

DECEMBER 2023

# CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES



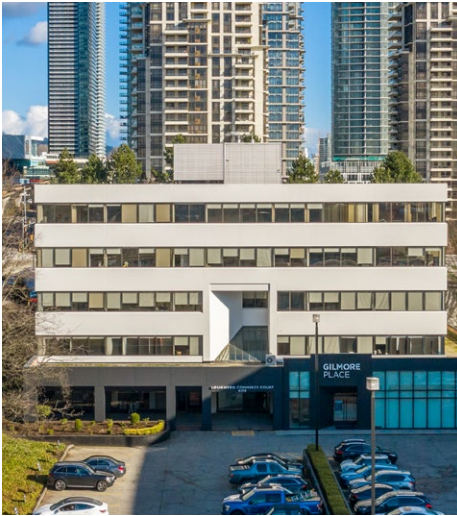
[ONNI.COM](https://onni.com)

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604.688.8783 | [LEASING@ONNI.COM](mailto:LEASING@ONNI.COM)

RooFix

# 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	Under Contract
#202	3,755 SF	Under Contract
#300	14,070 SF	Available Now.
#400	7,186 SF	Available Now. White box condition.
#405	2,735 SF	Under Contract
#410	3,441 SF	Under Contract



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**

#207	2,683 SF	Under Contract
#408	2,289 SF	Under Contract
#410	3,000 SF	Under Contract
#604	2,453 SF	Available Immediately
#801	824 SF	Available Immediately

# NOW LEASING



PORT MOODY, BC

## SUTLER 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**

#203A	1,171 SF	Available Immediately
#304	1,392SF	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
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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.
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BURNABY, BC

## 3355 NORTH ROAD

**ADDRESS:** 3355 NORTH ROAD

**CONTACT:** WAYNE TULLIS

**COMPANY:** MACDONALD REALTY

**PHONE:** 604.937.4804

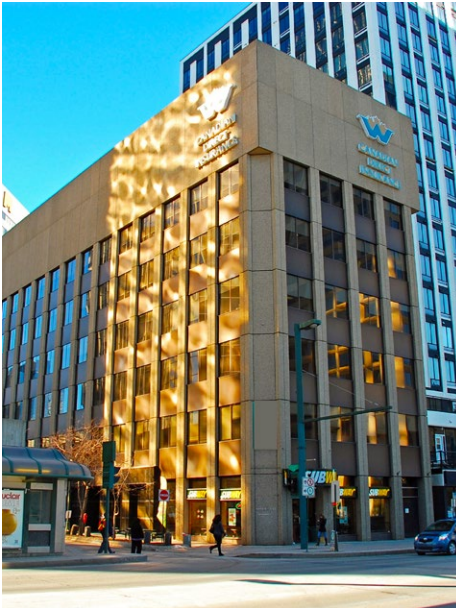
**COMMUNITY FEATURES:**

- Located at the corner of North Road and Cameron Street
- Within close proximity to Lougheed Skytrain Station
- Across the street from Lougheed Mall

**PHASE 1 | AVAILABILITY**

#220	1,350 SF	Available January 1, 2024
#226	2,109SF	Available Immediately.
#288	366 SF	Available January 1, 2024

# 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 Immediately
#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 Immediately
#406	1,754 SF	Available Immediately
#501	6,714 SF	Contiguous with 503
#503	7,609SF	Contiguous with 501

# 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



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**



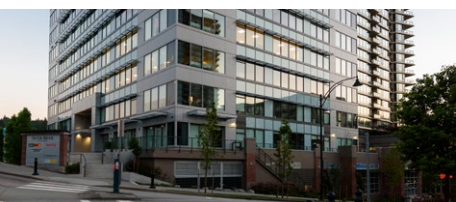
**1022 SEYMOUR STREET  
VANCOUVER, BC**



**550 ROBSON STREET  
VANCOUVER, BC**



**CITY VIEW CENTRE  
1801 PRINCETON-KAMLOOPS HIGHWAY  
KAMLOOPS, BC**



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



**MARK REID**

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VANCOUVER, BC V6B 3M6**

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