



Current Listings as of July 28, 2010

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LEGEND:

ø=square feet r=retail w=warehouse
o=office l=land s=showroom
m/m = month to month (30 days notice from 1st of the month)

CALCULATING RENTS: Example: 1,800 ø @ \$23.00 + \$7.89

Size: 1,800 sq.ft. Net Rent: \$23.00 per sq.ft., net, per annum.
Estimated Taxes & Operating Exps.: \$7.89 per sq.ft., per annum.

Annual Gross Rent is calculated: (Net Rent + Taxes & Operating)
x Size (\$23.00 + \$7.98) x 1,800 = \$55,764.00 per year

Monthly Gross Rent: divide by 12 months = \$4,647.00 per month

Extras could be: GST, Hydro, Parking, Signage, ...

OFFICE SPACE

2419 Bellevue Avenue, West Vancouver
595 ø (#106) @ \$24.00 + \$13.05

351 Bewicke Avenue
13,244 ø @ \$16.00 + \$9.00

FOR SALE \$3,300,000
13,244 ø
Property Taxes @ \$42,771.33 (2009)

123 Carrie Cates (Lonsdale Quay Market)
1,000 – 1,400 ø (#200) 2nd floor office
555 ø (#213) 2nd floor office. May be combined with unit 214.
866 ø (#214) 2nd floor office. May be combined with unit 213.
@ \$20.00 + \$15.00

145 Chadwick Court (Chadwick Court)
No suites currently available.
\$18.00 + \$12.12

15 Chesterfield Place (Waterfront Place)
No suites currently available.
\$25.00 + \$13.91

1455 Crown Street
1,000 ø @ 2nd floor. May be combined with 1A (2,000 ø)
@ \$13.00 + \$3.54

3721 Delbrook Avenue (Delbrook Plaza)
FOR SALE \$1,195,000
3,611 ø (#117)
Strata Fees \$1,464.04 per month
May be demised into 1,993 ø & 1,558 ø units.

1481 Dominion Street
550 ø (B) @ \$550 per month, gross. 2nd Floor.

2155 Dollarton Highway (Northwoods Business Park)
22,910 ø (#110) @ \$15.50 + \$6.17
Sublease until October 31, 2017. Office/industrial
May be demised.

171 West Esplanade (Esplanade Place)
No suites currently available
\$25.00 + \$12.25

260 West Esplanade (1) & 255 West 1st Street (2) (Esplanade Centre)
No suites currently available
@ \$15.00 + \$9.84

267 West Esplanade (West Quay Centre)
1,892 ø (#103) Available August 31, 2010
3,291 ø (#104) Available September 30, 2010
1,126 ø (#104A) Available July 31, 2010
#103/#104/#104A Currently Combined for 6,309 ø
2,895 ø (#109) Available August 1, 2010
1,514 ø (#204)
11,195 ø (#206)
3,475 ø (#307) Currently existing lab space
@ \$18.00 + \$11.51

38 Fell Avenue (Harbourside Centre Phase 2)
2,575 ø (#102) @ \$20.00 + \$13.69
Co listed with Terry Thies, Colliers International

18 Gostick Place
985 ø (#370) @ \$30.00 gross

788 Harbourside Drive (Harbourside Centre Phase 2)
15,258 ø (#100) @ \$17.00 + \$10.41.
Available December 1, 2010
Co listed with Terry Thies, Colliers International

998 Harbourside Drive
1,500 ø (#212) @ \$16.00 + \$6.30

1124 Lonsdale Avenue (Hume Block)
1,650 ø (#305) @ \$15.00 + \$11.50

1200 Lonsdale Avenue (Lonsdale Place)
2,431 ø (#407) @ \$18.00 + \$15.55
Available January 31, 2011

1433 Lonsdale Avenue (Lonsdale Court)
FOR LEASE 1,396 ø (#113) @ \$19.50 + \$14.16

FOR SALE \$675,000
1,396 ø (#113)
Property Taxes @ \$10,456.90 (2009)
Strata Fees @ \$776.29

1433 Lonsdale Avenue (Lonsdale Court)

FOR LEASE 727 ø (#203) @ \$19.00 + \$14.16

FOR SALE \$329,900

727 ø (#203)

Property Taxes @ \$5,494.60 (2009)

Strata Fees @ 385.22

1501 Lonsdale Avenue

869 ø (#27) @ \$15.00 + \$11.00.

Sublease until October 31, 2010

1488 Main Street (Mountain View Village)

800 - 3,560 (200) ø @ \$16.00 + \$9.50

FOR SALE \$222,000 - 1,335,000

557 - 3,560 ø (#200)

Property Taxes @ \$9,418.76 (2009)

Strata Fees @ \$859.58

972 Marine Drive (Heywood Park Place)

No suites currently available.

\$15.00 + \$9.00

305 Mansfield Place

545 ø @ \$12.50 + \$5.20. 2nd floor office

2030 Marine Drive

from 120-1,000 ø (#202) @ \$650 per month gross and up

FOR SALE \$542,000

1,700 ø (#202)

Property Taxes @ \$6,647.84 (2009)

Strata Fees @ \$736.73 per month

164 Pemberton Avenue

300 - 800 ø (2nd floor) @ \$550 - \$1,200 per month, gross

1602-1618 Pemberton Avenue

3,774 ø (1602) @ \$16.00 + \$7.15

3,384 ø (1618) @ \$16.00 + \$4.85

Units may be combined.

FOR SALE \$1,300,000

3,384 ø (1618) including 887 ø (2 bedroom suite)

Property Taxes @ \$12,353.31

1801 Welch Street (Welch Street Business Centre)

960 ø (#125) Main floor

699 ø (#202)

579 ø (#205)

555 ø (#206)

@ \$12.00 + \$8.75

1861 Welch Street (Welch Street Business Centre)

973 ø (104)

2,839 ø (105/6/7)

1,042 ø (1859)

@ \$11.00 + \$8.02

2609 Westview Drive (Westview Professional Centre)

No suites currently available.

@ \$18.00 + \$13.67

233 West 1st Street

COMING SOON – strata office units

FOR SALE \$514,900

1,202.97 ø (#104)

FOR SALE \$709,500

1,287.97 ø (#300)

FOR SALE \$385,225

811 ø (#110)

FOR LEASE

982 ø (#110) @ \$20.00 + \$13.68

Short term lease.

125 West 2nd Street

976.5 ø (#101) @ \$27.00 + \$8.00

Sublease until April 30, 2011

1000 West 14th Street

1,560 ø (#201) @ \$14.50 + \$6.00

1050 West 14th Street

1,707 (#102) ø @ \$2,163 per month, gross. Includes GST.

1055 West 14th Street

2,340 (#50) ø @ \$12.50 + \$7.50 (2nd Floor)

145 East 15th Street (the "Royal George")

1,000 to 2,575 ø (#212) @ \$12.00 + \$9.66

145 West 15th Street (Plaza 15)

FOR SALE \$514,900

1,566 ø (#104)

Property Taxes @ \$8,651.77 (2009)

Strata Fees @ \$823.88 per month

FOR SALE \$319,900

1,049 ø (#105)

Property Taxes @ \$5,724.34 (2009)

Strata Fees @ \$553.02 per month

FOR SALE \$439,900

1,155 ø (#204A)

Property Taxes @ \$7,122.79 (2009)

Strata Fees @ \$603.80 per month

FOR SALE \$219,900

555 ø (#206)

Property Taxes @ \$3,210.86 (2009)

Strata Fees @ \$293.44 per month

FOR SALE \$449,900

1,217 ø (#206A)

Property Taxes @ \$7,253.31 (2009)

Strata Fees @ \$637.66 per month

FOR SALE \$429,900

1,176 ø (#301A)

Property Taxes @ \$8,111.04 (2009)

Strata Fees @ \$615.09 per month

711 West 15th Street

1,000 (#201) ø @ \$1,100 per month, gross.

814 West 15th Street

1,075 ø (#204) @ \$15.00 + \$6.16.
Available June 1, 2010.

900 West 16th Street

150 ø (#204) @ \$800 gross per month
Available August 1, 2010

137 West 17th Street

980 ø (#1) @ \$25.00 + \$11.27
1,100 ø (#3) @ \$25.00 + \$11.27

145 West 17th Street (The Professional Building)

FOR SALE \$879,000
2,062 ø (#200)
Property Taxes @ \$9,418.79 (2009)
Strata Fees @ \$1,310.64 per month

FOR LEASE

2,062 ø (#200) @ \$16.00 + \$11.43

FOR SALE \$349,900

560 ø (#520)
Property Taxes @ \$2,444.34 (2009)
Strata Fees @ \$358.70 per month

RETAIL SPACE**123 Carrie Cates (Lonsdale Quay Market)**

2nd Floor Retail from \$15.00 net + \$30.00
Market Level Retail Rates from \$40.00 net + \$45.00
306 ø (102) Market Level; café/kitchen concept
388 ø (127) Market Level; food/grocery/market concept
506 ø (226) 2nd Level; Kid's Alley location, children's concept

1829 Capilano Road

1,409 ø @ \$25.00 + \$10.00

4250 Dawson Street Burnaby (OMA 2)

Retail Rates @ \$25.00 + \$15.00
~~792 ø 4208 Dawson Street~~ Leased to "Enhanced Nutrition"
1,276 ø 4212 Dawson Street
~~1,100 ø 4218 Dawson Street~~ Leased to "People's Drug Store"
1,188 ø 4222 Dawson Street
1,100 ø 4228 Dawson Street
~~924 ø 4232 Dawson Street~~ Leased to "Dental Office"
1,184 ø 4238 Dawson Street
~~814 ø 4248 Dawson Street~~ Leased to "Tea House"

225 Lonsdale Avenue

2,091 ø @ \$20.00 + \$8.03

3063 Lonsdale Avenue

899 ø to 2,822 ø @ \$25.00 per ø gross

1820 Marine Drive, West Vancouver

1,920 ø @ \$21.50 + \$12.14
2 levels with main floor showroom

2601 & 2609 Westview Drive (Westview Centre)

No suites currently available
\$30.00 + \$13.67

153-167 East 1st Street

1,940 ø (#161) (Retail/office)
2,000 ø (#163) (Retail/office)
@\$15.00 + \$5.10

311 West 1st Street

2,200 ø (Lower East Side)
3,000 ø (Lower West Side)
May be combined. Finished nicely with offices.
@ \$10.00 + \$8.42 (includes hydro) LL-3 Zoned

108 East 2nd Street (the '212')

1,900 ø @ \$24.00 + \$13.07
Sublease until March 31, 2012

FOR SALE \$1,050,000

1,900 ø Retail Strata
Property Taxes @ \$16,762.31 (2009)
Strata Fees + HVAC @ \$688.33

279 East 8th Street (Commercial Block)

FOR SALE \$950,000
3,430 ø Mixed Residential/Retail Heritage Building
Property Taxes @ \$3,571.02 (2009)

125 West 2nd Street

976.5 ø (#101) @ \$27.00 + \$8.00
Sublease until April 30, 2011

928-942 West 16th Street

1,454 ø (#940) @ \$14.00 + \$9.80

137 West 17th Street

980 ø (#1) @ \$25.00 + \$11.27
1,100 ø (#3) @ \$25.00 + \$11.27

6390 Bay St & 6388 Royal Ave (Galleries at the Bay)

West Vancouver
FOR SALE \$400,000
516 ø (101-6388 BAY ST)
Property Taxes @ \$4,411.54 (2009)
Strata Fees @ \$151.43

FOR SALE \$493,600

614 ø (105-6388 BAY ST)
Property Taxes \$1,797.09 (2009)
Strata Fees @ \$179.82

FOR SALE \$640,000

807 ø (106-6388 BAY ST)
Property Taxes \$2,346.19 (2009)
Strata Fees @ \$236.61

FOR SALE \$500,000

619 ø (6650 ROYAL AVE)
Property Taxes \$5,472.01 (2009)
Strata Fees @ \$182.97

FOR SALE \$600,000

807 ø (6676 ROYAL AVE)
Property Taxes \$6,922.46 (2009)
Strata Fees @ \$236.51

INDUSTRIAL SPACE**1075 Churchill Crescent**

4,392 ø @ \$12.00 + \$5.00

1455 Crown Street

2,000 ø (1A) Main floor. May be combined with 2nd floor.
1,000 ø @ 2nd floor. May be combined with 1A.
@ \$13.00 + \$3.54

2155 Dollarton Highway (Northwoods Business Park)

22,910 ø (#110) @ \$15.50 + \$6.17

Sublease until October 31, 2017. Office/industrial

262 East Esplanade

1,600 ø (#8) @ \$1,800 per month gross. 2 levels.

328 East Esplanade

1,608 ø (Unit# 3) @ \$12.00 + \$3.50

Bonus mezzanine & storage

Sublease until December 31, 2011

360B-362B East Esplanade

1,800 ø (#360B) @ \$9.00 + \$4.50

2,000 ø (#362B) @ \$9.00 + \$4.50

324 Harbour Avenue

FOR SALE \$649,900

2,705 ø (2 levels)

Property Taxes @ \$10,152.41 (2009)

Strata Fees @ \$150.00 per month

1419 Hunter Street

2,280 ø @ \$12.00 + \$3.18

1326-1336 Main Street

2,315 ø (Unit 1330) @ \$15.00 + \$3.51.

I-3 Industrial zoned. 2 levels

Maybe increased by 1,550 ø on 2 levels: 957 ø down 593 ø up

194 Pemberton Avenue

2,400 ø @ \$12.00 + \$5.00

103 Riverside Drive

3,590 ø @ \$11.00 + \$3.00

1836 Triumph, Vancouver

3,350 ø @ \$8.00 + \$2.00

1305 Welch Street (Norgate Business Park)

FOR SALE \$420,660

1,476 ø (#107)

Property Taxes @ \$6,789.14 (2010)

Strata Fees @ \$130.00 per month

FOR SALE \$572,000

2,080 ø (#131)

Property Taxes @ \$9,633.94 (2010)

Strata Fees @ \$183.00 per month

FOR SALE \$403,150

1,466 ø (#139)

Property Taxes @ \$6,745.43 (2010)

Strata Fees @ \$129.00 per month

1861 Welch Street (Welch Street Business Centre)

900 ø (1853) @ \$11.00 + \$8.02

902 ø (1857) @ \$11.00 + \$8.02

1,042 ø (1859) @ \$11.00 + \$8.02

239/241A East 1st Street

4,750 ø @ \$9.00 + \$2.92

Lane access. Zoning CD-339

311 West 1st Street

2,200 ø (Lower East Side)

3,000 ø (Lower West Side)

May be combined. Finished nicely with offices.

@ \$10.00 + \$8.42 (includes hydro) LL-3 Zoned

949 - 987 West 1st Street

2,292 ø (#969C) @ \$9.75 + \$3.18

Shared loading.

1000 West 14th Street

1,560 ø (#201) @ \$14.50 + \$6.00

1170 West 14th Street

3,170 ø (1168) @ \$10.50 + \$4.26

6,340 ø (1172) @ \$10.50 + \$4.26

LAND**317 Lynn Avenue**

500 ø @ \$1,000 per month – Fenced Yard

2 – 20 foot storage containers - \$375/month

1255 Welch Street

Up to 14,000 ø @ \$3.50/ ø

1255 Welch Street

1,000 ø @ \$1,200 per month, gross.

Indoor warehouse/storage with overhead door.