



DISCOVERY PARKS VANCOUVER

FURNISHED OFFICE SPACE



Our Knowledge is your Property

887 GREAT NORTHERN WAY, VANCOUVER, BC



DISCOVERY PARKS VANCOUVER



THE LOCATION

Discovery Parks Vancouver located at 887 Great Northern Way is situated between Main Street and Clark Drive providing convenient access to Downtown Vancouver, Burnaby, Richmond and the Vancouver International Airport via Main Street, Terminal Avenue, Grandview Highway, Knight and Oak Streets and the Georgia Street Viaduct. This area is expected to grow and accommodate the burgeoning high-tech, research and development industries of the future.

THE OPPORTUNITY

A rare opportunity to lease fully furnished high quality space in a state-of-the-art building. This building was built to suit the needs of adaptability, flexibility and security, with environmental controls, efficient circulation and sustainability. This unique building offers a campus style environment to tenants looking for a creative, high-tech office and laboratory setting. The premises are finished with the highest quality materials, the laboratory/office furnishings and furniture are included.

THE BUILDING FEATURES

- High quality HVAC systems
- Fitness facility with showers and lockers
- Full scale cafeteria
- Glazed entrance atrium
- Meeting/Conference rooms
- 1.7 parking stall per 1,000 square feet leased, at \$65.00 per stall per month
- Emergency backup generator
- Shared reception and security (manned and cameras)
- Bike storage
- Only steps from VCC/Clark SkyTrain Station
- Three (3) elevators plus one (1) loading elevator servicing each floor
- Interconnecting stairwells

TERM

Terms available of up to ten (10) years, available immediately.

AVAILABLE IMMEDIATELY UP TO 73,508 SQUARE FEET

Laboratory	1 st Floor	27,387 sq. ft.
Office	3 rd Floor	46,121 sq. ft.
TOTAL:		73,508 sq. ft.

SPACE FEATURES

Features of these floors include:

- Fully improved with high quality office finishings
- Fully improved wet and dry laboratory facilities
- Designed with a blend of private offices, open areas, break-out meeting rooms and kitchenettes
- Spectacular views in all directions
- Flexible design for differing tenant layouts
- Existing Steelcase furniture and demountable wall system in place
- Deep Cell Parabolic lighting

ASKING LEASE RATES

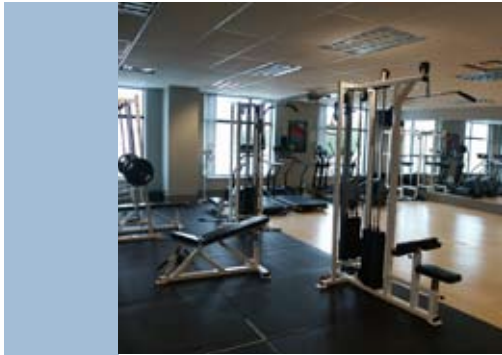
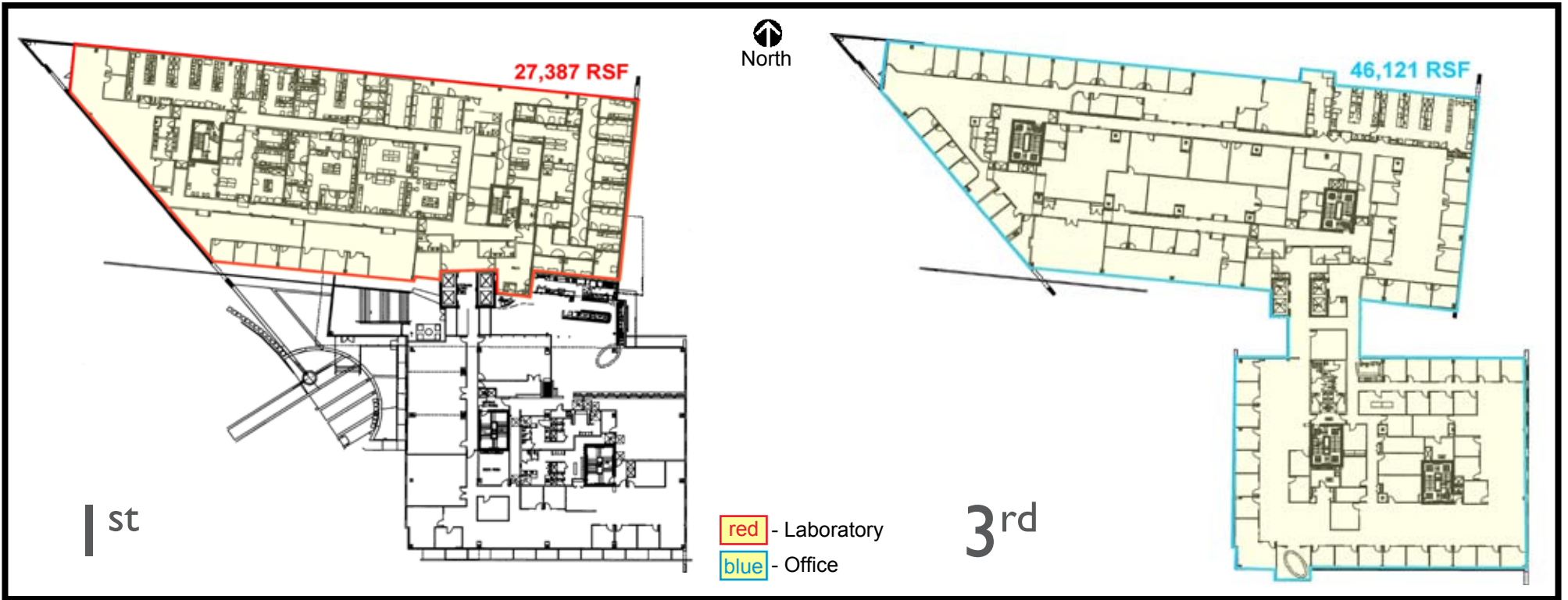
Office: \$26.50 per square foot per annum, net.
Laboratory: \$29.50 per square foot per annum, net.

OPERATING COSTS

Operating costs and property taxes for 2009 are estimated as \$14.58 per square foot for office space and may increase for laboratory use.



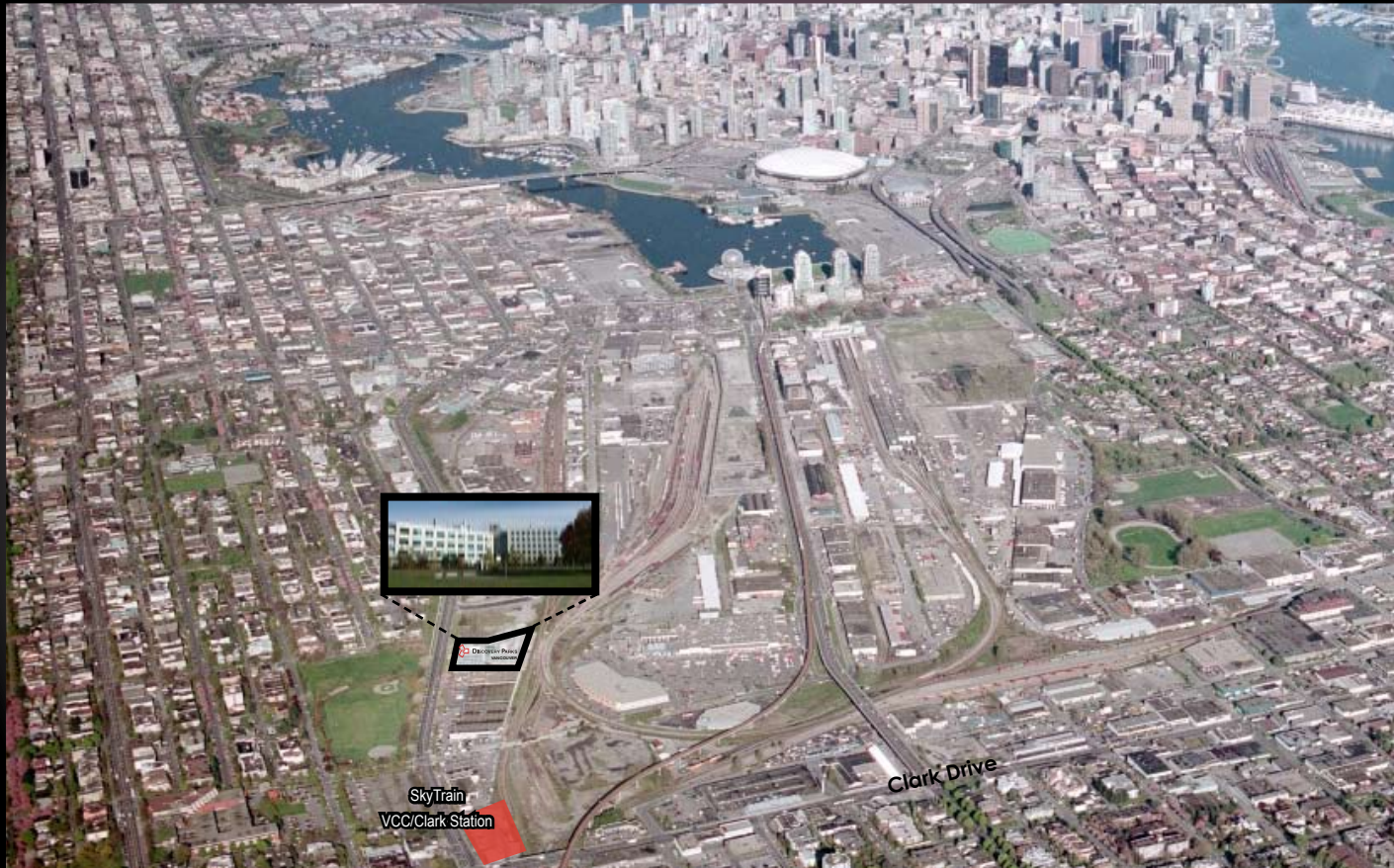
FLOOR PLANS



887 GREAT NORTHERN WAY, VANCOUVER, BC

Our Knowledge is your Property

www.colliers.com/vancouver



For more information, please contact:

NORM TAYLOR

Direct: 604-661-0893

Email: norm.taylor@colliers.com

RAY AHRENS

Direct: 604-662-2632

Email: ray.ahrens@colliers.com

Colliers Macaulay Nicolls Inc. – Complete Commercial Real Estate Services Since 1898
200 Granville Street, 19th Floor,
Vancouver, British Columbia, Canada V6C 2R6

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. Colliers International is a worldwide affiliation of independently owned and operated companies. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2009. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. HL29JAN09



Our Knowledge is your Property

www.colliers.com/vancouver