re/Max Central/Peter Hall/Braden Hall 604-718-7300	73,992	n/a	73,992	4	23	1998	n/a	\$21	\$12.06						
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	\$14.01	•					
4211 Kingsway/Burnaby Centre	M—Burnaby Centre Management 604-438-4544/ L—NAI Commercial/Rob DesBrisay/Jesse Godin 604-691-6602	57,400	n/a	57,400	7		1985	2000	\$20	\$15.35						
4555 Kingsway/Central Park Place	M—Bosa Properties/L—Bosa Properties/Darrell Hurst 604-412-0464	170,000	30,000	200,000	18	390	2000	2007	n/a	\$13.98	•					
4603 Kingsway/Metropole	M—Macdonald Commercial/Nick Marini 604-736-5611/ L—Macdonald Commercial/Eric Poon 604-714-4768	79,000	n/a	89,759	4	266	1989	n/a	\$22	\$17.77						
4710 Kingsway/Metrotower I	M—Avison Young/Marc Staats 604-283-0894/L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	261,000	n/a	261,000	28	500	1989	n/a	n/a	\$18.20	•					
4720 Kingsway/Metrotower II	M—Avison Young/Marc Staats 604-283-0894/L—Colliers/Rob Chasmar/Jason Teahen 604-661-0822	352,000	n/a	352,000	30	415	1991	n/a	n/a	\$18.20	•					
4730 Kingsway/Metrotower III	M—Metro Vancouver 604-432-6484/L—CBRE/Luke Gibson 604-662-5142	411,472	n/a	411,472	29		2014	n/a	n/a	\$14.26						
4789 Kingsway/Centrepoint	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	\$13.50	•					
5172 Kingsway/Burlington Square	L—Colliers/Rob Chasmar/Brian Mackenzie 604-681-4111	23,000	n/a	25,984	3	75	1982	1991	\$17	\$14.20						
4180 Lougheed Hwy/Lougheed Commerce Court I	M—Onni Group/Glenn Worner 604-602-7711/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	86,521	n/a	86,521	6	453	1984	n/a	n/a	\$16.63	•					
4190 Lougheed Hwy/Lougheed Commerce Court II	M—Onni Group/Glenn Worner 604-602-7711/ L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	69,973	n/a	69,973	5	453	1983	1996	n/a	\$14.23	•					
4664 Lougheed Hwy	M—Peterson Commercial/Leeza Vasiliev 604-699-5204/ L—Peterson Commercial/Ivy Yung 604-699-5209	195,883	n/a	195,883	3	348	1975	1999	\$20	\$14.25	•					
3920 Norland Ave/Jack Munro Bldg	M—Martello Property Services/Tony Akester 604-681-6544/ L—Colliers/Rob Chasmar/Brian Mackenzie 604-681-0829	27,825	n/a	27,825	3	60	1981	2011	\$12.50	\$11.99	•					
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	134,171	6	296	1999	n/a	\$20	\$12.97						
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	\$14.04	•					
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	\$14.04	•					
1901 Rosser Ave/Madison Centre	M—Bosa Development 604-294-2742/L—JLL/Mark Trepp/Mark Chambers 604-998-6035	66,404	n/a	66,404	8		2001	n/a	n/a	\$15.81	•					
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	•					
4170 Still Creek Dr/1502 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie De Cottiis 604-642-4514	111,095	n/a	111,095	4	150	1991	2014	n/a	\$18.05	•					
4185 Still Creek Dr/1501 Willingdon Park	M—Triovest Realty Advisors/Dean De Sousa 604-639-8000/ L—Triovest Realty Advisors/Julie De Cottiis 604-642-4514	46,745	n/a	46,745	3	131	1990	n/a	n/a	\$15.94	•					
4321 Still Creek Dr/1506 Willingdon Park	L—JLL/Mark Trepp/Mark Chambers 604-998-6035	256,010	n/a	256,010	6	684	2001	n/a	n/a	\$16.11						
4333 Still Creek Dr/1507 Willingdon Park	L—JLL/Mark Trepp/Mark Chambers 604-998-6035	87,270	n/a	87,270	4	211	2001	n/a	n/a	\$16.93						
4350 Still Creek Dr/1508 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie DeCottiis 604-642-4514	111,136	n/a	111,136	4	333	2010	n/a	n/a	\$16.04	•					
4370 Still Creek Dr/1509 Willingdon Park	M—Triovest Realty Advisors/Dean de Sousa 604-294-3544/ L—Triovest Realty Advisors/Julie DeCottiis 604-642-4514	150,897	n/a	150,897	4	247	2010	n/a	n/a	\$15.37	•					
4401 Still Creek Dr/1505 Willingdon Park	L—JLL/Mark Trepp/Mark Chambers 604-998-6035	70,600	n/a	70,600	3	223	1999	n/a	n/a	\$16.39						
3001 Wayburne Dr/ Canada Way Business Park	L—Avison Young/Glenn Gardner/Matthew Craig 604-647-5076	74,354	n/a	74,354	2	340	1996	2001	n/a	\$16.29						
4475 Wayburne Dr/Technology Place@BCIT	M—Discovery Parks 604-734-7275/L—Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	32,000	n/a	32,000	3	50	2000	n/a	\$19	\$15.11						
1899 Willingdon Ave/1899 Willingdon Bldg	M—Prospero Int'l 604-669-7733/L—Prospero Int'l/Rick Halliday 778-231-5285	25,000	n/a	28,429	2	77	1972	1992	\$22	\$12.60						
2025 Willingdon Ave/The SOLO District	M—Bentall Kennedy 604-661-5000/L—JLL/Mark Trepp 604-998-6035	230,000	100,000	n/a	12		2015	n/a	n/a	\$14.74						
3185 Willingdon Green/Willingdon Green Bldg	M—Redstone Group/Jamie Fiander 604-596-5622/ L—Cushman & Wakefield/Max Zessel/Roger Leggatt 604-640-5824	46,782	n/a	46,782	3	147	1986	2009	n/a	\$16.09						
COQUITLAM																
2950 Glen Dr/The Oasis	M—Onni Property Management/Joel Rao 604-602-7711/L—Cushman & Wakefield/Craig Ballantyne 604-683-3111	24,000	15,000	39,000	7		2013	n/a	n/a	\$11.70	•					
3007 Glen Dr/Evergreen@Westwood Village	M—Bosa Properties 604-558-8665/L—Bosa Properties/Darrell Hurst 604-412-0464	25,714	9,802	n/a	30	102	2015	n/a	n/a	\$11.36	•					
PORT COQUITLAM																
2755 Lougheed Hwy/Poco Place	M—Narland Management/Elissa Dabiri 604-681-2747/ L—Cushman & Wakefield/Craig Ballantyne 604-608-5928	59,993	103,929	163,844	7	573	1981	2003	n/a	\$20.27						

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	60/90A	
NEW WESTMINSTER																
611 Agnes St	M—QuadReal Property Group 778-554-3520/L—QuadReal Property Group/Brent Lee	57,092	5,009	62,101	4				n/a	n/a	n/a	n/a	\$7.01		•	
625 Agnes St/Queen's Court	L—Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	67,562	n/a	85,042	5	97	1981	1991	n/a	n/a			\$13.04			
1001 Columbia St/Columbia Square Plaza	L—CBRE/Luke Gibson/Michael White 604-662-5142	20,000	n/a	20,000	3	450	1994	n/a	\$30	\$15.87						
11 Eighth St/Anvil Office Tower	M—H&R Building Management/Corrie Cotton 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/Rob Evers	60,000	48,000	108,000	6		2010	n/a	n/a	n/a					•	
960 Quayside Dr/First Capital Place	M—Warrington PCI/Lilly Zhou 604-331-5226/L—Warrington PCI/Sanjay Sudra 604-331-5256	48,094	16,998	65,092	4	130	1988	n/a	n/a	\$17.77					•	
620 Royal Ave/Royal Avenue Centre	L—Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	48,000	n/a	48,000	3	65	1988	n/a	n/a	\$11.78						
500 Sixth Ave/Queen's Park West	M—UPG Uptown Property Group/Donna Bisaro 604-525-8818/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	20,000	7,000	27,000	4	48	2014	n/a	n/a	n/a					•	
628 Sixth Ave/Royal Bank Bldg	M/L—Value Property Group 604-606-7001 604-606-7001	55,581	13,929	69,510	6	140	2000	2014	\$25	\$16.41						
505 Sixth St/Westminster Centre South	M—UPG Uptown Property Group/Donna Bisaro 604-525-8818/ L—UPG Uptown Property Group/Bart Slotman 604-688-7750	42,000	12,000	54,000	4	162	2008	n/a	n/a	n/a					•	
550 Sixth St/Sixth and Sixth Bldg	M—Bentall Kennedy 604-661-5679/L—Paramount Realty/Don Ellis 604-442-3911	23,137	n/a	23,137	3	40	1962	n/a	n/a	\$19.13					•	
555 Sixth St/Westminster Centre	M—UPG Uptown Property Group/Donna Bisaro 604-525-8818/ 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/Petr Kafka 604-526-8064/L—Colliers/Rob Chasmar 604-661-0822	155,000	192,000	347,000	2		1992	n/a	\$16	\$13.04						
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	119,931	6	350	1987	n/a	n/a	\$20.99					•	
7960 Alderbridge Way	L—CBRE/Luke Gibson/Marc Blancard 604-662-5142	134,390	n/a	134,390	8	255	2022	n/a	n/a	n/a						
13955 Bridgeport Rd	M—Bosa Properties/L—Bosa Properties/Darrell Hurst 604-412-0464	21,170	n/a	21,170	4		1973	n/a	n/a	\$3.79					•	
10711 Cambie Rd/Airport Executive Park 14	M—Bentall Kennedy/Doug Astbury 604-233-1069/L—Bentall Kennedy/Tim Evans 604-233-1009	98,669	n/a	98,669	3	277	1981	1992	n/a	\$12.75					•	
3820 Cessna Dr/ BCIT Aerospace Technology Campus	M—BCIT/L—Altow Realty Group/Andrew Altow 604-910-5180	85,000	n/a	85,000	5	225	2007	n/a	n/a	\$9.50						
13351 Commerce Pky/ 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	n/a	\$13.50						
13353 Commerce Pky/ Commerce Court International Phase II	M/L—Compass Point/Mark Morrison 604-214-8645	68,558	n/a	68,558	3	230	1999	n/a	n/a	\$13.93						
13511 Commerce Pky/ Crestwood Corporate Centre 3	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	40,130	n/a	40,130	1	130	1989	2007	n/a	\$12.60					•	
13551 Commerce Pky/ Crestwood Corporate Centre 4	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	55,788	n/a	55,788	2	112	1990	2006	n/a	\$11.98					•	
13571 Commerce Pky/ Crestwood Corporate Centre 5	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	78,125	n/a	78,125	2	232	1993	2005	n/a	\$12.96					•	
13575 Commerce Pky/ Crestwood Corporate Centre 6	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	77,566	n/a	77,566	2	233	1993	2004	n/a	\$12.74					•	
13775 Commerce Pky/ Crestwood Corporate Centre 7	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	79,438	n/a	79,438	3	239	1995	2006	n/a	\$12.95					•	
13777 Commerce Pky/ Crestwood Corporate Centre 8	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	80,755	n/a	80,755	3	244	1996	2007	n/a	\$12.85					•	
13800 Commerce Pky/ Crestwood Corporate Centre 1	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	181,588	n/a	181,588	2	447	1989	n/a	n/a	\$7.57					•	
5611 Cooney Rd/ Richmond Professional Bldg	M—Wesgroup Properties 604-633-2898/L—Cushman & Wakefield/Matthew MacLean 604-640-3855	30,714	n/a	40,714	3		1985	n/a	n/a	\$15.27					•	
5811 Cooney Rd/Pacific Business Centre	M—Warrington PCI/L—CBRE/Luke Gibson/Michael White 604-662-5142	99,360	n/a	104,227	6	251	1989	1995	\$24	\$14.85					•	
11331 Coppersmith Way/ Riverside Professional Centre	M—Porte Realty/Tracy Gu 604-732-7651/ L—Cushman & Wakefield/Matthew MacLean/Alexander Cairns 604-640-5855	33,216	9,217	42,433	3	152	2002	n/a	n/a	\$10						
11120 Horseshoe Way/Riverside Place	M—Fraser Park Realty 604-568-7014/ L—CBRE/Kevin Nelson/Joel Barnett/Michael White 604-662-5155	55,370	n/a	58,418	3	118	1994	n/a	\$18	\$6.59						
13700 International Pl/Crestwood Corporate Centre 2	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	81,713	n/a	81,713	3	242	1998	n/a	n/a	\$12.32					•	
13711 International Pl/ Crestwood Corporate Centre 10	M—GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L—GWL Realty Advisors/Peter Jenkins 604-713-8920	81,836	n/a	81,836	3	237	1999	n/a	n/a	\$12.40					•	
4600 Jacombs Rd/Delf Place	M—GWL Realty Advisors/Neil Patterson 604-586-1404 /L—JLL/Mark Chambers 604-998-6005	75,902	n/a	75,902	2	228	1982	2001	n/a	\$11.91					•	
3600 Lysander Ln	M—SDM Realty Advisors/Dale Mumford 604-688-5658/ L—SDM Realty Advisors/Jeff Toews 778-383-6280	150,000	n/a	150,000	5	460	1989	2007	n/a	\$15					•	
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	\$19.15						
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	n/a	\$5.84						
12033 Riverside Way/ Riverside Business Centre	L—JLL/Mark Chambers 604-998-6005	34,426	n/a	34,426	3		2008	n/a	n/a	\$10						
3751 Shell Rd/Airport Executive Park B	M—Bentall Kennedy/Doug Astbury 604-233-1069/L—Bentall Kennedy/Tim Evans 604-233-1009	33,521	n/a	33,521	1	104	1974	1989	n/a	\$12.96					•	
3851 Shell Rd/Airport Executive Park D	M—Bentall Kennedy/Doug Astbury 604-233-1069/L—Bentall Kennedy/Tim Evans 604-233-1009	24,613	n/a	24,613	1	83	1974	1989	n/a	\$13.33					•	
10100 Shellbridge Way/ Airport Executive Park A	M—Bentall Kennedy/Doug Astbury 604-233-1069/L—Bentall Kennedy/Tim Evans 604-233-1009	24,632	n/a	24,632	1	78	1975	2004	n/a	\$13.29					•	
10200 Shellbridge Way/ Airport Executive Park C	M—Bentall Kennedy/Doug Astbury 604-233-1069/L—Bentall Kennedy/Tim Evans 604-233-1009	33,898	n/a	33,898	1	96	1976	1989	n/a	\$12.44					•	

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	60/90A
10271 Shellbridge Way/ Airport Executive Park 10	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	96,816	n/a	96,816	3	315	1998	n/a	n/a	\$11.68	•
10451 Shellbridge Way/ Airport Executive Park 1	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	62,263	n/a	62,263	2	156	1976	1992	n/a	\$11.76	•
10551 Shellbridge Way/ Airport Executive Park 2	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	60,618	n/a	60,618	2	164	1975	2006	n/a	\$14.07	•
10651 Shellbridge Way/ Airport Executive Park 3	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	29,690	n/a	29,690	1	108	1980	1992	n/a	\$13.23	•
10691 Shellbridge Way/ Airport Executive Park 4	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	30,579	n/a	30,579	1	118	1978	1992	n/a	\$12.88	•
10760 Shellbridge Way/ Airport Executive Park 8	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	69,857	n/a	69,857	1	236	1980	1992	n/a	\$13.09	•
10851 Shellbridge Way/ Airport Executive Park 6	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	69,619	n/a	69,619	3	186	2009	n/a	n/a	\$11.09	•
10991 Shellbridge Way/ Airport Executive Park 7	M —Bentall Kennedy/Doug Astbury 604-233-1069/ L —Bentall Kennedy/Tim Evans 604-233-1009	79,742	n/a	79,742	3	249	2002	n/a	n/a	\$11.91	•
13071 Vanier Pl/ Richmond Corporate Centre 5	M —Alpha Equities Ltd 604-279-0344/ L —Alpha Equities Ltd/Ara Agazarian 604-279-0344	26,062	n/a	26,062	2	85	1992	n/a	\$19.50	\$11.95	
13111 Vanier Pl/ Richmond Corporate Centre 4	M —Alpha Equities Ltd 604-279-0344/ L —Alpha Equities Ltd/Ara Agazarian 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 —Alpha Equities Ltd 604-279-0344/ L —Alpha Equities Ltd/Ara Agazarian 604-279-0344	37,007	n/a	37,007	2		1989	2003	\$18.75	\$9.75	
13151 Vanier Pl/ Richmond Corporate Centre 3	M —Alpha Equities Ltd 604-279-0344/ L —Alpha Equities Ltd/Ara Agazarian 604-279-0344	35,104	n/a	50,452	2		1990	n/a	\$17.95	\$12.90	
13160 Vanier Pl/ Richmond Corporate Centre 1	M —Alpha Equities Ltd 604-279-0344/ L —Alpha Equities Ltd/Ara Agazarian 604-279-0344	26,343	n/a	58,908	1		1989	2005	\$12.50	\$6.50	
13091 Vanier Pl/ Richmond Corporate Centre 6	M —Alpha Equities Ltd 604-279-0344/ L —Alpha Equities Ltd/Ara Agazarian 604-279-0344	50,344	n/a	50,344	3		1998	n/a	\$20	\$12.85	
3011 & 3031 Viking Way/ Knightsbridge Business Park	M —Concert/Grant Knowles 604-602-3701/ L —JLL/Mark Chambers 604-998-6005	38,582	n/a	38,582	2	108	1974	2004	\$12.95	\$11.49	•
4011 Viking Way/ International Business Park Bldg B	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Cushman & Wakefield/Matthew MacLean 604-640-5855	30,034	n/a	49,772	2		1991	n/a	n/a	n/a	•
4020 Viking Way/ International Business Par Bldg D	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Cushman & Wakefield/Matt MacLean/Jordan Sengara 604-640-5845	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 —Cushman & Wakefield/Matthew MacLean 604-640-5855	31,259	n/a	47,475	2		1996	n/a	n/a	n/a	•
4320 Viking Way/ International Business Park Bldg E	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Cushman & Wakefield/Matthew MacLean 604-640-5855	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 —Cushman & Wakefield/Matthew MacLean 604-640-5855	44,069	n/a	100,033	2		1991	n/a	n/a	n/a	•
4620 Viking Way/ International Business Park Bldg F	M —BUK Investments Ltd/John McGrandle 604-408-3002/ L —Cushman & Wakefield/Matt MacLean/Jordan Sengara 604-640-5845	24,990	n/a	61,187	2		1990	n/a	n/a	n/a	•
7031 Westminster Hwy/ Richmond Professional	M —Prospero Int'l 604-669-7733/ L —Prospero Int'l/Jeff Nightingale	29,000	3,000	32,000	3	100	1978	1995	\$18	\$18.71	
13811 Wireless Way/ Commerce Court Phase III	M —GWL Realty Advisors/Tarek Shoukry 604-713-3162/ L —GWL Realty Advisors/Peter Jenkins 604-713-8920	76,535	n/a	76,535	3	440	2001	n/a	n/a	\$9.79	•
13888 Wireless Way/ Commerce Court International V	L —Colliers/Rob Chasmar 604-661-0822	116,530	n/a	116,530	2	515	2008	n/a	n/a	\$11.67	
13911 Wireless Way/ Commerce Court Phase IV	M —GWL Realty/Tarek Shoukry 604-713-3162/ L —GWL Realty Advisors/Peter Jenkins 604-713-8920	73,439	n/a	73,439	3	203	2002	n/a	n/a	\$11.96	•
SURREY											
20159 88 Ave/ Thunderbird Centre	M —Bentall Kennedy 604-661-5002/ L —Bentall Kennedy/Andrei Satuha 604-661-5699	20,000	170,000	190,000	2		2006	n/a	\$16	\$14.17	•
13798 94A Ave/ Surrey Health Sciences Centre	L —NAI Commercial/Gary Niesner 604-514-6832	29,954	n/a	29,954	3		n/a	n/a	\$22	n/a	
13737 96 Ave/ City Centre Phase 1	L —Colliers/Jason Teahen/Rob Chasmar 604-661-0822	119,000	23,000	142,000	12	600	2014	n/a	n/a	n/a	
13761 96 Ave/ City Centre Phase 3	L —Colliers/Jason Teahen/Rob Chasmar 604-661-0847	110,000	7,447	117,447	10	260	2020	n/a	n/a	n/a	
15127 100 Ave/ Guildford Landmark	L —Avison Young/Josh Sookero/Nicolas Bilodeau 604-647-5091	45,000	n/a	45,000	4	305	1991	n/a	n/a	\$13.77	
15117 101 Ave	M —Bosa Development 604-294-0666/ L —Avison Young/Matthew Craig/Josh Sookero 604-647-5076	55,000	n/a	64,185	4	119	1985	2016	n/a	\$13.50	•
15225 104 Ave/ Guildford Office Park	L —JLL/Andrew Astles 604-998-6045	48,856	n/a	48,856	4	120	1978	2015	n/a	\$13.06	
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	\$14.15	
13479 108 Ave/ Gateway Place	L —Avison Young/Matthew Craig/Josh Sookero 604-647-5076	56,000	38,500	94,500	4		2016	n/a	n/a	\$14	
7485 130 St/ Surrey Central Business Park V	M —Redstone Group 604-596-5622/ L —Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	65,673	n/a	65,673	3	365	2001	n/a	n/a	\$13.41	
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	\$13.56	
7455 132 St/ Surrey Central Business Park IV	M —Redstone Group 604-596-5622/ L —Avison Young/Nicolas Bilodeau/Josh Sookero 604-647-1336	55,000	n/a	55,000	2	1,200	2001	n/a	n/a	\$13.02	
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	\$13.66	
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	\$13.21	
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	\$25	\$12.27	
7337 137 St/ Newton Landmark II	L —Taurus Commercial/Cliff Raps 604-531-1685	48,880	n/a	48,880	4	90	1996	n/a	\$18	\$10.30	
9639 137A Ave/ City Centre Phase 2	L —Colliers/Jason Teahen/Rob Chasmar 604-661-0847	159,000	21,000	180,000	12		2017	n/a	n/a	n/a	
1688 152 St/ Ocean Pointe	M —V1500 Holdings Inc 604-984-2899/ L —Colliers/Jason Teahen 604-661-0847	56,000	22,000	78,000	4	189	2001	n/a	n/a	\$12.26	
3231 152 St/ The Professional Centre at South Point	L —Colliers/Jason Teahen 604-661-0847	71,779	23,248	110,000	5		2019	n/a	n/a	\$12	

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 COSTS	BOMA
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	\$23	\$9.26					
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	\$20	\$9.06					
5620 152 St/Rodeo Square	L —Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	22,000	n/a	22,000	3		2008	n/a	n/a	\$11.50					
10189 153 St/GTC Professional Bldg	L —Colliers/Brian Mackenzie/Mike Grewal 604-661-0829	100,550	n/a	100,550	5	189	2014	n/a	\$25	\$12.50					
5577 153A St/Panorama Place Bldg 1	M —Panorama Park Investments Ltd/Alex Polacco 604-542-4800/ L —Re/Max Commercial Advantage/Rachel McGladery 604-290-8777	44,089	n/a	n/a	3		2013	n/a	\$24	\$10.17					
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	\$24	\$10					
2626 Croydon Dr/Grandview Business Centre	L —Colliers/Jason Teahen 604-661-0847	72,000	n/a	72,000	4		2011	n/a	\$20.50	\$8.50					
7130 King George Blvd/Newton Crossing	L —Cushman & Wakefield/Craig Haziza 604-640-5891	23,000	27,000	50,000	2	239	1993	n/a	\$17	\$15.54					
7380 King George Blvd/Newton Village	M —Value Group Properties 604-606-7001/ L —Value Property Group	20,000	40,000	60,000	3		1995	n/a	\$13	\$15.06					
7404 & 7488 King George Blvd/King's Cross Shopping Centre (Office)	M —GWL Realty Advisors/Derek Ho 604-713-3161/ L —Colliers/Jason Teahen 604-661-0847	32,000	250,000	282,000	1	845	n/a	n/a	n/a	\$15.20					•
9808-9900 King George Blvd/The Hub@King George Station Phase A	M —Triovest 604-642-4511/ L —Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	25,000	195,650	10		2015	n/a	n/a	\$16.71					
9850 King George Blvd/King George Hub Phase B	L —Colliers/Rob Chasmar/Jason Teahen 604-661-0822	160,000	100,000	n/a	15		2021	n/a	n/a	n/a					
LANGLEY															
20316 56 Ave/Langley Professional Bldg	L —NAI Commercial/Gary Niesner 604-514-6832	25,997	n/a	25,997	2	60	1977	n/a	\$15	\$8.30					
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	2013	\$16	\$9.98					
199 St & 80A Ave/Langley Business Centre	L —Cushman & Wakefield/Hayden Elliott/Adam Frizzell 604-640-5831	51,000	n/a	51,000	3		2020	n/a	n/a	n/a					
8700 200 St/Langley 200 Business Ctr Phase 1	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	n/a					
8621 201 St/Langley 200 Business Ctr Phase 3	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	n/a					
8661 201 St/Langley 200 Business Ctr Phase 2	M —Mitchell Group/ L —Cushman & Wakefield/Roger Leggatt/Max Zessel 604-640-5882	68,000	n/a	68,000	4		2012	n/a	n/a	\$13.96					
9440 202 St/Walnut Grove Commerce Centre	M —Benchmark Properties/ L —Benchmark Properties/Leslie Koole 604-533-1138	124,307	n/a	124,307	3	400	1999	2005	\$24	\$10.81					
20644 Eastleigh Cres/Eastleigh Professional Centre	L —NAI Commercial/Gary Niesner/Don MacDonald 604-514-6832	31,244	n/a	32,826	3	132	1979	1996	\$11	\$9.87					
20621 & 20641 Logan Ave/Baytree Centre Bldg A & B	M —Lark Group/Larry Fisher 604-576-2935/ L —CBRE/Maureen Mounzer 604-669-1466	30,000	23,000	53,000	2		1983	n/a	\$18	\$7.50					
20780 Willoughby Town Centre Dr/Willoughby Town Centre	L —Cushman & Wakefield/Roger Leggatt 604-640-5882	22,281	43,000	150,000	3		2014	n/a	n/a	\$14.23					
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/Erik Ferguson 604-417-4085/ L —Cushman & Wakefield/Craig Ballantyne 604-608-5928	185,000	100,000	285,000	6	78	2008	n/a	n/a	\$12.39					•
220 Brew St/Suter Brook Village South	M —Onni Group/Erik Ferguson 604-417-4085/ L —Cushman & Wakefield/Craig Ballantyne 604-683-3111	137,602	26,170	163,772	9		2016	n/a	n/a	\$12.39					•
205 Newport Dr/Newport Professional Centre	M/L —Bosa Development 604-294-0666	55,583	58,286	115,358	6		2000	n/a	\$25	\$11.69					•

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30
YEARS
BUSINESS
VANCOUVER

INDUSTRIAL/OFFICE PARK DIRECTORY



Vancouver	55
004 Clark Drive	
005 False Creek Flats	
007 Lougheed-Boundary	
008 Marine Drive	
009 Marpole	
010 Mt. Pleasant Cambie-Main	
011 Powell	
Abbotsford	55
Clearbrook (off map)	
Burnaby	55-56
801 Beresford	
802 Big Bend	
807 Lake City	
812 Still Creek	
810 Willingdon-Canada Way	
811 Winston-Government	
Coquitlam	56-57
105 Cape Horn	
106 Mayfair	
107 Pacific Reach	
108 Schoolhouse	
Delta	57-59
601 Annacis Island	
604 Deas Slough	
605 River Road East	
607 Roberts Bank Terminal	
610 Tilbury	
Langley	58-59
Gloucester Estates (off map)	
Langley City (off map)	
Northwest Langley (off map)	
Willowbrook (off map)	
New Westminster	59
821 Brunette	
823 New Westminster South	
North Vancouver City	59
201 Lower Lonsdale	
202 MacKay-Bewicke	
North Vancouver District	59
211 Lynnmuir	
210 Maplewood	
213 Norgate	
Pitt Meadows	59
Pitt Meadows Airport (off map)	
Port Coquitlam	59-60
Mary Hill Estates (off map)	
Meridian (off map)	
Richmond	60-61
402 Bridgeport-North Richmond	
403 Brighthouse	
404 Crestwood	
405 East Richmond	
406 Fraserwood	
409 Mitchell Island	
410 Riverside	
415 Van Horne	
Surrey	61-62
301 Bridgeview	
Campbell Heights (off map)	
Cloverdale (off map)	
306 East Newton	
308 Newton	
Port Kells (off map)	

How to use the industrial listings

On the following pages are listings of industrial park areas and sites. Each area includes a reference number to locate a property on the map above.

The listings are organized by area and the district's specific name (for example, Burnaby/Big Bend). Underneath each area are the owner/management/leasing company name, a contact name, telephone number, the number of buildings, total rentable area in square feet, the bay size range in square feet and park size. The availability of features such as dock loads, store yards, warehouses, retail spaces and access to barge and rail is also indicated. Each

property's BOMA affiliation is indicated, if applicable.

It should be stressed that this directory is for those properties that lease – as opposed to selling – space or land. While every attempt has been made to make this list as complete and accurate as possible, accuracy cannot be guaranteed.

Prior to publication, survey forms were sent to property owners and managers for verification.

If a property has been left out, or if the wrong information has been provided, please send revisions or additions to the following address or fax number:

Office Space c/o *Business in Vancouver*
303 5th Avenue West,
Vancouver, BC V5Y 1J6
p: 604-688-2398 f: 604-688-6058

Industrial park name/address

O—Owner/**M**—Management company/**L**—Leasing company; Contact/Phone

	NUMBER OF BUILDINGS	TOTAL AVAILABLE AREA — SQ. FT.	BAV SQ. RANGE — SQ. FT.	PARK SIZE — ACRES	DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	HEAVY MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BDMA
VANCOUVER															
Clark Drive															
57 Lakewood Dr/ L —Lee & Associates; Mitch Ellis/Ryan Saunders 604-630-3383	1	22,462		0.5	•	•	•		•						
450-456 Prior St/ L —Avison Young; Russ Bougie/Kevin Kassautzki 604-757-5115	1	79,038			•		•		•						
1175 Venables St/ L —Cushman & Wakefield; Greg Miles 604-640-5814	1	23,148		0.53			•	•	•						
The George/1157 Parker St/ M —Porte Commercial/ L —Cushman & Wakefield; Andrei Jelescu 604-640-5812	1	34,308					•		•	•					
Strathcona/1254-1270 Frances St/ L —Colliers; Mark Callaghan/Adam Mitchell 604-694-7232	3	11,499				•	•	•	•						
False Creek Flats															
901-965 Great Northern Way/ L —CBRE; Darren Starek/Ed Ferreira 604-662-5175	1	60,124		1.85	•	•	•	•	•						
Lougheed-Boundary															
Gescan Complex/3030-3040 Broadway E/ O —2725312 Canada Inc/ M —Bentall Kennedy/ L —Cushman & Wakefield; Noah Freedman 604-683-3111	3	145,971		7.59	•	•	•	•	•	•				•	
Marine Drive															
Marine Dr Industrial Park 1/8310-8392 Prince Edward St/ O —Pensionfund Realty/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	74,919			•	•	•	•	•	•				•	
Kent Corporate Centre/8765 Ash St/ M —GWL Realty Advisors/ L —GWL Realty Advisors; Brian Wong 604-713-6480	5	130,380	3,300-6,480	6.3	•	•	•		•					•	
Kent Corporate Centre/655 West Kent Ave N/ M —GWL Realty Advisors/ L —GWL Realty Advisors; Brian Wong 604-713-6480	5	130,380		6.3	•	•	•		•					•	
Kent Corporate Centre/8755 Ash St/ M —GWL Realty Advisors/ L —GWL Realty Advisors; Brian Wong 604-713-6480	5	130,085	3,300-6,480	6.3	•	•	•		•					•	
Kent Corporate Centre/625 West Kent Ave N/ M —GWL Realty Advisors/ L —GWL Realty Advisors; Brian Wong 604-713-7480	5	130,380		6.3	•	•	•	•	•					•	
Marine Dr Industrial Park 2/403 East Kent Ave N/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	152,535	37,453	6	•	•	•	•	•	•	•	•	•	•	
Marine Dr Industrial Centre 3/455 East Kent Ave N/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	151,050		5	•	•	•				•	•	•	•	
Marine Dr Industrial Park 4/8385 St George St/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	43,340	6,000		•	•	•		•	•	•	•	•	•	
Kent Corporate Centre /805 West Kent Ave N/ M —GWL Realty Advisors/ L —GWL Realty Advisors; Brian Wong 604-713-6480	5	130,380		6.3	•	•	•		•					•	
888 Marine Dr SE/ M —Onni Group/ L —Avison Young; Kyle Blyth/Ryan Kerr 604-687-7331	1	166,666		6.65	•		•		•	•	•				
Kent Corporate Centre/625 West Kent Ave N/ M —GWL Realty/ L —Lee & Associates; Rand Thomson 604-630-3393	5	130,380		6.03			•		•					•	
8273 Ross St/ L —CBRE; Bruce Hynds 604-662-5119	1	49,006		1.23			•		•	•					
8324 Fraser St/ L —CBRE; Bruce Hynds 604-662-5119	1	42,000		3.4	•		•		•						
8233 Sherbrooke St/ M —Shato Holdings/ L —CBRE; Bruce Hynds/Joe Inkster 604-662-5119	1	17,496		0.95	•		•		•						
IntraUrban Business Park Bldg 2/8855 Laurel St/ M —PC Urban/ L —CBRE; Ed Ferreira/Darren Starek/Jordan Coulter 604-662-5175	1	69,040			•		•		•						
Marpole															
Southbridge Business Park/310-366 East Kent Ave S/ O —Wesgroup/ M —Wesgroup Properties/ L —Colliers; Sean Bagan/Matt Smith 604-681-4111	1	150,624			•	•	•	•	•					•	
Mt. Pleasant Cambie-Main															
25 6th Ave E/ L —Lee & Associates; Ryan Saunders/Mitch Ellis 604-630-3383	1	12,850			•		•	•	•						
196 6th Ave W/ L —Lee & Associates; Ryan Saunders/Mitch Ellis 604-630-3383	1	10,600			•		•	•	•	•					
Alpha Bldg/112 6th Ave E/ L —CBRE; Luke Gibson 604-662-5142	1	22,380						•		•	•				
The Nickel/285 5th Ave E/ L —Colliers; Dan Jordan 604-692-1472	1	24,370			•		•	•	•	•					
1650 on Second/1650 2nd Ave W/ L —Cushman & Wakefield; Kyle Wilson/Justin De Genova 604-608-5941	1	28,320		0.27	•		•		•	•					
Novo Block/120 3rd Ave W/ M —Hungerford Properties/ L —Cushman & Wakefield; Matthew MacLean/Chris Newton 604-640-5855	1	33,680			•		•		•	•					
27east7/27 7th Ave E/ L —Colliers; Derek May/Vito DeCicco 604-661-0837	1	19,020			•				•						
2131 Manitoba St/ L —Cushman & Wakefield; Matthew MacLean/Chris Newton 604-640-5855	1	44,000		0.14					•						
Powell															
Railtown/395-397 Alexander St/ L —Cushman & Wakefield; Bob Watt 604-640-5818	2	25,349		0.41	•		•		•						
Railtown/430 Railway St/ L —Corbel Commercial; Willow King/Marc Saul 604-609-0882	1	17,550						•		•	•				
Ironworks/200 Victoria Dr/ L —Cushman & Wakefield; Matthew MacLean/Chris Newton 604-640-5855	2	226,338	3,000	2.3	•			•		•	•				
1593 Franklin St/ L —CBRE; Darren Starek/Ed Ferreira 604-662-5122	1	23,723					•	•	•						
Railtown Station/711 Alexander St/ M —PortLiving/ L —Avison Young; Justin Omichinski/Jake Luft 604-687-7331	1	55,652				•		•		•	•				
Railtown/520 Alexander St/ L —Lee & Associates; Mitch Ellis/Ryan Saunders 604-633-3383	1	10,100			•	•	•	•	•						
708 Powell St/ L —Avison Young; Justin Omichinski/Nabila Lalani 604-646-8387	1	24,000				•		•		•					
828-832 Powell St/ L —CBRE; Darren Starek/Ed Ferreira 604-662-5122	1	12,125				•		•	•	•					
ABBOTSFORD															
Clearbrook															
Gateway East Business Centre/1777 Clearbrook Rd/ L —Colliers; Chris Morrison/Vito DeCicco 604-661-0875	2	360,000		15	•	•	•		•	•					
BURNABY															
Beresford															
7541 Conway Ave/ L —Cushman & Wakefield; Jordan Sengara/Ron Emerson 604-640-5845	1	64,000	2,628		•	•	•	•	•	•					

INDUSTRIAL/OFFICE PARK DIRECTORY

Industrial park name/address O —Owner/ M —Management company/ L —Leasing company; Contact/Phone	NUMBER OF BUILDINGS	TOTAL LEASABLE AREA — SQ. FT.	BAY SIZE RANGE — SQ. FT.	PARK SIZE — ACRES										
					DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BDMA
7105-7205 11th Ave/ L —CBRE; Bruce Hynds/Joe Inkster 604-662-3000	3	320,467	52,024-320,467	48.24	•	•	•	•						
7547 Hedley Ave/ L —Colliers; Adam Mitchell 604-694-7207	1	16,389			•		•		•					
Big Bend														
Glenwood 1/5898 Trapp Ave/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	110,595			•	•	•	•		•				•
Glenwood 2/5888 Trapp Ave/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	81,570			•	•	•	•		•				•
Spire Corporate Centre/7635 North Fraser Way/ L —Lee & Associates; Mitch Ellis/Ryan Saunders 604-630-3383	1	19,100			•	•	•		•					
Marine Way Business Park Bldg B/3728 North Fraser Way/ M —Bastion Development Corp/ L —Avison Young; Russ Bougie/Kevin Kassautzki 604-757-5115	1	31,730	2,882-5,788	0.6		•	•		•					
Glenwood 3/5566 Trapp Ave/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	297,800					•		•					•
Glenwood 5/8289 North Fraser Way/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	89,629					•		•					•
South Burnaby Corporate Centre/8131-8183 Wiggins St/ M —GWL Realty/ L —GWL Realty Advisors; Brian Wong 604-713-6480	2	236,183			•	•			•					•
Marine Way Business Centre/3711-3771 North Fraser Way/ M —BUK Investments Ltd/ L —Colliers; Stefan Morissette/Sean Bagan 604-692-1428	4	209,217		11.4	•	•	•		•					•
New Haven Business Park /8508-8620 Glenlyon Pky/ M —Amacon/ L —CBRE; Bruce Hynds/Joe Inkster/Jason Kiselbach 604-662-3000	8	450,000	4,323-82,319	57	•	•	•		•	•				
Riverway Business Park/5489-5589 Byrne Rd/ L —Colliers; Adam Mitchell 604-694-7207	2	200,000				•	•		•					•
Glenwood 6/8255 North Fraser Way/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	90,380			•	•		•		•				•
Kask Corporate Centre/9000 Bill Fox Way/ O —Kask Ventures Corp/ M —Kask Ventures Corp/ L —Colliers; Adam Mitchell 604-694-7207	2	63,568			•	•	•		•					
Crescent Business Centre/8218 North Fraser Way/ L —Lee & Associates; Ryan Saunders/Mitch Ellis 604-630-3384	1	125,000	13,520	6.4	•	•	•		•					•
3738 Keith St/ L —Lee & Associates; Sebastian Espinosa/Ryan Barichello 604-630-3396	3	35,588			•	•	•		•					
Glenwood 7/5555 Trapp Ave/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	119,213			•	•	•	•	•					•
Glenwood 8/5560 Trapp Ave/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	99,446					•		•					•
8321 Riverbend Crt/ M —Madison Pacific Properties/ L —CBRE; Joe Inkster/Ilya Tihonenoks 604-662-5134	1	18,571			•	•	•	•	•					
3750 North Fraser Way/ L —Lee & Associates; Chris McIntyre/Steve Caldwell 604-895-2224	1	73,291		3.15	•	•	•		•					
Glenlyon Business Park/5118 North Fraser Way/ L —Lee & Associates; Ryan Barichello/Chris McIntyre 604-630-3371	2	62,000			•	•	•		•					
Glenwood 4/5589 Trapp Ave/ M —Triovest/ L —Triovest; Julie DeCotiis 604-642-4514	1	148,715					•		•					•
Glenlyon Centre/5108 North Fraser Way/ L —Re/Max Central; Braden Hall/Steve Hall 604-718-7302	2	62,000	1,296			•	•		•					
Lake City														
Imperial Square - Lake City/8501-8676 Commerce Crt/ O —bclMC/ M —QuadReal Property Group/ L —QuadReal Property Group; Brent Lee 778-554-3520	5	168,817		10.39	•	•	•	•	•	•				•
Eastlake Campus Phase I-III/8327-8339 Eastlake Dr/ M —Sun Life Financial/ L —Cushman & Wakefield; Max Zessel/Roger Leggatt 604-640-5882	6	310,000	2,000-70,000	16.5	•	•	•	•	•					
3131-3149 Thunderbird Cres/ L —Lee & Associates; Steve Caldwell 604-895-2224	5	85,595	10,403	3	•	•	•	•	•	•				
7867-7890 Express St/ M —Pure Industrial Real Estate/ L —Pure Industrial; Andrew Borrás 403-475-4507	2	182,037	2,424-4,848	27.2	•	•	•		•	•				
3430 Brighton Ave/ M —Amacon/ L —Colliers; Adam Mitchell/Todd Scarlett 604-662-2639	1	66,000			•	•	•	•	•	•				
8021-8025-8027 Enterprise St/ L —CBRE; Steve Brooke/Joel Barnett 604-662-5147	1	46,311			•	•	•		•					
Still Creek														
3060 Norland Ave/ L —Lee & Associates; Mitch Ellis/Ryan Saunders 604-684-7117	1	125,400			•		•	•	•					
4410 Juneau St/ L —Lee & Associates; Mackenzie Fraser/Steve Caldwell 604-895-2224	1	20,335			•		•	•	•					
3737 2nd Ave/ L —Cushman & Wakefield; David Canning/Greg Miles 604-640-5833	1	22,828		0.71	•	•	•		•					
3133 Sumner Ave/ M —Bentall Kennedy/ L —Bentall Kennedy; Tim Evans 604-661-5099	1	43,694			•	•	•		•					•
Willingdon-Canada Way														
4590 Canada Way/ L —CBRE; Joe Inkster/Jason Kiselbach 604-662-3000	1	53,643		1.75	•	•	•		•					
Winston-Government														
8335-8345 Winston St/ O —Beedie/ M —Beedie/ L —JLL; Mike Thompson/Jonathan Jassebi 604-998-6036	1	83,159			•	•	•		•					
3680-3686 Bonneville Pl/ M —Amacon/ L —Colliers; Todd Scarlett 604-662-2639	2	40,000	1,200-5,000		•	•	•	•	•					
7950 Winston St/ O —Onni Real Estate Holdings/ M —Onni Property Management	1	47,817	4,800		•	•	•	•	•					
8575 Government St/ O —Newcorp Properties/ M —Amacon/ L —Colliers; Todd Scarlett/Adam Mitchell 604-662-2639	1	45,458			•	•	•	•	•					
4242 Phillips Ave/ O —Concert/ M —Concert/ L —Colliers; Ewen Johnston 604-667-0804	1	149,224	54,105	8.16	•	•	•		•					•
Cariboo Busines Park Phase II/6741 Cariboo Rd/ M —Amacon/ L —Colliers; Todd Scarlett/Adam Mitchell 604-662-2639	1	260,000	10,960-22,560		•	•	•	•	•					
Lakeview Business Park/4268 Lozells Ave/ L —Lee & Associates; Ryan Barichello/Chris McIntyre 604-630-3392	1	33,629				•	•	•	•					
Lakeview Business Park/4288 Lozells Ave/ L —Lee & Associates; Ryan Barichello/Chris McIntyre 604-630-3371	1	35,000				•	•		•					
3690 Bainbridge Ave/ O —Beedie/ M —Beedie/ L —CBRE; Joe Inkster 604-662-5134	1	25,167			•	•	•		•					
COQUITLAM														
Cape Horn														
Pacific Reach/2000 Hartley Ave/ L —CBRE; Joe Inkster/Ilya Tikanenoks 604-662-5134	1	26,258		5.5	•	•	•	•	•					
Mayfair														
81 Golden Dr/ O —Newcorp Properties Ltd/ M —Onni Property Management/ L —Avison Young; Kyle Blyth/Ben Lutes 604-687-7331	2	108,438			•	•	•	•	•	•				•
91 Golden Dr/ O —Newcorp Properties Ltd/ M —Onni Property Management/ L —Avison Young; Kyle Blyth/Matt Thomas/Ben Lutes 604-687-7331	1	125,235			•	•	•	•	•	•				

Tilbury Industrial Park/7403 Progress Way/M-Bosa Properties/L-Bosa Properties; Darrell Hurst 604-412-0464	1	106,117	37,500-55,112	4	•	•	•	•	•	•	•
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INDUSTRIAL/OFFICE PARK DIRECTORY

Industrial park name/address O—Owner/M—Management company/L—Leasing company; Contact/Phone	NUMBER OF BUILDINGS		TOTAL LEASABLE AREA — SQ. FT.	BAY SIZE RANGE — SQ. FT.	PARK SIZE — ACRES		DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BOMA
Tilbury Business Park/7562 Progress Way/L—Cushman & Wakefield; John Weiss/Ron Emerson 604-640-5865	1	29,444					•	•	•	•	•					
7783 Progress Way/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464	1	22,050			3		•	•	•			•		•		
7943 Progress Way/L—Colliers; Craig Kincaid-Smith 604-661-0883	1	51,829	12,811-		0.59		•	•	•	•	•					
7163-7167 Vantage Way/L—Cushman & Wakefield; John Weiss/Ron Emerson 604-640-5865		200,674	1,805-4,500		4.31		•	•	•		•					
South Fraser Business Centre/7950 Huston Rd/O—BUK Investments/M—BUK Investments Ltd/ L—BUK Investments; John McGrandle 604-408-3002	1	45,110			3.46		•	•	•	•	•				•	
Tilbury Business Centre/7188 Progress Way/L—Colliers; Craig Kincaid-Smith 604-661-0883	1	106,286					•	•	•	•	•					
Tilbury Industrial Park/7157-7187 Honeyman St/L—Cushman & Wakefield; John Weiss/Ron Emerson 604-640-5865	2	59,000					•	•	•		•					
7762 Progress Way/M—BUK Investments/L—BUK Investments Ltd; John McGrandle 604-408-3002	1	30,000			2.1		•	•	•	•	•				•	
South Fraser Industrial Centre/7831-7979 Vantage Way/M—Triovest/L—JLL; Bruno Fiorvento/Casey Bell 604-998-6006	2	277,412					•	•	•						•	
7167 Progress Way/M—Concert/L—Colliers; Adam Mitchell 604-662-2699	1	119,583			4.7		•	•	•	•	•				•	
7542 Progress Way/L—Cushman & Wakefield; John Weiss/Ron Emerson 604-640-5865	1	27,160			2.01		•	•	•	•	•					
Tilbury Distribution Centre/9410 River Rd/M—GWL Realty Advisors/L—CBRE; Chris MacCauley/Joe Inkster 604-662-3000	1	289,000			15.2		•		•		•				•	
7830 Vantage Way/M—Pure Industrial Real Estate/L—Pure Industrial; Andrew Borras 403-475-4507	1	46,300							•		•	•				
7861-7878 82 St/M—GWL Realty Advisors/L—GWL Realty Advisors; Brian Wong 604-713-6480	2	96,952					•	•	•		•		•		•	
7848 Hoskins St/M—GWL Realty Advisors/L—GWL Realty Advisors; Brian Wong 604-713-6480	2	179,194					•	•	•		•				•	
7333 River Rd/L—Colliers; Ewen Johnston/Craig Kincaid-Smith 604-661-0804	1	30,755			3.78		•	•	•	•	•	•				
7880-7890 Vantage Way/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464	1	62,767						•	•		•					
1228 Progress Way/L—Cushman & Wakefield; John Weiss/Jordan Sengara 604-640-5855	1	50,000						•	•	•	•					
Delta Link Business Park/4560 Beedie Way/M—Beedie/L—Cushman & Wakefield; Sean Ungemach 604-640-5823	1	117,000			6.18		•	•	•		•					
LANGLEY																
Gloucester Estates																
Gloucester Way Business Centre/27090 Gloucester Way/O—GRM Industrial Holdings/M—Onni Property Management/ L—Avison Young; John Eakin 604-646-8399	2	95,500					•	•	•	•	•	•	•			
5536 275 St/L—CBRE; Gurch Ollek 604-662-5103	1	20,050					•	•	•	•	•					
Onni Corporate Centre/27353 58 Cres/O—RPMG Holdings Ltd/M—Onni Property Management/ L—Avison Young; Joe Lehman 604-687-7331	2	213,028	6,388-12,766				•	•	•	•	•	•	•			
Alder Business Centre/26868-26918 56 Ave/M—Austeville Properties/ L—Cushman & Wakefield; Bill Randall/Robert Stokes 604-608-5967	2	170,000	9,000-19,000	4.48			•	•	•	•	•				•	
Gloucester Industrial Estates/272 St and 56 Ave/L—CBRE; Gurch Ollek 604-662-5103	1	189,500			8.26		•	•	•		•					
3252 262 St/L—NAI Commercial; Don MacDonald 604-514-6824	1	45,170	15,000-30,000				•	•	•	•	•	•				
Gloucester Industrial Estates/5350 272 St/L—Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	2	25,563			5		•	•	•		•					
5444 275 St/L—CBRE; Gurch Ollek 604-662-5103	1	14,000			2.02		•	•	•	•	•					
5363 & 5368 273A St/L—Cushman & Wakefield; Bill Hobbs/David Pottinger 604-640-5808	2	36,500			5.46		•	•	•	•	•					
26550 Gloucester Way/M—Beedie/L—Beedie; Darren Brattston 604-436-7881	2	62,531	6,726-9,793				•	•	•		•					
Gloucester Industrial Estates - Northeast Quadrant/60 Ave & 274 St/M—Beedie/L—Beedie; Josh Dodman 604-436-7833	1	45,988					•	•	•		•					
275 Corporate Centre/4825 275 St/M—Beedie/L—CBRE; Chris MacCauley/Daniel McGauley 604-662-5190	1	105,868	3,444		5.94		•	•	•		•					
26995 Gloucester Way/L—Colliers; Randy Heed/Malcolm Earle 604-661-0831	1	40,000	15,000				•	•	•	•	•					
Langley City																
20350 Langley Bypass/O—Beedie/M—Beedie/L—Colliers; Chris Morrison/Vito DeCicco 604-661-0830	1	27,134					•	•	•	•	•	•		•		
205 Business Place/6270 205 St/L—NAI Commercial; Don MacDonald 604-514-6824	1	45,244	6,000		2		•	•	•	•	•	•				
20510-20530 Langley Bypass/O—BUK Investments/M—BUK Investments/L—BUK Investments Ltd; John McGrandle 604-408-3002	3	52,000			4.26		•	•	•	•	•				•	
Langmark Industrial Centre/20560 Langley Bypass/O—Benchmark Properties/M—Benchmark Properties/ L—Benchmark Properties; Leslie Kooile 604-531-1138	1	75,794	650-9,770				•	•	•	•	•	•				
Langley Bypass Home Style Centre/19600 Langley Bypass/M—Wesgroup Properties/ L—Wesgroup Properties; Alexis Johnston 604-633-2890	1	37,247					•	•	•	•		•			•	
26183 30A Ave/L—NAI Commercial; Don MacDonald 604-514-6824	1	12,500	2,550	0.674			•		•		•					
20378 Langley Bypass/O—Beedie/M—Beedie/L—Colliers; Vito DeCicco 604-661-0830	1	7,078						•	•	•	•					
19602 Fraser Hwy/L—Lee & Associates; Sebastian Espinosa 604-630-3396	1	11,954						•	•	•		•				
19930 Fraser Hwy/L—Avison Young; Joe Lehman/Garth White 604-757-4960	2	48,030			3.32		•	•	•	•						
Northwest Langley																
401 Industrial Park/9087A, B, C & D, E 198 St/O—Beedie/M—Beedie/L—Colliers; Vito DeCicco/Chris Morrison 604-661-0830	9	606,659	15,120		50		•	•	•	•	•	•				
401 Business Centre Bldg A & B/9355 198 St/O—bclMC/M—QuadReal Property Group/ L—QuadReal Property Group; Maureen Neilly 604-916-5666	2	61,619			11		•	•	•	•	•	•			•	
Langley Distribution Centre/9385 200 St/O—bclMC/M—QuadReal Property Group/ L—QuadReal Property Group; Jeff Rank 604-975-9623	1	202,534			13		•	•	•	•	•	•			•	
401 Business Park Bldg C/19770 94A Ave/O—bclMC/M—QuadReal Property Group/ L—QuadReal Property Group; Maureen Neilly 604-916-5666	1	26,885			11		•	•			•				•	
9975 199B St/L—Cushman & Wakefield; Bill Hobbs 604-640-5808	1	86,454			9.14		•	•	•		•					
401 Business Centre Bldg D, E & F/19720 94A Ave/O—bclMC/M—QuadReal Property Group/ L—QuadReal Property Group; Maureen Neilly 604-916-5666	3	119,874			11		•	•	•	•	•				•	

Industrial park name/address

O—Owner/M—Management company/L—Leasing company; Contact/Phone

	NUMBER OF BUILDINGS	TOTAL LEASABLE AREA — SQ. FT.	BAI SIZE RANGE — SQ. FT.	PARK SIZE — ACRES	DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BDMA
Port Kells Centre/9347 200A St/L—Avison Young; Joe Lehman/Garth White 604-757-4958	2	101,979		4.79	•		•		•					
200th St Business Park/200 St & 86 Ave/M—Wesgroup	3	120,800		3.11		•	•	•		•				•
9565 198 St/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464	1	45,000		4.5	•	•	•	•		•				
9701 201 St/L—Lee & Associates; Sebastian Espinosa/Chris McIntyre 604-630-3396	1	20,013		1.26	•	•	•		•					
Willowbrook														
Willowbrook Business Park/20434 64 Ave/M—Concert/L—Re/Max Commercial Advantage; Gordon MacPherson 604-510-5555	4	96,733		4.5	•		•	•		•	•			•
Langley Business Centre/6360-6375 202 St & 20120 64 Ave/O—Benchmark Properties/M—Benchmark Properties/L—Benchmark Properties; Leslie Koole 604-533-1138	3	108,465	2,500-4,000		•	•	•	•	•	•				
Mufford Industrial Park/20626-20630 Mufford Cres/O—Wesgroup/M—Wesgroup Properties/L—Lee & Associates; Sebastian Espinosa 604-630-3396	1	78,840			•	•	•	•		•				•
NEW WESTMINSTER														
Brunette														
Braid St Distribution Centre/109 Braid St/O—bclMC/M—QuadReal Property Group/L—QuadReal Property Group; Jeff Rank 604-975-9623	4	689,528		32	•	•	•	•	•		•			
15-79 Braid St/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464	4	188,056	1,800		•	•	•	•						•
New Westminster South														
Queensborough Industrial Park/409 Boyne St/L—Colliers; Sean Bagan/Roy Pat 604-661-0821	1	16,514			•		•	•	•					
NORTH VANCOUVER CITY														
Lower Lonsdale														
238-250 Esplanade E/M—Peterson Commercial/L—Avison Young; Terry Thies/Ian Whitchelo 604-647-5095	2	60,000			•		•	•						
NORTH VANCOUVER DISTRICT														
Lynnmour														
Keith Business Centre/1225 Keith Rd E/M—Hungerford Properties/L—Avison Young; Terry Thies/Ian Whitchelo 604-646-8398	1	78,984		4	•	•	•		•					
Maplewood														
Northwoods Business Park/2103-2255 Dollarton Hwy/O—bclMC/M—QuadReal Property Group/L—QuadReal Property Group; Maureen Reilly 604-916-5666	6	243,000		24	•	•	•	•	•	•				•
Northwoods Business Park Bldg 4/150 Amherst Ave/M—QuadReal Property Group/L—QuadReal Property Group; Maureen Neilly 604-916-5666	1	20,515		24			•		•					
Norgate														
Capilano Business Park I-III/930-980 1st St W, 949 3rd St W/L—Tim Evans; Bentall Kennedy 604-661-5099	3	290,681	2,000-10,000		•	•	•	•		•				•
Cypress Business Centre/1801-1861 Welch St/L—Avison Young; Terry Thies/Ian Whitchelo 604-646-8398	2	45,000			•	•	•		•					
PITT MEADOWS														
Pitt Meadows Airport														
Golden Ears Business Park Phase I/19100 Airport Way/M—Onni Property Management/L—Avison Young; Ryan Kerr/Ben Lutes 604-647-5094	5	650,400		35	•	•	•	•	•	•				
Golden Ears Business Park Phase II/19055 Airport Way/M—Onni Property Management/L—Avison Young; Ryan Kerr/Ben Lutes 604-647-5094	4	559,100	14,996	35	•	•	•		•					
PORT COQUITLAM														
Dominion														
Riverwood Business Park/585 Seaborn Ave/L—Lee & Associates; Ryan Barichello/Chris McIntyre 604-630-3371	1	30,400			•		•		•					
Seaborn Park/575 Seaborn Ave/L—Cushman & Wakefield; Kevin Volz/Rick Eastman 604-640-5863	3	113,203	3,062		•	•	•		•					
Nicola Business Centre/580 Nicola Ave/L—Lee & Associates; Ryan Barichello/Chris McIntyre 604-630-3371	3	68,724	2,745			•	•		•					
819 Seaborn Ave/L—Cushman & Wakefield; Rick Eastman/Kevin Volz 604-640-5863	1	18,241			•	•	•		•					
Mary Hill Estates														
Broadway Business Park/1551 Broadway St/O—Mondi Properties/M—Pinnacle International/L—Lee & Associates; Steve Caldwell/Sebastian Espinosa 604-602-7747	1	110,000	4,200	24	•	•	•	•	•	•				
1772 Broadway St/O—Onni Group/M—Onni Property Management/L—Re/Max Central; Braden Hall/Peter Hall 604-718-7300	1	64,302	2,589		•	•	•	•	•	•				•
Broadway Business Park/1585 Broadway St/O—Pacific Star Properties/M—Pinnacle Int'l/L—Lee & Associates; Steve Caldwell 604-895-2224	1	115,000		24	•	•	•	•	•	•				
Broadway Business Park/1647 Broadway St/O—Mondi Properties/M—Pinnacle Int'l/L—Lee & Associates; Steve Caldwell/Sebastian Espinosa 604-895-2224	1	183,819	4,200	24	•	•	•	•	•	•				
1533 Broadway St/O—Onni Development/M—Onni Development Corp/L—Re/Max Central; Peter Hall/Braden Hall 604-718-7300	1	116,000			•	•	•	•	•	•				•
1525 Broadway St/O—Onni Development/M—Onni Development Corp/L—Re/Max Central; Peter Hall/Braden Hall 604-718-7300	1	109,900			•	•	•	•	•	•				
Meridian Business Centre/1680 Broadway St/O—RPMG Holdings/M—Onni Property Management/L—Cushman & Wakefield; Kevin Volz/Rick Eastman 604-683-3111	1	82,400	3,464		•	•	•	•	•	•				
Mary Hill Business Park/1515 Broadway St/O—Mondi Properties/M—Pinnacle International/L—Lee & Associates; Steve Caldwell/Sebastian Espinosa 604-895-2224	1	50,000		14	•	•	•	•	•	•				
Broadway Business Park/1611 Broadway St/O—Mondi Properties/M—Pinnacle Int'l/L—Lee & Associates; Steve Caldwell/Sebastian Espinosa 604-895-2224	1	108,000	4,200	24	•	•	•	•	•	•				
1776 Broadway St/O—Onni Group/M—Onni Property Management/L—Re/Max Central; Braden Hall/Peter Hall 604-718-7300	1	64,302			•	•	•	•	•	•				•
1750 McLean Ave/L—Cushman & Wakefield; Kevin Volz/Rick Eastman 604-640-5851	1	56,366		2.52	•	•	•	•	•	•				
1765 Coast Meridian Rd/L—Lee & Associates; Steve Caldwell 604-895-2224	1	120,660	28,070-51,030	6.12	•	•	•	•	•	•				

INDUSTRIAL/OFFICE PARK DIRECTORY

Industrial park name/address O—Owner/M—Management company/L—Leasing company; Contact/Phone	NUMBER OF BUILDINGS		TOTAL LEASABLE AREA — SQ. FT.	BAY SIZE RANGE — SQ. FT.	PARK SIZE — ACRES		DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BOMA
1600 Kingsway Ave/L—Colliers; Phil Gibbons 604-662-2635	1	31,230					•		•		•					
Meridian																
Meridian Business Park/1750 Coast Meridian Rd/O—RPMG Holdings/M—Onni Property Management/ L—Avison Young; Ben Lutes/Kyle Blyth 604-646-8382	1	170,600	9,739-22,440			•	•	•	•	•	•					
River's Edge Business Centre Phase II/550 Sherling Pl/L—Lee & Associates; Steve Caldwell 604-895-2224	1	23,191				•	•		•	•	•					
1371 Kebet Way/L—Colliers; Greg Lane/Mike Callaghan 604-692-1442	1	22,034			1	•	•		•		•					
RICHMOND																
Bridgeport-North Richmond																
Richmond Business Park/14480-14488 Knox Way/O—RPMG Holdings/M—Onni Property Management/ L—Colliers; Stefan Morissette 604-692-1428	2	82,100			6.42	•	•	•	•	•	•					
North Richmond Business Park/14271-14273 Knox Way/O—GRM Industrial Holdings/M—Onni Property Management/ L—Colliers; Stefan Morissette 604-692-1428	2	85,600				•	•	•	•	•	•				•	
12111 Bridgeport Rd/L—CBRE; Joel Barnett/Steve Brooke 604-662-5570	1	40,700	9,187		1.8	•		•			•	•				
Bridgeside Industrial Centre/13331-13333 Vulcan Way/O—Sun Life Financial/M—Bentall Kennedy/ L—Bentall Kennedy; Tim Evans 604-661-5099	3	280,660			15	•	•	•	•	•	•		•		•	
Bridgeside Business Centre/12751-12759 Vulcan Way/O—Sun Life Financial/M—Bentall Kennedy/ L—Bentall Kennedy; Tim Evans 604-661-5099	4	382,000			15	•	•	•	•	•	•				•	
2340 Viscount Way/L—CBRE; Darren Starek/Ed Ferreira 604-662-5175	1	39,500	5,200			•	•		•		•					
16160-16268 River Rd/L—Colliers; Craig Kincaid-Smith 604-661-0883	4	54,000			10.58	•	•	•	•	•	•		•			
2700 Simpson Rd/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464	1	161,801					•		•		•					
Brighthouse																
Brighthouse West/6711 Elmbridge Way/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	25,659	5,000-25,000		5	•	•	•	•	•	•				•	
7880-7888 Alderbridge Way/L—Cushman & Wakefield; Frances Wu 604-639-9356	2	22,820			3.27				•		•	•				
Brighthouse West/5920 No 2 Rd/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	45,814							•		•				•	
Brighthouse West/5940 No 2 Rd/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	27,600				•	•		•		•				•	
Brighthouse West/6011 Westminster Hwy/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	30,046									•				•	
Brighthouse West/6151 Westminster Hwy/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	13,800					•		•		•				•	
Brighthouse West/6191 Westminster Hwy/O—bclMC/M—QuadReal Property Group/ L—QuadReal Property Group; Brent Lee 778-554-3520	1	20,370				•	•		•		•				•	
Brighthouse West/6211 Westminster Hwy/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	30,000				•	•		•		•				•	
Brighthouse West/6551 Westminster Hwy/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	30,492				•	•		•		•				•	
Brighthouse West/6311-6351 Westminster Hwy/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	2	86,634				•			•		•				•	
Minoru Station/5720-5740 Minoru Blvd/M—Dorset Realty Group/L—Dorset Realty Group; Colin Schuss 604-270-1711	1	28,475							•		•	•				
5751 Cedarbridge Way/L—Cushman & Wakefield; Frances Wu 604-639-9356	1	31,497			0.63	•	•		•		•	•				
Brighthouse West/6631 Elmbridge Way/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	55,260							•		•				•	
Brighthouse West/6651 Elmbridge Way/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	40,130							•		•				•	
Brighthouse West/6231 Westminster Hwy/M—QuadReal Property Group/L—QuadReal Property Group; Brent Lee 778-554-3520	1	33,000				•	•				•				•	
Crestwood																
Jacombs Business Centre/3771 Jacombs Rd/L—JLL; Casey Bell 604-998-6014	4	180,000			5.15	•		•	•	•	•					
13480 Crestwood Pl/O—BUK Investments/M—BUK Investments/L—BUK Investments Ltd; John McGrandle 604-408-3002	1	113,994			5.43	•	•		•		•				•	
Knightsbridge Business Park/3260 Viking Way & 13680 Bridgeport Rd/O—Concert/M—Concert/ L—Colliers; Andrew Lord/Stefan Morissette 604-681-4111	2	65,624	3,600		15.7	•		•	•	•	•				•	
Knightsbridge Business Park/3331-3571 Viking Way/O—Concert/M—Concert/ L—Colliers; Andrew Lord/Stefan Morissette 604-681-4111	9	214,941	3,600		15.7	•	•	•	•	•	•				•	
International Business Park/4011-4620 Viking Way/O—BUK Investments/M—BUK Investments/ L—Cushman & Wakefield; Matthew MacLean 604-640-5818	6	360,000			19			•	•	•	•				•	
Crestwood Commerce Centre/5580-5600 Parkwood Way/O—Sun Life Financial/M—Bentall Kennedy/ L—Bentall Kennedy; Tim Evans 604-661-5099	4	175,000	3,000-3,700		12	•	•	•	•	•	•				•	
Key West Business Centre/3760-3960 Jacombs Rd/L—CBRE; Fraser Rowland 604-662-5128	9	419,996	3,000		17.1	•	•		•	•	•	•				
1128 Burdette St/M—Onni Property Management/L—Onni Property Management; Rowan Hicks 604-602-7711		16,000				•	•	•	•	•	•					
Crestwood Place Business Centre/13511 Crestwood Pl/O—Pensionfund Realty/M—Morguard Investments/ L—Morguard; Faye Tam 604-602-6450	2	50,582			5.75	•	•		•	•	•				•	
Viking Way Business Centre/3671-3691 Viking Way/O—Pensionfund Realty/M—Morguard Investments/ L—Morguard; Faye Tam 604-602-6450	2	69,350	24,340		4	•	•		•	•	•				•	
13471 Vulcan Way/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464	1	91,023			3.6	•	•		•	•	•		•			
4460 Jacombs Rd/L—CBRE; Joel Barnett/Luke Gibson 604-662-5570	1	40,084			2.1	•	•		•		•					
Rivercrest Industrial Business Centre/1700 No 6 Rd/L—CBRE; Joel Barnett 604-662-5570	1	206,710			8.49	•	•	•	•	•	•					
Gateway Pacific Business Centre Bldg C/13240 Worster Crt/M—Bentall Kennedy/L—Bentall Kennedy; Tim Evans 604-661-5099	1	147,378			15	•	•		•		•				•	
14251 Burrows Rd/M—Onni Property Management/L—Onni Group; Kyle Van Leeuwen 604-602-7711	1	68,142				•	•	•	•		•					
11600 Bridgeport Rd/M—Dorset Realty Group/L—Dorset Realty Group; Colin Schuss 604-270-1711	1	21,160					•		•		•	•				
Gateway Pacific Business Centre Bldg B/13268 Worster Crt/M—Bentall Kennedy/ L—CBRE; Chris MacCauley/Joel Barnett 604-662-5180	1	79,100				•	•		•		•					

Industrial park name/address

O—Owner/M—Management company/L—Leasing company; Contact/Phone

	NUMBER OF BUILDINGS	TOTAL LEASABLE AREA — SQ. FT.	BAV SIZE RANGE — SQ. FT.	PARK SIZE — ACRES	DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BDMA
<i>Crestwood Place Business Centre/13520 Crestwood Pl/M—Morguard Investments/L—Morguard; Faye Tam 604-602-6450</i>	2	40,022		5.75	•	•	•	•	•				•	
<i>14291 Burrows Rd/L—CBRE; Bruce Richardson/Fraser Rowland 604-662-5127</i>	1	22,728		1.1		•	•	•		•				
<i>3389 No 6 Rd/L—CBRE; Bruce Richardson/Fraser Rowland 604-662-5128</i>	1	69,800			•	•	•		•					
<i>12791 Clarke Pl/L—Colliers; Roy Pat/Sean Bagan 604-694-7204</i>	1	25,633				•	•	•		•				
<i>12680 Bridgeport Rd/L—Colliers; Ewen Johnston/Adam Mitchell 604-661-0804</i>	1	7,788				•		•	•	•				
<i>13931-13971 Bridgeport Rd/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464</i>	3	220,151	23,875-29,560	5.2			•	•	•					
<i>13799 Commerce Pky/M—Bentall Kennedy/L—Bentall Kennedy; Jeff Rank 604-661-5090</i>	1	65,000					•	•	•				•	
<i>2020 No 6 Rd/L—CBRE; Bruce Richardson/Fraser Rowland 604-662-5127</i>	1	58,925			•	•	•							
<i>13571 Verdun Pl/L—Lee & Associates; Rand Thomson 604-630-3393</i>	1	53,572		3.36	•	•	•	•	•					
East Richmond														
<i>Hopewell Distribution Centre Phase III/16111 Blundell Rd/M—Pure Industrial Real Estate/L—Pure Industrial; Andrew Borrás 403-475-4507</i>	1	279,742	64,926	11.7	•		•	•	•					
<i>23511 Dyke Rd/M—Farrell Estates/L—Farrell Estates; Kevin McPhail 604-273-7505</i>	1	48,669		2.01		•		•	•					
<i>Hopewell Distribution Centre Phase IV/7031 York Rd/M—Pure Industrial Real Estate/L—Pure Industrial; Andrew Borrás 403-475-4507</i>	1	330,540	15,400	15.6	•			•	•					
<i>20699 Westminster Hwy/L—CBRE; Bruce Richardson/Fraser Rowland 604-662-5127</i>	2	24,279			•	•	•		•					
<i>Richmond Industrial Centre/Blundell Rd/M—SDM Realty Advisors/L—Colliers; Stuart Morrison/John Boer/Roy Pat 604-662-2676</i>	12	2,800,000		170	•	•	•	•	•					
Fraserwood														
<i>Shelter Island Commerce Centre/21300-21320 Gordon Way/O—Farrell Estates/M—Farrell Estates/L—Farrell Estates; Kevin McPhail 604-273-7505</i>	2	180,000			•	•	•	•	•					
<i>6251 Graybar Rd/O—Farrell Estates/M—Farrell Estates/L—Farrell Estates; Kevin McPhail 604-273-7505</i>	1	30,000			•		•	•	•					
<i>21331 Gordon Way/O—Farrell Estates/M—Farrell Estates/L—Farrell Estates; Kevin McPhail 604-273-7505</i>	1	75,702			•	•	•	•	•					
<i>6260 Graybar Rd/O—Farrell Estates/M—Farrell Estates/L—Farrell Estates; Kevin McPhail 604-273-7505</i>	1	66,380	2,600		•	•	•	•	•					
<i>6651 Fraserwood Way/O—Jordan Enterprises Ltd/L—Colliers; Sean Bagan 604-661-0821</i>	1	91,758		5.31		•	•	•	•					
Mitchell Island														
<i>Mitchell Island Business Park/11566-11568 Eburne Way/M—Dorset Realty Group</i>	2	120,000			•	•	•	•	•					
<i>11400 Twigg Pl/L—NAI Commercial; Conor Finucane 604-691-6604</i>	1	52,992			•	•	•	•	•	•				
<i>IntraUrban Rivershore/11111 Twigg Pl/M—PC Urban/L—Lee & Associates; Mackenzie Fraser/Steve Caldwell 604-895-2224</i>	1	260,000	3,640-12,500		•	•	•							
Riverside														
<i>Horseshoe Centre/12280-12300 Horseshoe Way/M—Porte Realty/L—Porte Realty; Tracy Gu 604-732-7651</i>	2	75,975				•	•	•	•					
<i>Riverside Business Park/12291 Riverside Way/M—GWL Realty Advisors/L—GWL Realty Advisors; Brian Wong 604-713-6480</i>	1	74,042		3.71	•	•	•	•	•	•			•	
<i>Steveston Industrial Park/12417-12491 No 2 Rd/M—Porte Realty/L—Cushman & Wakefield; Ron Emerson/Noah Freedman 604-640-5858</i>	2	120,000	1,960-2,464	4.37		•	•		•					
<i>Riverside Corporate Centre/11780-11784 Hammersmith Way/M—Porte Realty/L—Porte Realty; Tracy Gu 604-732-7651</i>	3	125,490		6.7	•	•	•	•	•	•				
<i>12031-12051 Horseshoe Way/M—Porte Realty/L—Porte Realty; Tracy Gu 604-732-7651</i>	2	21,000	1,820		•	•	•	•	•					
<i>11791 Machrina Way/M—Dorset Realty Group/L—Dorset Realty; Colin Schuss 604-270-1711</i>	1	14,180				•	•	•	•	•				
<i>12211 Horseshoe Way/L—CBRE; Fraser Rowland/Bruce Richardson 604-662-5128</i>	1	103,380		5.11	•	•	•	•	•					
Van Horne														
<i>River Road Business Centre/7080-7100 River Rd/M—Dorset Realty Group/L—Dorset Realty Group; Colin Schuss 604-270-1711</i>	2	240,313			•		•	•	•	•				
<i>9300 Van Horne Way/M—Bosa Properties/L—Bosa Properties; Darrell Hurst 604-412-0464</i>	1	114,045		4.8	•	•	•	•	•	•	•			
<i>9500 Van Horne Way/O—338823 BC Ltd/M—Bosa Development/L—Bosa Development 604-294-0666</i>	1	124,378			•	•	•	•	•		•	•		
SURREY														
Bridgeview														
<i>10619 Timberland Rd/M—Freeport Properties/L—Avison Young; John Eakin 604-646-8399</i>	1	200,000			•	•	•	•	•	•	•	•		
<i>PacificLink Business Park/10449 Scott Rd/M—Wesgroup Properties/L—Wesgroup Properties; Rob Evers 604-633-2898</i>		450,000	20,000-80,000	83	•	•	•	•	•	•	•		•	
<i>13085 115 Ave/L—Lee & Associates; Sebastian Espinosa 604-630-3396</i>	1	28,939	1,807-3,151			•	•		•					
<i>12160 103A Ave/L—Avison Young; Michael Farrell/Gord Robson 604-646-8388</i>	1	77,000		4	•	•	•		•					
<i>12294 104 Ave/L—Avison Young; John Eakin 604-646-8399</i>	1	67,338				•	•	•	•	•				
Campbell Heights														
<i>19110-19130 24 Ave/O—Onni Group/M—Onni Property Management/L—Avison Young; Garth White/Joe Lehman 604-687-7331</i>	1	109,600			•	•	•	•	•	•	•		•	
<i>Campbell Heights Business Centre/2677 192 St/M—Porte Realty/L—Porte Realty; Tracy Gu 604-732-7651</i>	1	35,782		5.62	•	•	•		•	•				
<i>Latimer Lake Business Centre/2567 192 St/L—Lee & Associates; Sebastian Espinosa 604-630-3396</i>	1	44,776			•	•	•		•					
<i>Campbell Heights Commerce Centre/3338 190 St/M—Farrell Estates/L—Farrell Estates; Ross McPhail 604-273-7505</i>	1	45,000	9,300-45,000		•	•	•		•					
<i>Campbell Heights North Business Centre/19055 34A Ave/L—Cushman & Wakefield; William (Bill) Hobbs 604-640-5808</i>	1	24,119		3.44	•	•	•	•	•					
<i>Campbell Heights Industrial Centre II/19255 21 Ave/M—Farrell Estates/L—Farrell Estates ; Kevin McPhail 604-273-7505</i>	1	80,685			•	•	•		•					
<i>192 Corporate Centre/2278 192 St/M—Beedie/L—Colliers; Chris Brewster/Chris Morrison 604-662-2694</i>	1	103,877	8,150-11,190		•	•	•		•					
<i>Campbell Heights North/192 St & 32 Ave/L—Colliers; Vito DeCicco/Chris Morrison 604-661-0830</i>	3	430,000	10,500-161,000	19.67	•	•	•		•					
<i>32nd Avenue Business Park/18977 32 Ave & 3237 190 St/M—Benchmark Properties/L—Benchmark Properties; Jarrod Offereins 604-514-7565</i>	2	46,528	1,774			•	•		•					
<i>Campbell Heights North/3487 191 St/L—Cushman & Wakefield; William (Bill) Hobbs 604-640-5808</i>	1	30,300	3,700		•	•	•	•	•					

INDUSTRIAL/OFFICE PARK DIRECTORY

Industrial park name/address O —Owner/ M —Management company/ L —Leasing company; Contact/Phone	NUMBER OF BUILDINGS		BAY SIZE RANGE —SQ. FT.	PARK SIZE — ACRES		DOCK LOAD	DRIVE-IN LOAD	YARD STORAGE	WAREHOUSE	LIGHT MANUFACTURING	OFFICE SPACE	RETAIL SPACE	RAIL ACCESS	BARGE ACCESS	BOMA
	TOTAL AVAILABLE AREA — SQ. FT.	TOTAL AVAILABLE AREA — SQ. FT.		PARK SIZE — ACRES	PARK SIZE — ACRES										
Campbell Heights West/18820 & 18860 24 Ave/ M —Onni Development/ L —Avison Young; Mathew Sunderland/Joe Lehman/Garth White 604-747-4960	2	346,900		20		•	•	•		•					
19278 25 Ave/ L —CBRE; Chris MacCauley/Dan McGauley 604-662-5190	1	21,631				•	•	•	•	•					
19131 21 Ave/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	36,050		1.45		•	•	•		•					
27th Ave Business Centre/19051 27 Ave/ M —Beedie/ L —Colliers; Chris Brewster/Chris Morrison 604-662-2694	1	72,500				•	•	•		•					
South Surrey Business Park Bldg 4/2945 190 St/ L —Avison Young; Michael Farrell/Ryan Kerr 604-646-8388	1	68,616		38		•	•	•	•	•					
Hayer Business Centre 2/3568 191 St/ L —Avison Young; Joe Lehman/Garth White/Ryan Kerr 604-757-4958	1	28,149	3,950			•	•	•		•					
3757 190 St/ L —Frontline Real Estate; Kyle Dodman/Todd Bohn 604-424-9837	1	65,918				•	•	•		•					
Cloverdale															
Cloverdale Industrial Park/17802 66 Ave/ L —Lee & Associates; Steve Caldwell/Sebastian Espinosa 604-895-2224	1	163,377	17,700	3.53		•	•	•		•					
Cloverdale Business Park/5290 185A St/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	16,850	1,645	0.78		•	•	•		•					
17848-17858 66 Ave/ M —Bentall Kennedy/ L —Bentall Kennedy; Tim Evans 604-233-1009	2	125,003		4.05		•	•	•	•	•				•	
Rymar Business Centre/18635 & 18663 52 Ave/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	2	100,000		5.43		•		•		•					
19425 Langley Bypass/ L —Avison Young; John Eakin 604-646-8399	1	24,417				•		•		•					
17696 65A Ave/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	25,201	1,475-12,000					•		•	•				
17358 56 Ave/ L —Colliers; Vito DeCicco 604-662-0830	1	34,885				•	•	•	•	•					
South Cloverdale Business Park/18733 52 Ave/ L —Lee & Associates; Sebastian Espinosa/Tony Capolongo 604-630-3396	1	58,005	9,580	2.86		•	•	•		•					
Rymar Business Centre Bldg C/18663 52 Ave/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	26,131		3.99		•		•	•	•					
East Newton															
Willowbrook Business Centre/19292 60 Ave/ O —Benchmark Properties/ M —Benchmark Properties/ L —Benchmark Properties; Leslie Koole 604-533-1138	2	74,602				•	•	•	•	•					
FAMA Business Park/15045-15050 54A Ave/ M —Bentall Kennedy/ L —Cushman & Wakefield; Andrew Green 604-640-5800	8	316,407		16.03		•	•	•	•	•	•			•	
Newton															
Anvil Way Industrial Centre/12824-12914 Anvil Way/ O —Benchmark Properties/ M —Benchmark Properties/ L —Benchmark Properties; Leslie Koole 604-533-1138	4	89,945	2,850-23,000	2.16		•	•		•	•	•				
Newplex Industrial Centre/7675-7677 132 St/ L —Cushman & Wakefield; Kevin Volz/Jot Mathu 604-640-5851	2	37,300		3.88		•	•	•	•	•	•				
Colebrook Business Centre/15110 54A Ave/ O —Colebrook 152 Holdings/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	95,947	4,000-60,000	12		•	•		•	•	•			•	
West Surrey Industrial Park/8268 128 St/ O —Benchmark Properties/ M —Benchmark Properties/ L —Benchmark Properties; Leslie Koole 604-533-1138	3	27,223	6,448-6,928			•	•	•	•	•	•				
Scott Road Industrial Centre/12066-12074 86 Ave/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	56,588		3.92		•		•	•	•					
North Newton West Industrial Centre/8125-8145 130 St/ L —Cushman & Wakefield; Kevin Volz/Andrew Green/Jot Mattu 604-639-9352	3	155,000		5.53		•	•		•	•	•				
Colebrook Business Centre/5355 152 St/ O —Colebrook 152 Holdings/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	229,772		12		•	•		•		•			•	
North Newton East Industrial Centre/8086-8116 130 St/ O —Redstone Group/ L —Cushman & Wakefield; Kevin Volz/Rick Dhanda/Jot Mattu 604-640-5816	2	41,715				•	•		•		•				
Newton Omniplex Centre Bldg 5/13370 78 Ave/ L —Cushman & Wakefield; Kevin Volz/Jot Mattu/Andrew Green 604-640-5851	1	38,889				•	•		•		•				
Colebrook Business Centre/5433 152 St/ O —Colebrook 152 Holdings/ M —Morguard Investments/ L —Morguard; Faye Tam 604-602-6450	1	40,466				•			•		•				
Sullivan Industrial Park/15380 67 Ave/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	18,100	2,170-8,680	1		•		•		•					
Port Kells															
Cancar Business Park/19375 96 Ave/ O —Beedie/ M —Beedie/ L —CBRE Ltd; Daniel McGauley/Chris MacCauley 604-662-5186	5	22,250	18,000			•	•		•	•	•				
9275 & 9305 194 St/ O —Bosa Properties/ M —Bosa Properties/ L —Bosa Properties; Darrell Hurst 604-412-0464	2	85,104		4.7		•	•	•	•	•	•			•	
Centre on 96 Avenue/19358 96 Ave/ O —Wesgroup/ M —Wesgroup Properties/ L —Lee & Associates; Sebastian Espinosa 604-630-3396	1	176,000		6.3		•		•	•	•	•			•	
Golden Ears Industrial Centre/18770-18810 96 Ave/ L —Lee & Associates; Sebastian Espinosa 604-630-3396	5	330,000		14.84		•	•		•		•				
Cancar Business Park/19433 96 Ave/ M —Beedie/ L —CBRE; Chris MacCauley 604-662-5190	1	37,891		29		•		•		•	•				
19405 94 Ave/ M —Bosa Properties/ L —Bosa Properties; Darrell Hurst 604-412-0464	1	18,000				•	•		•	•	•				
18898 98th Ave/ L —Colliers; Chris Brewster 604-662-2694	1	42,090				•	•		•		•				
9800 190 St/ M —Bosa Properties/ L —Bosa Properties; Darrell Hurst 604-412-0464	4	109,427		7.8		•	•		•		•				
9400 201 St/ L —Cushman & Wakefield; William (Bill) Hobbs 604-640-5808	1	30,492	2,000	0.7				•		•	•				
18635 96 Ave/ L —Avison Young; Michael Farrell/Gord Robson 604-646-8388	1	49,156		3.3		•	•	•		•	•				

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A close-up photograph of a yellow mop head and handle resting on a blue surface. The mop head is covered in thick, white soap suds. The handle is a light brown color. The background is a solid blue color, also covered in suds.

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