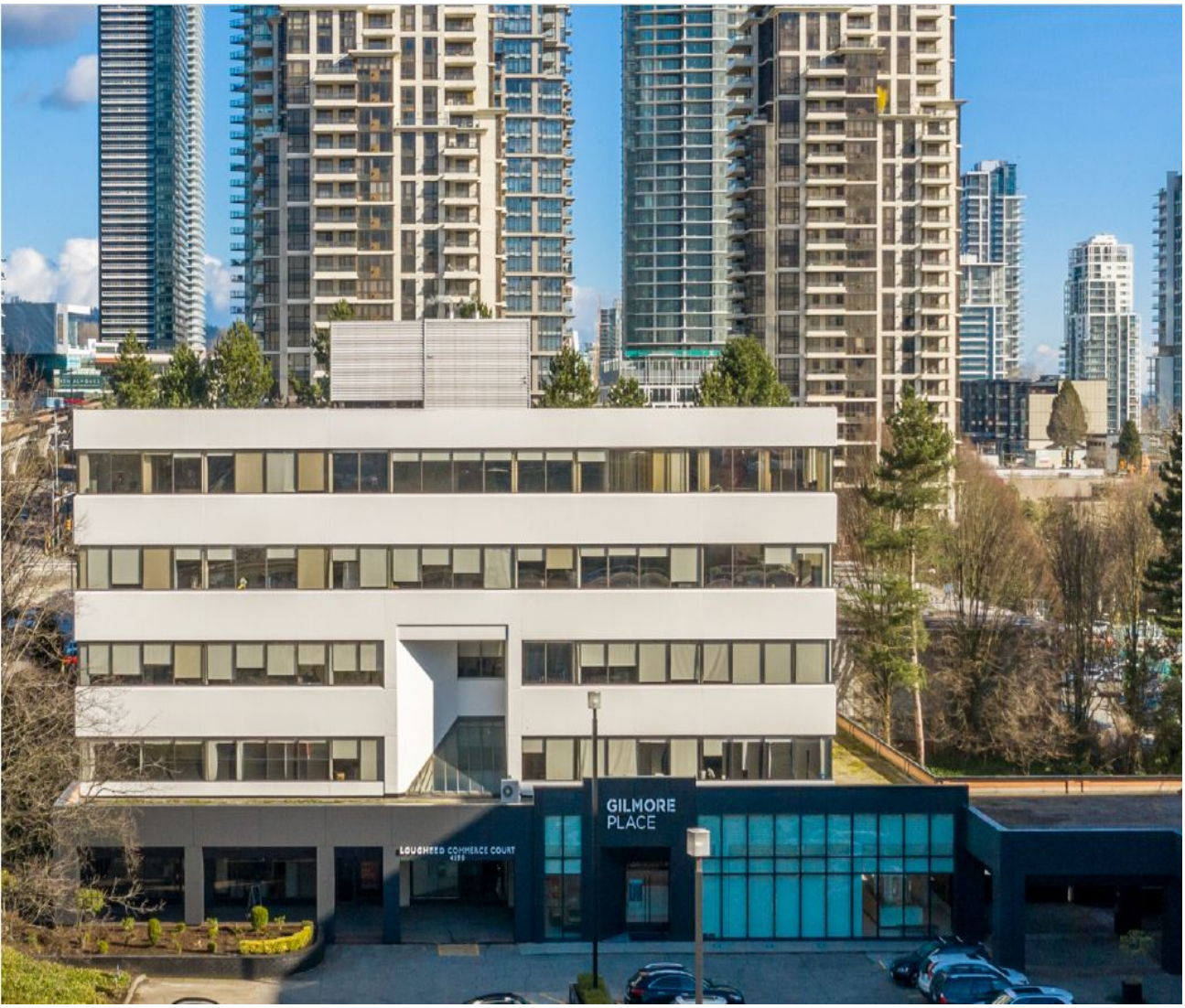
CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES

OCTOBER 2026



OFFICE

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

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NOW LEASING

BURNABY, BC

LEARN MORE

Lougheed Commerce Court

ADDRESS: 4180 LOUGHEED HIGHWAY

CONTACT: MARK TREPP & CAM BERTSCH

COMPANY: JLL

PHONE: 604.998.6001

AVAILABILITY

#300	3,078 SF	Available February 1, 2027
#305	2,103 SF	Available Immediately

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

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

#102	1,046 SF	Available Immediately
#207	2,002 SF	Under Contract

BUILDING FEATURES:

- Transit-oriented office space
- Directly next to Gilmore SkyTrain Station
- Surrounded by top dining options, including Cactus Club Café and Joey Burnaby
- Across the street from Club 16 Fitness
- Tenant lounge with kitchen

BURNABY, BC

LEARN MORE

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

BUILDING FEATURES:

- A transit orientated site, located directly adjacent to the Gilmore Skytrain Station
- 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

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

#203	1,932 SF	Available Immediately
#204	1,826 SF	Available Immediately
#530	6,640 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

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	Under Contract

BUILDING FEATURES:

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

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

#202	5,577 SF	Available June 1, 2027
#410	3,000 SF	Available June 1, 2027
#500	3,362 SF	Available Immediately
#802	2,222 SF	Available Immediately

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

NOW LEASING

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 Immediately
#401	4,160 SF	Available Immediately
#404	2,766 SF	Available Immediately
#406	1,754 SF	Leased
#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

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EDMONTON, AB

LEARN MORE

The Jasper

ADDRESS: 10115 100A STREET

CONTACT: JEFF SIMKIN & RYAN O'SHAUGNESSY

COMPANY: CBRE EDMONTON

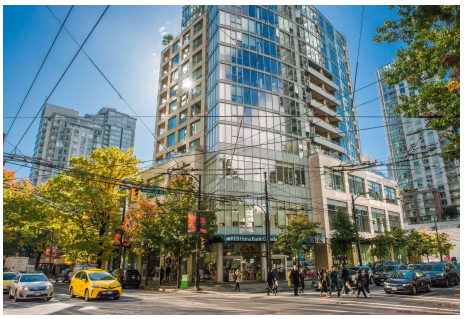
PHONE: 780.424.5475

AVAILABILITY

2nd Floor	7,320 SF	Available Immediately
3rd Floor	7,303 SF	Available Immediately
#410	1,768 SF	Available Immediately
#425	3,226 SF	Available Immediately
5th Floor	7,283 SF	Available Immediately
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



VANCOUVER, BC

LEARN MORE

550 Robson Street

ADDRESS: 550 ROBSON STREET

CONTACT: BRAYDEN SANGHA AND TARA FINNEGAN

COMPANY: CBRE

PHONE: 604.662.5106 AND 604.662.5159

AVAILABILITY:

3rd Floor	12,965 SF	Available Immediately

BUILDING FEATURES:

- Exclusive full floor premises
- Efficient layout
- High ceilings
- Modern finishes
- Plenty of natural light
- Private deck
- Direct Underground Parking

NOW PRE-LEASING

COQUITLAM, BC

LEARN MORE

Pine & Glen

ADDRESS: 3022 GLEN DRIVE, COQUITLAM

CONTACT: HILARY TURNBULL

COMPANY: ONNI GROUP

PHONE: 604.488.8988

AVAILABILITY

Level 3 Office	5,200 SF 3,933 SF	Leased Available Q2 2027
Level 5 Office	8,162 SF	Available Q2 2027
Level 6 Office	8,396 SF	Under Contract

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 proximately to thousands of desirable retail amenities
- Located next to the Emily Carr University of Art + Design Campus
- Available Q1 2029

VANCOUVER, BC

The Bay Building

ADDRESS: 674 Granville St.

CONTACT: MARK REID

COMPANY: ONNI GROUP

PHONE: 604.561.2342

AVAILABILITY

2,000 to 60,000 SF of Office Opportunity

BUILDING FEATURES:

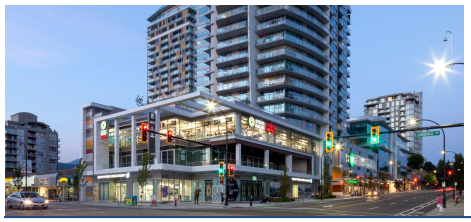
- Located in the epicentre of downtown Vancouver
- High visibility & Exposure Intersection
- Direct connectivity to transit
- Iconic architectural Landmark
- Connected to Pacific Centre, parkade and Granville SkyTrain Station

FULLY LEASED

COQUITLAM, BC

VIEW WEBSITE

Westwood
1123 Westwood Street



VANCOUVER, BC

VIEW WEBSITE

Centreview
13th & Lonsdale Avenue North

VANCOUVER, BC

VIEW WEBSITE

Central
1553-77 Main Street

VANCOUVER, BC

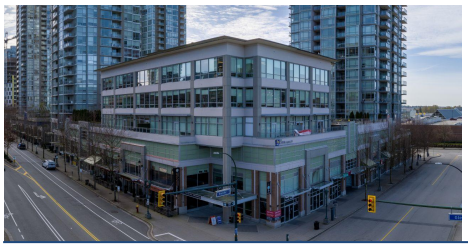
VIEW WEBSITE

1022 Seymour Street

KAMLOOPS, BC

VIEW WEBSITE

Cityview Centre
1801 Princeton-Kamloops Highway



COQUITLAM, BC

VIEW WEBSITE

Oasis
2950 Glen Drive

PORT MOODY, BC

VIEW WEBSITE

Suter Brook Village Office - South
220 Brew Street

CONTACT

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