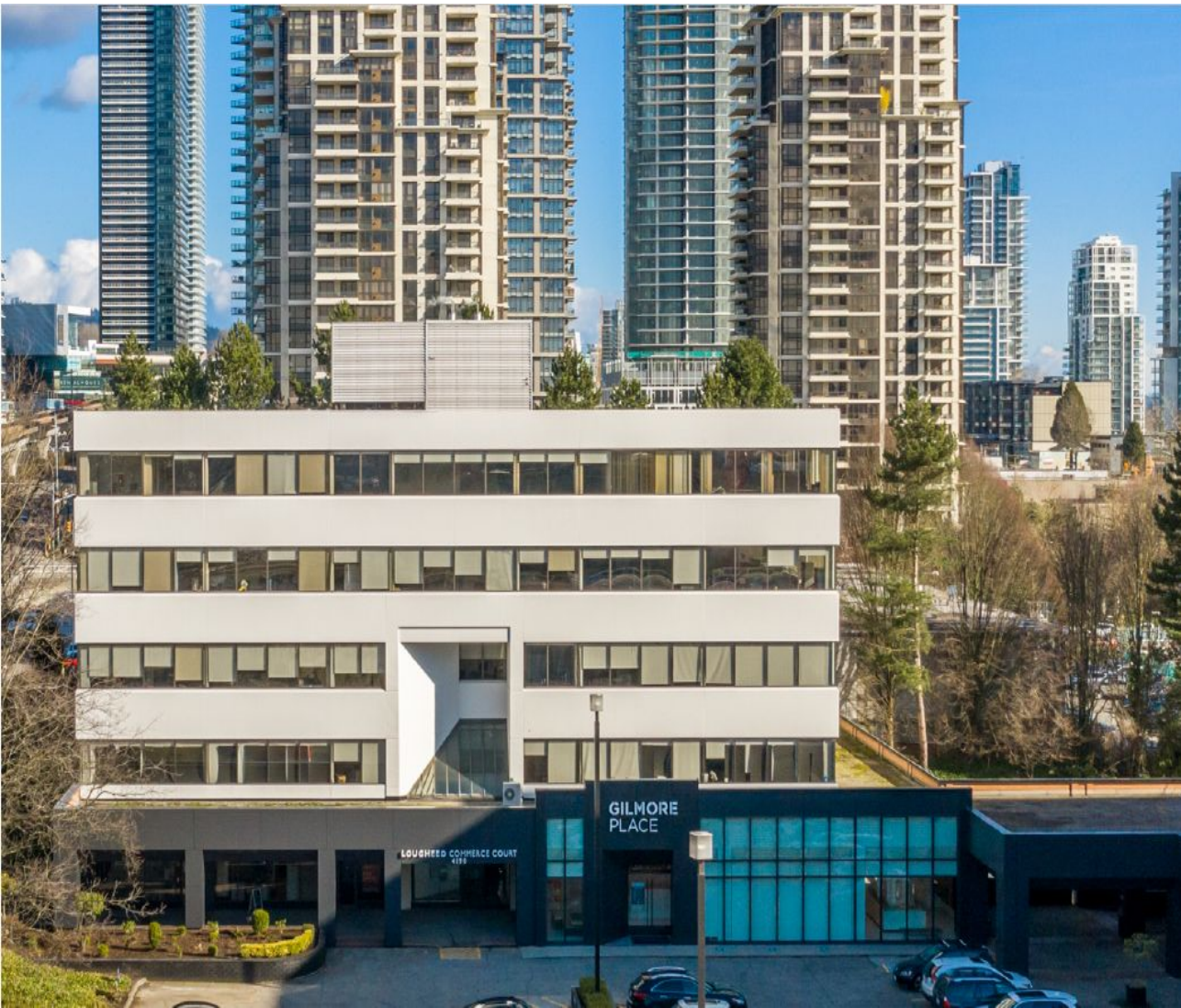


# CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES

AUGUST 2025



# OFFICE

200 - 1010 SEYMOUR STREET, VANCOUVER, BC  
604.688.8783 | [LEASING@ONNI.COM](mailto:LEASING@ONNI.COM)

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**onni**<sup>®</sup>  
group



BURNABY, BC

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## Lougheed Commerce Court

**ADDRESS:** 4180 LOUGHEED HIGHWAY

**CONTACT:** MARK TREPP & CAM BERTSCH

**COMPANY:** JLL

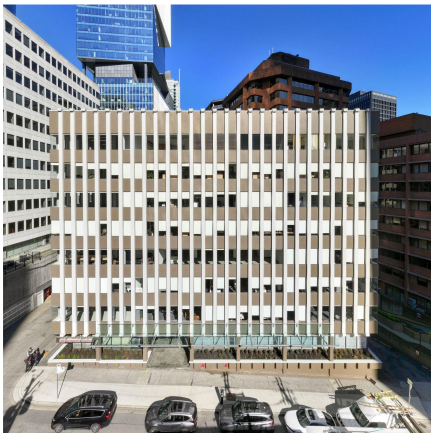
**PHONE:** 604.998.6001

### 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

#100	2,809 SF	Under contract
#102	2,612 SF	Under contract
#103	2,094 SF	Available Immediately. Ground floor exposure.
#400	15,011 SF	Full floor opportunity. Available Immediately.
#505	1,690 SF	Available immediately. Brand New Spec Suite



VANCOUVER, BC

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## 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

### AVAILABILITY

#802	2,222 SF	Available Immediately
#800	1,915 SF	Available Immediately. Brand new spec suite.
#603	1,229 SF	Leased



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

### 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

### AVAILABILITY

Suite 300	58,065 SF
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# NOW LEASING



PORT MOODY, BC

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## Suter Brook Village Office - North

**ADDRESS:** 130 BREW STREET

**CONTACT:** CRAIG BALLANTYNE & LIAM BOULTBEE

**COMPANY:** CUSHMAN & WAKEFIELD

**PHONE:** 604.683.3111

### AVAILABILITY

#401	1,855 SF	Available Immediately
#202	1,329 SF	Available Oct 1, 2025
#204	1,826 SF	Available Aug 1, 2025
#310	1,362 SF	Available. Waitlist 2025

### 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



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
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### BUILDING FEATURES:

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



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## The Jasper

**ADDRESS:** 10115 100A STREET

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

**COMPANY:** CBRE EDMONTON

**PHONE:** 780.424.5475

### AVAILABILITY

#101	1,339 SF	Available Immediately - Fully Fixtured Restaurant
2nd Floor	7,320 SF	Available Immediately
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	7,283 SF	Available Feb 1st 2025
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

#100	11,694 SF	Available Immediately
#200	3,395 SF	Available Immediately
#220	2,939 SF	Available Immediately
#300	14,275 SF	Available September 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

## 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

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### 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
<b>Building 4 -Total Office</b>	<b>129,207 SF</b>

### 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



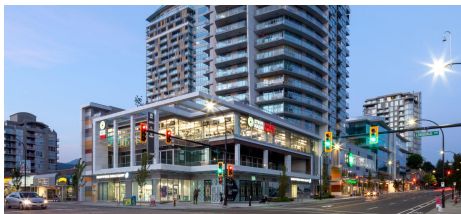
# FULLY LEASED



COQUITLAM, BC

[VIEW WEBSITE](#)

## Westwood 1123 Westwood Street



VANCOUVER, BC

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## Centreview 13th & Lonsdale Avenue North



VANCOUVER, BC

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## Central 1553-77 Main Street



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## 1022 Seymour Street



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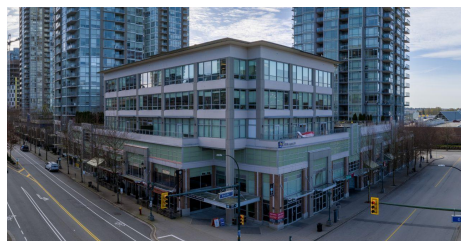
## 550 Robson Street



KAMLOOPS, BC

[VIEW WEBSITE](#)

## Cityview Centre 1801 Princeton-Kamloops Highway



COQUITLAM, BC

[VIEW WEBSITE](#)

## Oasis 2950 Glen Drive

# FULLY LEASED



BURNABY, BC

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## Lougheed Commerce Court 4190 Lougheed Highway

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PORT MOODY, BC

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## Suter Brook Village Office - South 220 Brew Street

# CONTACT

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[HTURNBULL@ONNI.COM](mailto:HTURNBULL@ONNI.COM) | 604.488.8988



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