

JANUARY 2023

# CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES



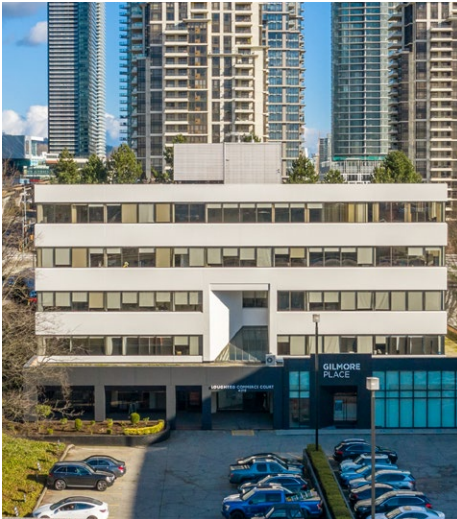
**ONNI.COM**

200 - 1010 SEYMOUR STREET, VANCOUVER, BC  
604.688.8783 | LEASING@ONNI.COM



# FEATURED PROPERTIES

## NOW LEASING



BURNABY, BC

### LOUGHEED COMMERCE COURT

**ADDRESS:** 4190 LOUGHEED HIGHWAY

**CONTACT:** ROGER LEGGATT, MAX ZESSEL  
& LIAM BOULTBEE

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE:** 604.683.3111

**BUILDING FEATURES:**

- Adjacent to Gilmore SkyTrain Stn (3 min walk)
- Landlord inducement and turnkey packages offered for shell space
- Secure bike storage and end of trip facilities
- Tenant Lounge with kitchen

**AVAILABILITY**

#104	874 SF	Available Now. Built out cafe space
#202	3,755 SF	Available Now
#300	14,070 SF	Available Now. Full floor opportunity
#400	14,070 SF	Available Now. Full floor opportunity



BURNABY, BC

### LOUGHEED COMMERCE COURT

**ADDRESS:** 4180 LOUGHEED HIGHWAY

**CONTACT:** ROGER LEGGATT, MAX ZESSEL  
& LIAM BOULTBEE

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE:** 604.683.3111

**BUILDING FEATURES:**

- Adjacent to Gilmore SkyTrain Stn (3 min walk)
- Landlord inducement and turnkey packages offered for shell space
- Secure bike storage and end of trip facilities
- Tenant Lounge with kitchen

**AVAILABILITY**

#305	2,103 SF	Available March 1, 2023
#610	2,153 SF	Available Now



VANCOUVER, BC

### 535 THURLOW STREET

**ADDRESS:** 535 THURLOW STREET

**CONTACT:** ANDREW ASTLES &  
SCOTT MACDONALD

**COMPANY:** JLL

**PHONE:** 604.998.6001

**BUILDING FEATURES:**

- Located one block from Burrard Station
- Many Nearby amenities including shopping, restaurants, hotels, financial institutions
- Landlord turnkey and demise options
- Secure bike storage and end of trip facilities
- Brand new spec suite, under construction

**AVAILABILITY**

#207	2,683 SF	Available Immediately
#601	4,566 SF	Available January 1, 2023. Full floor opportunity at approx. 8,200SF.
#603	1,200 SF	Available Now - Full floor opportunity at approx. 8,200SF.
#604	2,453 SF	Available Now - Full floor opportunity at approx. 8,200SF.

# NOW LEASING



PORT MOODY, BC

## SUTER BROOK VILLAGE OFFICE NORTH

**ADDRESS:** 130 BREW STREET

**CONTACT:** CRAIG BALLANTYNE  
& LIAM BOULTBEE

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE:** 604.683.3111

**BUILDING FEATURES:**

- Fully fixtured and move in ready units available
- Located next to Loco & St. John's Evergreen Line Station
- Abundant neighbouring amenities
- Landlord turnkey and build to suit options available
- Secure bicycle storage room

**AVAILABILITY**

#303	4,529 SF	Demising Options Available Now
#601	3,000 SF	Available February 1, 2023



COQUITLAM, BC

## OASIS

**ADDRESS:** 2950 GLEN DRIVE

**CONTACT:** LIAM BOULTBEE & CRAIG BALLANTYNE

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE:** 604.683.3111

**BUILDING FEATURES:**

- Centrally located in Coquitlam, one block from Coquitlam City Centre
- Fully fixtured and improved unit
- Short walk to SkyTrain Station

**AVAILABILITY**

#601	1,454 SF	Available Immediately
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KAMLOOPS, BC

## CITYVIEW CENTRE

**ADDRESS:** 1801 PRINCETON-KAMLOOPS  
HIGHWAY KAMLOOPS, BC

**CONTACT:** TANYA COKRAN

**COMPANY:** COLLIERS INTERNATIONAL

**PHONE:** 250.819.4595

**BUILDING FEATURES:**

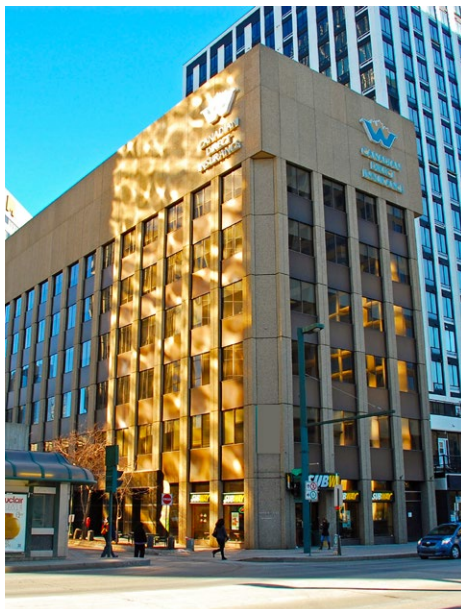
- Join Rexall, Dollarama, Anytime Fitness and Starbucks in this exciting project
- 80,000 SF of retail space in the affluent south end of Kamloops
- Great exposure to Trans-Canada and Hwy 51

**AVAILABILITY**

#321	9,016 SF	Availability Immediately
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## NOW LEASING



### EDMONTON, AB THE JASPER

**ADDRESS:** 10115 100A STREET

**CONTACT:** JEFF SIMKIN &  
RYAN O'SHAUGNESSY

**COMPANY:** CBRE EDMONTON

**PHONE:** 780.424.5475

#### BUILDING FEATURES:

- Direct access to LRT Station
- Central location downtown
- New tenant amenities including: bike storage and end of trip shower facilities, lounge chairs, TV's and games, kitchen and pantry
- Turnkey options available
- Upgraded HVAC

#### AVAILABILITY

3rd Floor	7,303 SF	Available Immediately
#410	1,768 SF	Available March 01, 2023
#415	2,307 SF	Available Immediately *spec suite*
#425	3,226 SF	Available Immediately
5th Floor	7,286 SF	Available Immediately
6th Floor	7,286 SF	Available Immediately



### EDMONTON, AB BEAVER HOUSE

**ADDRESS:** 10158 103RD STREET

**CONTACT:** CORY WOSNACK  
& HILLARY WILLIAMS

**COMPANY:** AVISON YOUNG

**PHONE:** 780.909.7850

#### BUILDING FEATURES:

- Character heritage building with modern improvements
- Steps away from Edmonton's new Ice District
- Located across from the YMCA and University of Alberta downtown campus
- New tenant amenities including: bike storage, tenant lounge with games and kitchen pantry

#### AVAILABILITY

#401	4,160 SF	Available Immediately
#404	2,766 SF	Available Immediately
#405	2,567 SF	Available January 1, 2023
#501	6,714 SF	Contiguous with 503
#502	797 SF	Available Immediately
#503	7,609SF	Contiguous with 501



### PORT MOODY, BC SUTER BROOK VILLAGE OFFICE SOUTH

**ADDRESS :** 220 BREW STREET

**CONTACT:** CRAIG BALLANTYNE

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE :** 604.683.3111

#### BUILDING FEATURES:

- Steps away from the Inlet Centre Station and the new Evergreen Line
- Located within the vibrant Suter Brook Village Master Planned Community

#### AVAILABILITY

#601	3,089 SF	Available Immediately
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## NOW PRE-LEASING



COQUITLAM, BC

### PINE & GLEN

**ADDRESS:** 3022 GLEN DRIVE, COQUITLAM

**CONTACT:** HILARY TURNBULL

**COMPANY:** ONNI GROUP

**PHONE:** 604.488.8988

#### PROJECT FEATURES:

- Mixed-use development in the heart of Coquitlam
- Over 900 residential units, 35,000 SF of office space, and 13,000 SF of ground floor retail space
- Transit-oriented site, within walking distance to both Coquitlam central and Lafarge Lake /Douglas Skytrain Stations

#### AVAILABILITY

Level 2 Office	9,844 SF	Available Q3 2025
Level 3 Office	9,133 SF	Available Q3 2025
Level 5 Office	8,162 SF	Available Q3 2025
Level 6 Office	8,396 SF	Available Q3 2025

## LARGE PODIUM FLOOR PLATES



BURNABY, BC

### GILMORE PLACE - PHASE 1

**ADDRESS:** LOUGHEED HIGHWAY & GILMORE AVENUE

**CONTACT:** MAX ZESSEL & ROGER LEGGATT

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE:** 604.683.3111

#### PROJECT FEATURES:

- Once complete, Gilmore Place will be comprised of nearly 500,000 SF of retail, 1 Million SF of office and 2.7 Million of residential built over 4 phases
- A transit orientated site, located directly adjacent to the Gilmore Skytrain Station

#### AVAILABILITY

Suite 300	49,380 SF
Suite 310	31,119 SF
Total	80,499 SF

#### BUILDING FEATURES:

- Up to 80,500 SF of efficient podium office space
- Excellent exposure and building signage opportunities are available
- Direct access to over 200,000 SF of retail amenities
- High quality end of trip facilities with secure bicycle storage
- Large format contiguous space

## UNDER CONSTRUCTION

## NOW PRE-LEASING

### STAND ALONE OFFICE TOWER



UNDER CONSTRUCTION

BURNABY, BC

## GILMORE PLACE - PHASE 2

**ADDRESS:** LOUGHEED HIGHWAY &  
GILMORE AVENUE

**CONTACT:** HILARY TURNBULL

**COMPANY:** ONNI GROUP

**PHONE:** 604.488.8988

#### PROJECT FEATURES:

- Once complete, Gilmore Place will be comprised of nearly 500,000 SF of retail, 1 Million SF of office and 2.7 Million SF of residential built over 3 phases
- A transit orientated site, located directly adjacent to the Gilmore Skytrain Station

#### AVAILABILITY

Up to 680,000 SF 'AAA' Class office space

Approximate occupancy Q3 2026

#### BUILDING FEATURES:

- Standalone office tower
- Efficient 20,000 SF floor plates with a centre core design
- Amenities include common and rooftop meeting and outdoor facilities and a state-of-the-art fitness facility
- Direct access to over 200,000 SF of retail amenities
- 68,000 SF spread over 34 floors
- 12 high-speed elevators



VANCOUVER, BC

## 375 EAST 1ST AVENUE

**ADDRESS:** 375 EAST 1ST AVENUE

**CONTACT:** PETER MCFETRIDGE

**COMPANY:** ONNI GROUP

**PHONE:** 604.373.4914

#### AVAILABILITY

Reverse Mezzanine	37,701 SF
Building 1 - Level 2	11,995 SF
Building 4 - Level 1	3,668 SF
Building 4 - Levels 2 - 4	13,008 SF
Building 4 - Levels 5 - 7	12,273 SF
Building 4 - Total Office	129,207 SF

#### PROJECT FEATURES:

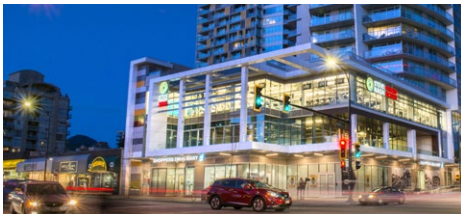
- Located in the center of Vancouver's undisputed creative hub
- Adjacent to the future home of the Great Northern Way SkyTrain Station
- Direct access to the Central Valley Greenway bike lane
- 10 minute walk to the Main Street SkyTrain Station
- Close proximity to thousands of desirable retail amenities
- Located next to the Emily Carr University of Art + Design Campus
- Available Q4-2024



**FULLY LEASED**



**WESTWOOD**  
**1123 WESTWOOD STREET**  
**COQUITLAM, BC**



**CENTREVIEW**  
**13TH & LONSDALE AVENUE**  
**NORTH VANCOUVER, BC**



**CENTRAL**  
**1553-77 MAIN STREET**  
**VANCOUVER, BC**



**1022 SEYMOUR STREET**  
**VANCOUVER, BC**



**ROBSON**  
**550 ROBSON STREET**  
**VANCOUVER, BC**



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**HTURNBULL@ONNI.COM | 604.488.8988**

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