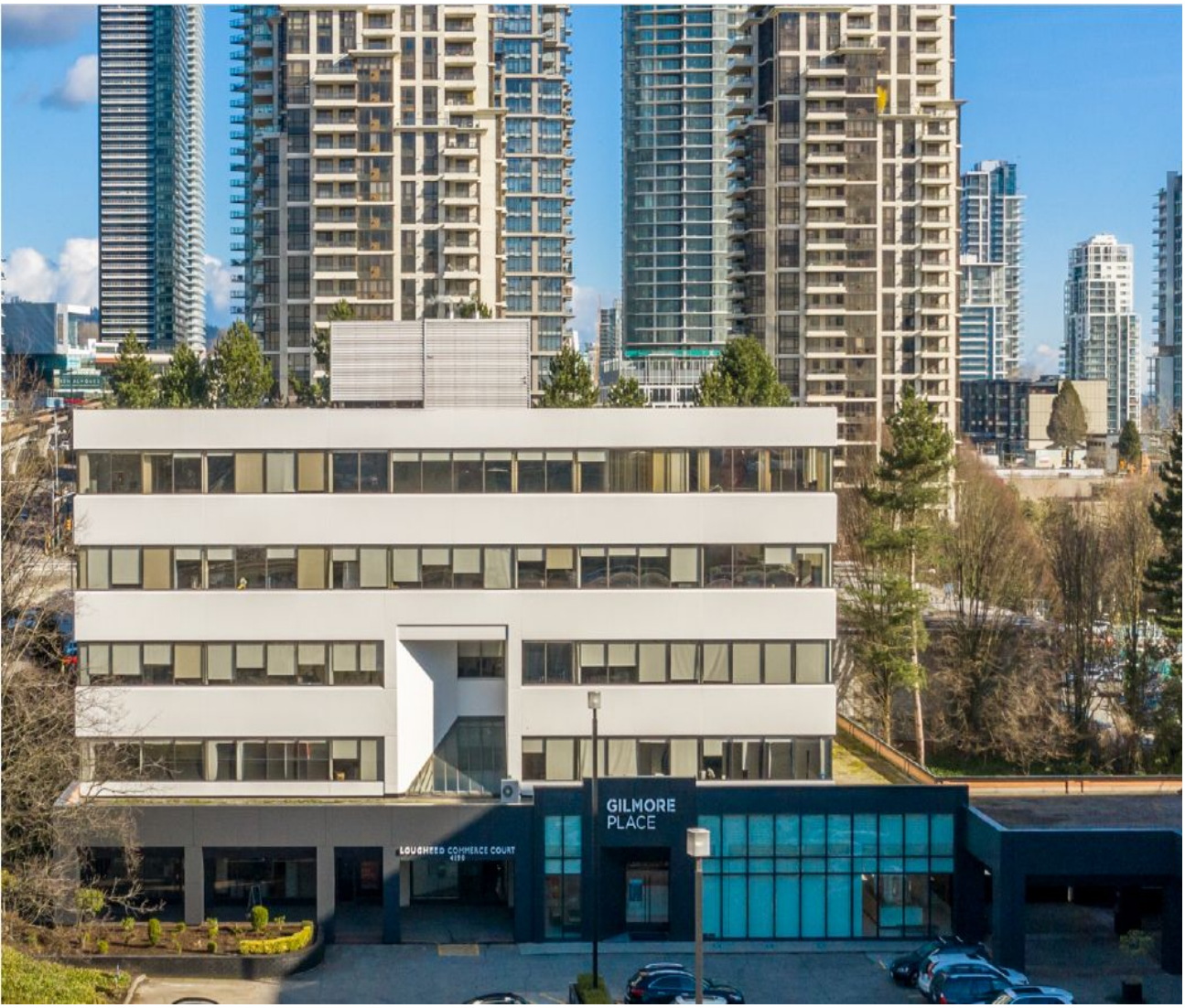
CANADA COMMERCIAL LEASING OFFICE AVAILABILITIES

NOVEMBER 2026



OFFICE

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

ONNI.COM

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

LEARN MORE

Lougheed Commerce Court

ADDRESS: 4190 LOUGHEED HIGHWAY

CONTACT: MARK TREPP & CAM BERTSCH

COMPANY: JLL

PHONE: 604.998.6001

AVAILABILITY

#102	1,046 SF	Under Contract
#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

LEARN MORE

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
#302	1,835 SF	Available Jan 1, 2027

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

LEARN MORE

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

LEARN MORE

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

LEARN MORE

Beaver House

ADDRESS: 10158 103RD STREET

CONTACT: CORY WOSNACK

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
#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

---



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

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	3,933 SF	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

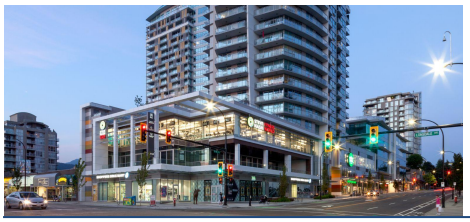
FULLY LEASED



COQUITLAM, BC

Westwood
1123 Westwood Street

VIEW WEBSITE



VANCOUVER, BC

Centreview
13th & Lonsdale Avenue North

VIEW WEBSITE



VANCOUVER, BC

Central
1553-77 Main Street

VIEW WEBSITE



VANCOUVER, BC

1022 Seymour Street

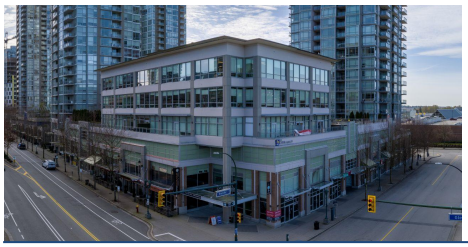
VIEW WEBSITE



KAMLOOPS, BC

Cityview Centre
1801 Princeton-Kamloops Highway

VIEW WEBSITE



COQUITLAM, BC

Oasis
2950 Glen Drive

VIEW WEBSITE



PORT MOODY, BC

Suter Brook Village Office - South
220 Brew Street

VIEW WEBSITE

CONTACT

MARK REID

MREID@ONNI.COM | 604.488.2773

HILARY TURNBULL

HTURNBULL@ONNI.COM | 604.488.8988

NICHOLAS GLAVAS

NGLAVAS@ONNI.COM | 604.209.7244



200 - 1010 SEYMOUR STREET
VANCOUVER, BC V6B 3M6

ONNI.COM

Availabilities may vary. Please speak with an Onni Representative for details. Developer reserves the right to make modifications to floorplans, project design, materials, features and specifications without notification. All maps, renderings and illustrations reflect the artist's interpretation only and may differ from the final product. E. & O. E.