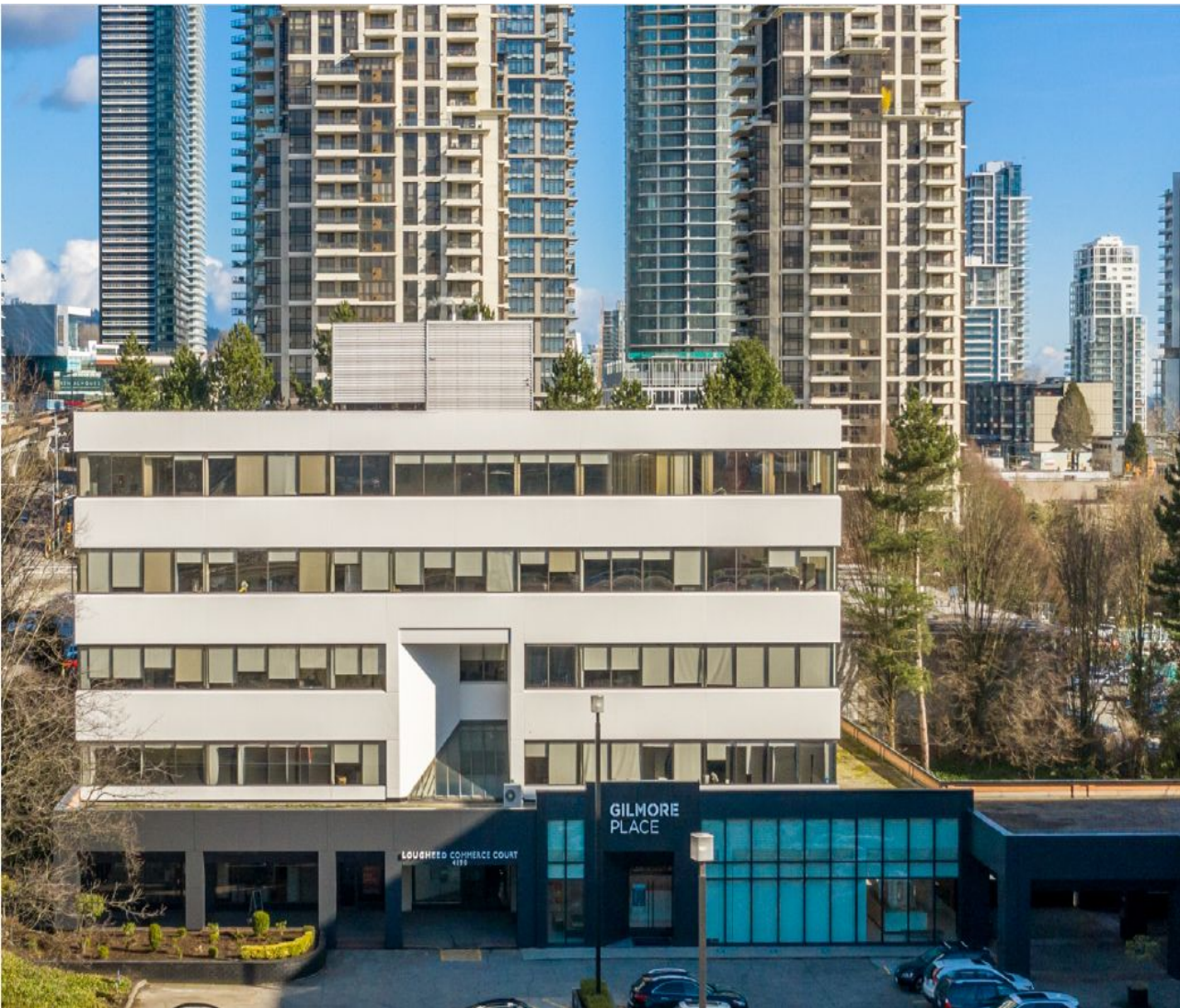


CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES

JANUARY 2025



OFFICE

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

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group



BURNABY, BC

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Lougheed Commerce Court

ADDRESS: 4190 LOUGHEED HIGHWAY

CONTACT: MARK TREPP & CAM BERTSCH

COMPANY: JLL

PHONE: 604.998.6001

AVAILABILITY

#310	2,600 SF	Spec suite under construction
#315	1,201 SF	Spec suite under construction
#400	1,300 SF	Under Contract

BUILDING FEATURES:

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



BURNABY, BC

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Lougheed Commerce Court

ADDRESS: 4180 LOUGHEED HIGHWAY

CONTACT: MARK TREPP & CAM BERTSCH

COMPANY: JLL

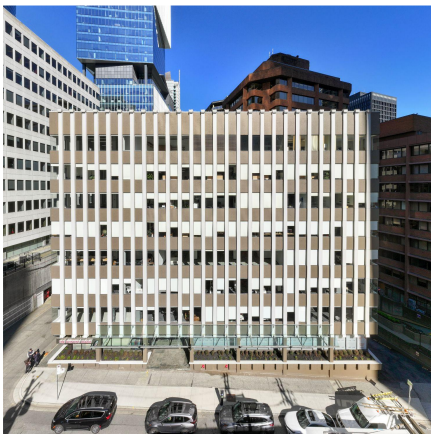
PHONE: 604.998.6001

AVAILABILITY

#100	4,471 SF	Under Contract
#102	2,612 SF	Available February 1, 2025. Contiguous with #103 for 4,706 SF. Ground floor exposure.
#103	2,094 SF	Available February 1, 2025. Contiguous with #102 for 4,706 SF. Ground floor exposure.
#400	15,011 SF	Full floor opportunity. Available Immediately.
#301	4,534 SF	Available May 1, 2025

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



VANCOUVER, BC

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535 Thurlow Street

ADDRESS: 535 THURLOW STREET

CONTACT: ANDREW ASTLES &
SCOTT MACDONALD

COMPANY: JLL

PHONE: 604.998.6001

AVAILABILITY

#802	2,222 SF	Under Contract
#800	1,915 SF	Spec suite under construction

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



PORT MOODY, BC

[LEARN MORE](#)

Suter Brook Village Office - North

ADDRESS: 130 BREW STREET

CONTACT: CRAIG BALLANTYNE & LIAM BOULTBEE

COMPANY: CUSHMAN & WAKEFIELD

PHONE: 604.683.3111

AVAILABILITY

#400 2,516 SF Available Immediately

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



PORT MOODY, BC

[VIEW WEBSITE](#)

Suter Brook Village Office - South

ADDRESS: 220 BREW STREET

CONTACT: CRAIG BALLANTYNE & LIAM BOULTBEE

COMPANY: CUSHMAN & WAKEFIELD

PHONE: 604.683.3111

AVAILABILITY

#610 1,807 SF Available Immediately

BUILDING FEATURES:

- Fully fixtured with 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



BURNABY, BC

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Dawson

ADDRESS: 4185 DAWSON ST

CONTACT: BRADEN & STEVE HALL

COMPANY: DAVIES/HALL COMMERCIAL REALTY-RE/MAX

PHONE: 604.718.7300

AVAILABILITY

Unit 4183B 1,172 SF Available Immediately
*Second Floor Office

BUILDING FEATURES:

- Easy and quick access to Trans Canada Highway
- Close proximity to Gilmore Place SkyTrain Station (2 min walk)



BURNABY, BC

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Gilmore Place - Phase 1

ADDRESS: LOUGHEED HIGHWAY &

GILMORE AVENUE

CONTACT: MAX ZESSEL & ROGER LEGGATT

COMPANY: CUSHMAN & WAKEFIELD

PHONE: 604.683.3111

AVAILABILITY

Suite 300	58,065 SF
Suite 310	35,856 SF
Total	93,921 SF

BUILDING FEATURES:

- A transit orientated site, located directly adjacent to the Gilmore Skytrain Station
- Up to 94,000 SF of efficient podium office space
- Direct access to 200,000 SF of retail amenities
- Excellent exposure and building signage opportunities are available
- High quality end of trip facilities with secure bicycle storage
- Large format contiguous space
- Demise opportunities available



EDMONTON, AB

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The Jasper

ADDRESS: 10115 100A STREET

CONTACT: JEFF SIMKIN & RYAN O'SHAUGNESSY

COMPANY: CBRE EDMONTON

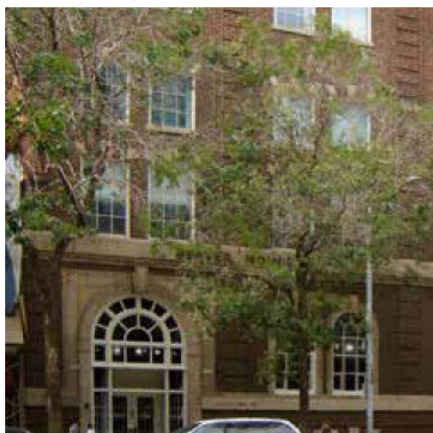
PHONE: 780.424.5475

AVAILABILITY

2nd Floor	7,320 SF	Available May 1st, 2025
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	Under Contract
6th Floor	7,286 SF	Available Immediately

BUILDING FEATURES:

- Direct access to LRT Station
- Central downtown location
- 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



EDMONTON, AB

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Beaver House

ADDRESS: 10158 103RD STREET

CONTACT: CORY WOSNACK & HILLARY WILLIAMS

COMPANY: AVISON YOUNG

PHONE: 780.909.7850

AVAILABILITY

#200	3,395 SF	Available Immediately
#220	2,939 SF	Available Immediately
#300	14,275 SF	Available August 1st, 2025
#401	4,160 SF	Available Immediately
#404	2,766 SF	Available Immediately
#406	1,754 SF	Available Immediately
#501	6,714 SF	Contiguous with 503
#503	7,609 SF	Contiguous with 501

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

NOW PRE-LEASING



COQUITLAM, BC

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Pine & Glen

ADDRESS: 3022 GLEN DRIVE, COQUITLAM

CONTACT: HILARY TURNBULL

COMPANY: ONNI GROUP

PHONE: 604.488.8988

AVAILABILITY

Level 2 Office	9,844 SF	Available Q1 2027
Level 3 Office	9,133 SF	Available Q1 2027
Level 5 Office	8,162 SF	Available Q1 2027
Level 6 Office	8,396 SF	Available Q1 2027

BUILDING 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



VANCOUVER, BC

East 1st

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

BUILDING 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 Q1 2029

FULLY LEASED



COQUITLAM, BC

[VIEW WEBSITE](#)

Westwood 1123 Westwood Street



VANCOUVER, BC

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Centreview 13th & Lonsdale Avenue North



VANCOUVER, BC

[VIEW WEBSITE](#)

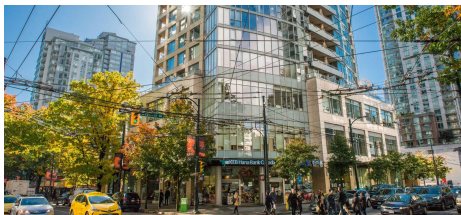
Central 1553-77 Main Street



VANCOUVER, BC

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1022 Seymour Street



VANCOUVER, BC

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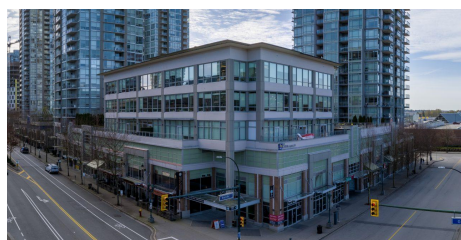
550 Robson Street



KAMLOOPS, BC

[VIEW WEBSITE](#)

Cityview Centre 1801 Princeton-Kamloops Highway



COQUITLAM, BC

[VIEW WEBSITE](#)

Oasis 2950 Glen Drive

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HTURNBULL@ONNI.COM | 604.488.8988



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