



Current Listings as of September 15, 2011

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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 1<sup>st</sup> 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**

**201 Bewicke Avenue**

212 ø (#209) @ \$1,000 per month gross  
350 ø (#210) @ \$1,225 per month gross

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

1,000 – 1,400 ø (#200) 2nd floor office  
@ \$20.00 + \$15.00

**145 Chadwick Court (Chadwick Court)**

No suites currently available.  
\$18.00 + \$12.12

**1455 Crown Street**

1,000 ø (2<sup>nd</sup> floor) @ \$13.00 + \$3.54

**3721 Delbrook Avenue (Delbrook Plaza)**

FOR SALE \$899,000  
2,728ø (#117)  
Property Taxes @ \$11,249.94 (2011)  
Strata Fees \$1,140.93 per month  
May be demised as small as 737 ø

**171 West Esplanade (Esplanade Place)**

No suites currently available  
\$25.00 + \$12.65

**260 West Esplanade (1) & 255 West 1st Street (2)  
(Esplanade Centre)**

837 ø (#1-120) @ \$10.00 + \$10.10 Restaurant  
1,200 ø (#1-200)  
5,736 ø (#1-310)  
727 ø (#1-314)  
2,144 ø (#1-318)  
574 ø (#2-116)  
1,747 ø (#2-310)  
2,800 ø (#2-202 & 203)  
@ \$16.00 + \$10.10

**267 West Esplanade (West Quay Centre)**

1,892 ø (#103)  
3,291 ø (#104)  
1,126 ø (#104A)  
#103/#104/#104A Currently Combined for 6,309 ø  
2,895 ø (#109)  
2,563 ø (#203)  
11,195 ø (#206)  
3,475 ø (#307)  
@ \$16.50 + \$11.75

**38 Fell Avenue (Harbourside Centre Phase 2)**

No suites available.  
@ \$20.00 + \$13.69

**4313 Gallant Avenue**

800 ø @ \$1,448 per month gross

**320 Harbour Avenue**

1,056 ø @ \$12.00 + \$5.88 (2<sup>nd</sup> floor office)

**788 Harbourside Drive (Harbourside Centre Phase 2)**

4,400 ø (#202) @ \$20.00 + \$10.41

**828 Harbourside Drive**

FOR SALE \$849,000  
2,091 ø (#202)  
Property Taxes @ \$10,031.58 (2010)  
Strata Fees @ \$250.00

**998 Harbourside Drive (Harbourside Business Park)**

2,000 ø (#125)  
1,335 ø (#226) Available December 1, 2011  
@ \$17.00 + \$6.50

**92 Lonsdale Avenue**

2,450 ø (#200) @ \$15.00 + \$8.00

**1124 Lonsdale Avenue (Hume Block)**

No suites currently available  
@ \$15.00 + \$11.50

**1200 Lonsdale Avenue (Lonsdale Place)**

1,958 ø (#401) @ \$20.00 + \$15.47

**1501 Lonsdale Avenue**

1,229 ø (#22)  
909 ø (#27)  
@ \$15.00 + \$16.67

**351 Lynn Avenue**

6,900 ø @ \$11.00 + \$5.00  
Main Flr: 3,600 ø 2<sup>nd</sup> Flr: 3,300 ø

**1328 Main Street**

1,550 ø @ \$15.00 + \$3.51  
I-3 Zoning 2 levels  
Main Flr: 957 ø 2<sup>nd</sup> Flr: 593 ø

**1460 & 1488 Main Street (Mountain View Village)**

FOR LEASE 1460 Main Street  
1,300 - 3,560 ø (#200 - 1488 Main St) ø @ \$16.00 + \$10.00

FOR SALE \$222,000 - 1,335,000  
557 - 3,560 ø (2<sup>nd</sup> floor)  
Property Taxes @ \$9,418.76 (2009)  
Strata Fees @ \$859.58  
*To be Stratified*

**972 Marine Drive (Heywood Park Place)**

5,750 ø (ground floor) @ \$27.00 + \$9.00 Office/Retail

**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 @ \$5,997.09 (2010)  
Strata Fees @ \$736.73 per month

FOR SALE \$432,000  
1,395 ø (#301)  
Property Taxes @ \$4,904.33 (2010)  
Strata Fees @ \$701.94 per month  
FOR LEASE 1,395 ø (#301) @ \$14.00 + \$10.25

FOR SALE \$407,550  
1,235 ø (#403)  
Property Taxes @ \$4,318.62 (2010)  
Strata Fees @ \$621.45 per month  
FOR LEASE 1,235 ø (#403) @ \$14.00 + \$10.25

**223 Mountain Highway (Mountain View Village)**

900 ø (#112) @ \$25.00 + \$9.46

**277 Mountain Highway**

600 ø (#207) @ \$13.00 + \$8.82

**164 Pemberton Avenue**

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

**1618 Pemberton Avenue**

3,384 ø (1618) @ \$16.00 + \$4.85

**1801 Welch Street (Welch Street Business Centre)**

699 ø (#202)  
579 ø (#205)  
839 ø (#1803) Main Floor  
@ \$12.00 + \$9.25

**1861 Welch Street (Welch Street Business Centre)**

973 ø (#104)  
892 ø (#110)  
1,042 ø (1859)  
@ \$11.00 + \$8.08

**2609 Westview Drive (Westview Professional Centre)**

No suites currently available.  
@ \$18.00 + \$13.40

**153-167 East 1<sup>st</sup> Street**

2,000 ø (#163) (Retail/office)  
@\$15.00 + \$5.10 Zoning CD-339

**250-254 East 1<sup>st</sup> Street**

831 ø (#2-252) 2<sup>nd</sup> floor office  
1,362 ø (#254) (Retail/office)  
@\$14.00 + \$8.39

**233 West 1<sup>st</sup> Street**

FOR SALE  
12 strata office spaces ranging from 538 to 25,000 square feet  
Starting from \$269,900 for end users.  
Investment units also available.  
[www.ownthelookout.com](http://www.ownthelookout.com)

**930 West 1st Street**

2,294 ø (#106) @ \$16.00 + \$6.43

**125 West 2<sup>nd</sup> Street**

976.5 ø (#101) @ \$25.00 + \$8.00

**1000 West 14<sup>th</sup> Street**

1,360 ø (#300) Main Floor  
1,570 ø (#302) 2<sup>nd</sup> Floor  
@ \$14.50 + \$6.00  
Currently combined

**1055 West 14<sup>th</sup> Street**

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

**145-165 East 15<sup>th</sup> Street (the "Royal George")**

979 ø (#159) @ \$17.00 + \$11.00 Office/Retail  
692 ø (#203) @ \$12.00 + \$11.00  
1,000 to 2,575 ø (#212) @ \$12.00 + \$11.00

**145 West 15<sup>th</sup> Street (Plaza 15)**

FOR SALE \$279,900 \*\*\*INVESTMENT\*\*\*  
690 ø (#210)  
Property Taxes @ \$4,020.10 (2010)  
Strata Fees @ \$361.15 per month

FOR SALE \$1,050,000 \*\*\*INVESTMENT\*\*\*

2,152 ø (#300)  
Property Taxes @ \$15,327.10 (2010)  
Strata Fees @ \$1,058.07 per month

**147 West 16<sup>th</sup> Street**

1,910 ø (#300)  
2,748 ø (#200)  
@ \$18.00 + \$11.00  
May be demised.

**137 West 17<sup>th</sup> Street**

FOR SALE \$1,500,000  
2,834 ø (#2 & 3)  
Strata fees \$777.17 per month  
Property Taxes \$22,782.42 (2009)  
FOR LEASE  
1,100 ø (#3) @ \$25.00 + \$11.27

**145 West 17<sup>th</sup> Street (The Professional Building)**

FOR SALE \$859,000  
2,062 ø (#200)  
Property Taxes @ \$9,418.79 (2009)  
Strata Fees @ \$1,310.64 per month  
Leased until Jan 1, 2013

## **RETAIL SPACE**

### **131 (rear) West Esplanade**

500 ø (#141) @ \$16.00 gross

### **3051-3057 Lonsdale Avenue**

899 ø to 1,923 ø @ \$25.00 per ø gross

### **972 Marine Drive (Heywood Park Place)**

5,750 ø @ \$27.00 + \$9.00

### **4266 Mount Seymour Parkway**

1,440 ø @ \$14.00 + \$8.00

### **223 Mountain Highway (Mountain View Village)**

900 ø (#112) @ \$25.00 + \$9.46

### **6388 Bay Street (Galleries at the Bay)**

#### **West Vancouver**

FOR SALE \$369,000

516 ø (#101)

Property Taxes @ \$4,411.54 (2010)

Strata Fees @ \$151.43

FOR LEASE

516 ø (#101) @ \$25.00 + \$13.00

### **2601 & 2609 Westview Drive (Westview Centre)**

No suites currently available

\$35.00 + \$14.00

### **153-167 East 1<sup>st</sup> Street**

2,000 ø (#163) (Retail/office)

@ \$15.00 + \$5.10 Zoning CD-339

### **254 East 1<sup>st</sup> Street**

1,362 ø (Retail/office)

@ \$14.00 + \$6.50

### **100 East 2nd Street**

1,660 ø @ \$xx.xx + \$xx.xx

Sublease

### **108 East 2nd Street (the '212')**

1,900 ø @ \$24.00 + \$13.07

Sublease until March 31, 2012

### **122 East 3rd Street (The Sausalito)**

1,982 ø (#1&2) Available February 1, 2012

1,593 ø (#3) Available September 1, 2011

@ \$26.00 + \$15.20

### **149 - 153 East 3rd Street**

611 ø (#149) @ \$25.00 + \$11.40

550 ø (#151) @ \$25.00 + \$10.95

670 ø (#153) @ \$25.00 + \$10.66

### **125 West 2<sup>nd</sup> Street**

976.5 ø (#101) @ \$27.00 + \$8.00

Sublease until April 30, 2011

### **145-165 East 15<sup>th</sup> Street (the "Royal George")**

979 ø (#159) @ \$17.00 + \$11.00

### **928-942 West 16<sup>th</sup> Street**

1,184 ø (#928) @ \$20.00 + \$9.50

### **137 West 17<sup>th</sup> Street**

FOR SALE \$1,500,000

2,834 ø (#2 & 3)

Strata fees \$777.17 per month

Property Taxes \$22,782.42 (2009)

FOR LEASE

1,100 ø (#3) @ \$25.00 + \$11.27

## **INDUSTRIAL SPACE**

### **1516-1520 Columbia Street**

FOR SALE \$1,598,000

9,800 ø Building

Property Taxes \$ \$25,771.81 (2010)

FOR LEASE

3,100 ø (1520) @ \$12.00 + \$5.00

### **1523 Columbia Street**

3,200 ø @ \$11.00 + \$5.00

### **1455 Crown Street**

2,000 ø (#A) Includes 500 ø office.

@ \$13.00 + \$3.54

### **1493 Crown Street**

3,071 ø (#A) Main floor: 2,471 ø 2<sup>nd</sup> floor: 600 ø

1,509 ø BONUS mezzanine

[www.1493crownst.com](http://www.1493crownst.com)

@ \$12.00 + \$5.00

### **2433 Dollarton Highway (Dollarton Landing)**

4,182 ø (#109) Office/showroom, warehouse

@ \$13.00 + \$5.91

### **326 East Esplanade**

12,017 ø Total

Main: 8,000 ø @ \$12.00 + \$2.00

Mezzanine: 4,000 ø @ \$6.00 + \$2.00

### **328 East Esplanade**

1,608 ø (Unit# 3) @ \$12.00 + \$3.50

Bonus mezzanine & storage

Sublease until December 31, 2011

### **173 Forester Street (Dollarton Business Park)**

1,700 ø (#102) @ \$15.00 + \$6.50

### **336 Harbour Avenue**

FOR SALE \$639,000

2,500 ø

Property Taxes @ \$10,086.64 (2010)

Strata Fees @ \$225.16

FOR LEASE 2,500 ø @ \$12.00 + \$6.75

### **369 Lynn Avenue**

5,184 ø @ \$9.00 + \$5.00

### **1395 Pemberton Avenue**

1,500 ø @ \$15.00 + \$5.00

### **103 Riverside Drive**

3,590 ø @ \$11.00 + \$3.00

**1430 Rupert Street**

2,100 ø @ \$12.00 + \$4.59 Office/Warehouse  
Includes 500 ø 2<sup>nd</sup> floor

**1432 Rupert Street**

2,100 ø @ \$12.00 + \$4.64 Office/Warehouse  
Includes 500 ø 2<sup>nd</sup> floor

**1433 Rupert Street**

1,189 ø (#2) @ \$12.00 + \$4.47

**1305 Welch Street (Norgate Business Park)**

1,476 ø (#105) @ \$11.50 + \$6.56

FOR SALE \$1,680,000

6,112 ø (#113)

Property Taxes @ \$25771.81 (2010)

Strata Fees @ \$503.00 per month

FOR LEASE @ \$11.50 + \$6.17

FOR SALE \$403,150

1,466 ø (#139)

Property Taxes @ \$6,745.43 (2010)

Strata Fees @ \$119.00 per month

FOR LEASE @ \$11.50 + \$6.56

FOR SALE \$646,000

2,349 ø (#211)

Property Taxes @ \$10,892.70 (2010)

Strata Fees @ \$213.00 per month

**1415 Welch Street**

5,685 ø @ \$5,000 per month, gross. 2 levels

**1801 Welch Street (Welch Street Business Centre)**

3,693 ø (#1801R) Warehouse dock loading

839 ø (#1803) Office

@ \$12.00 + \$9.25

**1861 Welch Street (Welch Street Business Centre)**

1,713 ø (1863/65) @ \$11.00 + \$8.30

**153-167 East 1<sup>st</sup> Street**

6,000 ø (#159) @\$9.00 + \$5.10 Zoning CD-339

**839 West 1st Street**

2,076 ø (#3) @ \$11.95 + \$6.25

May be combined.

**930 West 1st Street**

2,294 ø (#106) @ \$16.00 + \$6.43

**949 - 987 West 1st Street**

3,016 ø (#969B) Shared loading.

@ \$9.75 + \$3.18

**LAND****317 Lynn Avenue**

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

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

**4260 Mount Seymour Parkway**

800 ø @ \$12.00 gross (Inside Storage Room)

800 ø @ \$3.50 gross (Outside Storage)

**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.