

901 GREAT NORTHERN WAY

VANCOUVER, BC

UP TO

400,000 SF

NEXT GENERATION WORKPLACE CAMPUS

SPRING 2022



BLAIR QUINN

PERSONAL REAL ESTATE CORPORATION

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CBRE



PCI
DEVELOPMENTS CORP.

EXECUTIVE SUMMARY

901 GREAT NORTHERN WAY, VANCOUVER, BC

	WEST BUILDING	EAST BUILDING
BUILDING AREA	119,400 sq.ft.	224,800 sq.ft.
NUMBER OF FLOORS	7	11
FLOOR PLATE SIZE RANGE	21,400 sq.ft. - 51,300 sq.ft.	
TIMING	Spring 2022	
ASKING RATES	High \$30's per sq.ft.	
TAXES & OPERATING COSTS	\$17.50 per sq.ft. (2018 estimate)	
TI ALLOWANCE	Market	
PARKING	1 : 1,000 sq.ft. leased	
RETAIL	Over 10,000 sq.ft. of retail amenity space, plus an additional 5,000 sq.ft. next door in 887 Great Northern Way	
FEATURES	Beautifully glazed atrium, rooftop amenity deck, fitness centre, end of trip facilities	



an iconic building that architecturally celebrates the rich history of the location with unimpeded views of the North Shore and Downtown



the #84 bus starts its journey at VCC Clark Skytrain Station, with stops at Main Street, Olympic Village Canada Line, and UBC



a 2 minute walk from **VCC Clark Skytrain Station**, connecting commuters to Downtown Vancouver in 7 minutes



opposite China Creek Park, a 3.16 hectare green park with playing fields, running track and playground



on the Central Valley Greenway, a 24 km multi-use pedestrian and cycling route, linking New Westminster, Burnaby and Vancouver



Great Northern Way is home to a wealth of talent, being a hub for creative and technology companies, and the Emily Carr University

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This new office development is located in the creative and tech epicentre of Vancouver, next to Mount Pleasant and what has rapidly become the most sought after area outside of the Downtown Core: the False Creek Flats.

Located on Great Northern Way, with the Central Valley Greenway on its doorstep and opposite China Creek Park, 901 Great Northern Way is less than a 2 minute walk to VCC-Clark Skytrain Station, and boasts unlimited views of the stunning North Shore Mountains. Neighbours along this highly desired artery include Mountain Equipment Co-op, Shaw, Samsung, O2E, BCTech, Blackbird Interactive, Cinesite, Spaces, Axiom Zen, Inception Sciences, and Jazz Pharmaceuticals, among others.

The development is in the early design stages and an anchor tenant can have the unique opportunity to be involved in the design process, allowing them to customize the building and create a one-of-a-kind solution.





901
GREAT NORTHERN WAY | VANCOUVER, BC



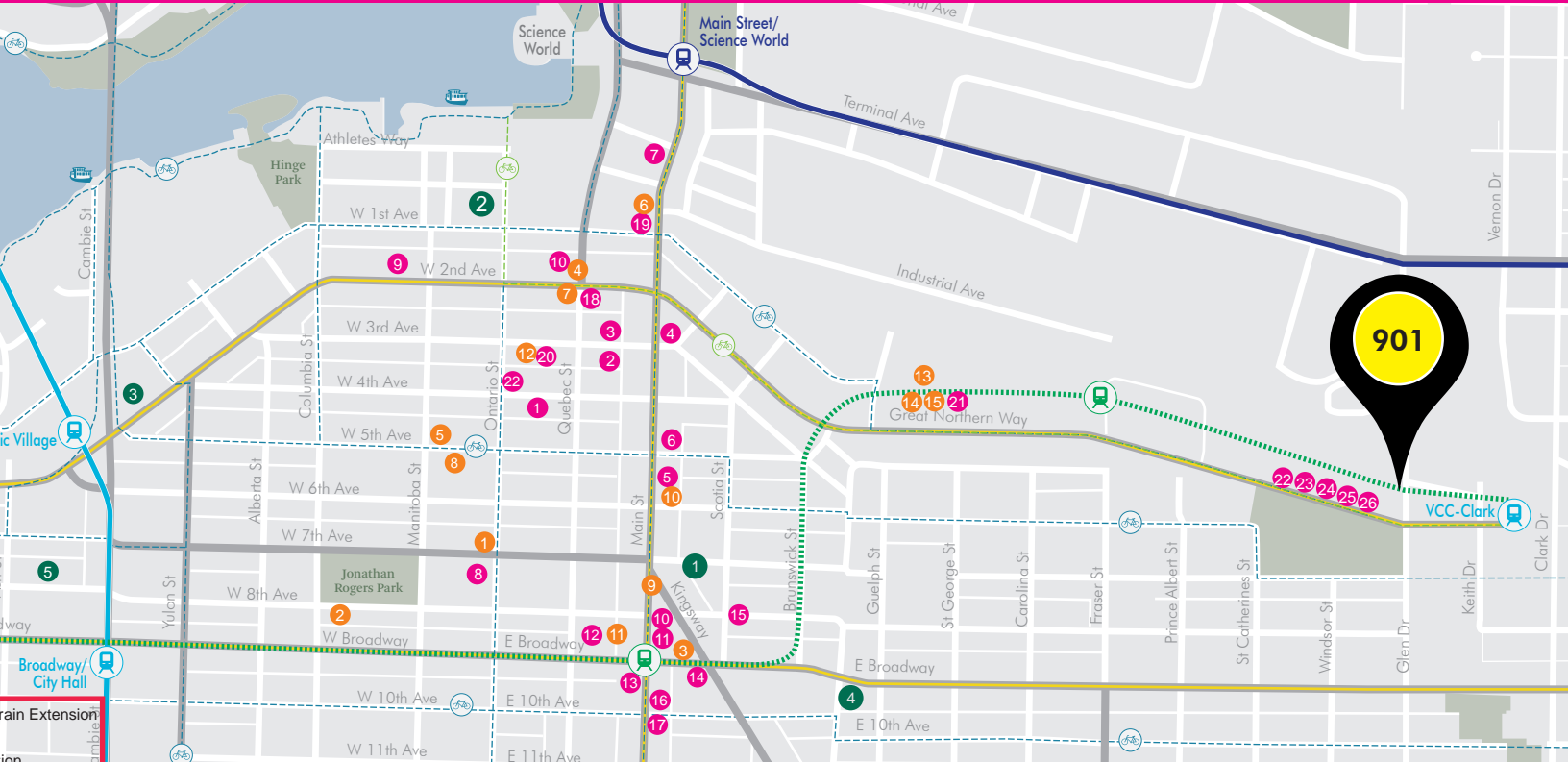


CHINA CREEK PARK



VCC-CLARK SKYTRAIN STATION

THE NEIGHBOURHOOD



COFFEE HOUSES

1. Elysian Coffee House
2. Milano Coffee Roasters
3. Our Town Cafe
4. Starbucks
5. Terra Breads
6. Railtown Cafe
7. Glory Juice Co.
8. The Juice Truck
9. Gene Coffee Bar
10. Kranky Cafe
11. Kaffa's Coffee & Tea
12. Moving Coffee Roastery
13. Loaf Cafe
14. Nemesis Coffee Shop
15. Memento Coffee House

RESTAURANTS

- | | | |
|------------------------|-----------------------|------------------------------|
| 1. R&B Pizza Ale House | 10. The Wallflower | 19. Tractor Foods |
| 2. Nuba Cafe | 11. Frenchies Diner | 20. Electric Bicycle Brewery |
| 3. Swiss Bakery | 12. Chicha | 21. Tim Hortons |
| 4. The Narrow Lounge | 13. Caffe Barney | 22. Freshii Salads |
| 5. Cartems Donuts | 14. Hime Sushi | 23. TBD - Food Services |
| 6. The Whip | 15. Beta 5 Bakery | 24. TBD - Food Services |
| 7. Dubh Lin Gate | 16. Cascade Room | 25. TBD - Food Services |
| 8. 33 Acres Brewing | 17. Burdock & Co. | 26. TBD - Food Services |
| 9. Flying Pig | 18. Earnest Ice Cream | |

SERVICES

1. Mount Pleasant Community Centre
2. Olympic Village (RBC, TD Bank, Urban Fare, London Drugs, etc.)
3. Anytime Fitness
4. Kingsgate Mall (Shoppers Drug Mart, RBC, Buy-Low Foods, etc.)
5. My Trainer 365

DRIVE TIMES



**DOWNTOWN
VANCOUVER**

9_{MIN}



**VANCOUVER
INT'L AIRPORT**

29_{MIN}



**VANCOUVER
GENERAL
HOSPITAL**

8_{MIN}



**VCC-CLARK
SKYTRAIN
STATION**

2_{MIN}

LOCATION



This character, stand-alone building benefits from being located in the thriving neighbourhood of **South Flatz**, a unique 1.3 kilometer creative and innovative hub on the Central Valley Greenway along Great Northern Way. The **South Flatz** community is home to leading tech companies as well as creative and digital media post-secondary institutions. This pipeline of talent gives Great Northern Way a competitive advantage in a highly competitive marketplace.

901 Great Northern Way boasts 1.85 acres, directly across from China Creek Park. To the west of the building is **Emily Carr University** and the **Centre for Digital Media**. Great Northern Way benefits from all the services and amenities available on Main Street, Commercial Drive, and East Broadway.

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