

SEPTEMBER 2023

CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES

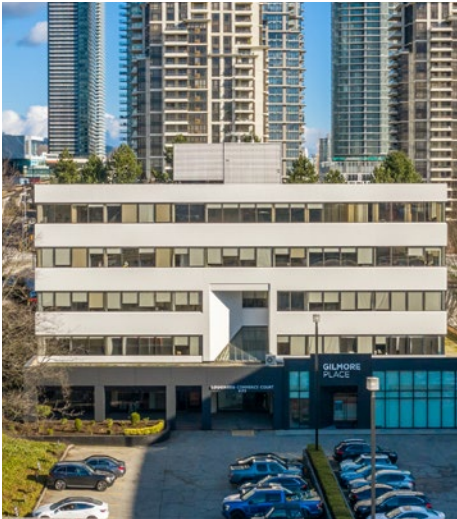


ONNI.COM

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: MARK TREPP & CAM BERTSCH

COMPANY: JLL

PHONE: 604.998.6001

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 | 847 SF | Available Now. Built out cafe space |
| #202 | 3,755 SF | Available Now. |
| #300 | 14,070 SF | Available Now. |
| #400 | 7,186 SF | Available Now. White box condition. |
| #405 | 2,735 SF | Available Now. Show suite. |
| #410 | 3,441 SF | Available Now. Show suite. |
| #415 | 1,854 SF | Available Now. Show suite. |



BURNABY, BC

LOUGHEED COMMERCE COURT

ADDRESS: 4180 LOUGHEED HIGHWAY

CONTACT: MARK TREPP & CAM BERTSCH

COMPANY: JLL

PHONE: 604.998.6001

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

| | | | |
|------|----------|-------------------------------------------------------------------|----------------------------------------------------------|
| #102 | 2,612 SF | Available Feb 1, 2024. | Contiguous with #103 for 4,706SF. Ground floor exposure. |
| #103 | 2,094 SF | Available Feb 1, 2024. | Contiguous with #102 for 4,706SF. Ground floor exposure. |
| #500 | 8,170 SF | Available Now. Contiguous with Unit 502 for 11,321 SF. | |
| #502 | 3,151SF | Available January 1, 2024. Contiguous with Unit 500 for 11,321SF. | |



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

| | | |
|------|----------|-------------------------------------------------|
| #100 | 3,866 SF | Under Contract |
| #207 | 2,683 SF | Under Contract |
| #408 | 2,289 SF | Available Immediately |
| #410 | 3,000 SF | Available Immediately |
| #601 | 4,566 SF | Available Immediately. Up to 8,219SF available. |
| #603 | 1,200 SF | Available Immediately. Up to 8,219SF available. |
| #604 | 2,453 SF | Available Immediately. Up to 8,219SF available. |

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 | Available Now. Demise options available at 2,06SF or 2,046SF |
| #203A | 1,171 SF | Available Immediately |



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

| | | |
|-----|---------|----------------------------|
| 620 | 1,351SF | Available February 1, 2024 |
|-----|---------|----------------------------|



BURNABY, BC

DAWSON

ADDRESS: 4185 DAWSON ST BURNABY, BC

CONTACT: BRADEN & STEVE HALL

COMPANY: DAVIES/HALL COMMERCIAL
REALTY-RE/MAX

PHONE: 604.718.7300

BUILDING FEATURES:

- Easy and quick access to Trans Canada Highway
- Close proximity to SkyTrain

AVAILABILITY

| | | |
|------------|----------|------------------------------------------------|
| Unit 4183B | 1,172 SF | Available Immediately. Second Floor Office. |
|------------|----------|------------------------------------------------|

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 May 1, 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 |
| #406 | 1,754 SF | Available June 1, 2023 |
| #501 | 6,714 SF | Contiguous with 503 |
| #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

| | | |
|------|----------|-----------------------|
| #825 | 2,525 SF | Available Dec 1, 2023 |
|------|----------|-----------------------|

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 Q1 2026 |
| Level 3 Office | 9,133 SF | Available Q1 2026 |
| Level 5 Office | 8,162 SF | Available Q1 2026 |
| Level 6 Office | 8,396 SF | Available Q1 2026 |

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 Q1 2027

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



CITY VIEW CENTRE
1801 PRINCETON-KAMLOOPS HIGHWAY
KAMLOOPS, BC



MARK REID

MREID@ONNI.COM | 604.488.2773

PERRY MAHAL

PMahal@ONNI.COM | 604.290.2548

HILARY TURNBULL

HTURNBULL@ONNI.COM | 604.488.8988

**200 - 1010 SEYMOUR STREET
VANCOUVER, BC V6B 3M6**

ONNI.COM