

FOR LEASE

887 GREAT NORTHERN WAY,
VANCOUVER, BC

2,657 - 13,603 SF OFFICE SPACE WITH UPGRADED BUILDING AMENITIES



CONTACT ME

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THE HIGH
TECHNOLOGY
FACILITIES GROUP

CBRE



AVAILABLE AREA

Suite Number	Size	Available
430	2,657 SF	60 days notice
450	10,946 SF	Immediately
Total*	13,603 SF	*Can be leased together or separately

PROPERTY DETAILS

Asking Rate	Contact Broker
Op Costs & Taxes	\$18.55 PSF (2020 Est.)
Zoning	CD-1
Parking Ratio	1 stall per 1,000 sq.ft. at market rates

HIGHLIGHTS

- Fantastic mountain views
- Attractive lobby entrance
- Large windows for natural light on all sides
- Views of Downtown Vancouver
- Across the street from China Creek North Park
- Walking distance to VCC Skytrain Station
- Adjacent to Lululemon new head office - 2023
- NEW gym and shower room, end of trip facilities
- NEW secure bike storage
- NEW food services



THE BUILDING

887 Great Northern Way is home to BC Tech.



Open office



Board room



Reception



Gym

FLOOR PLAN



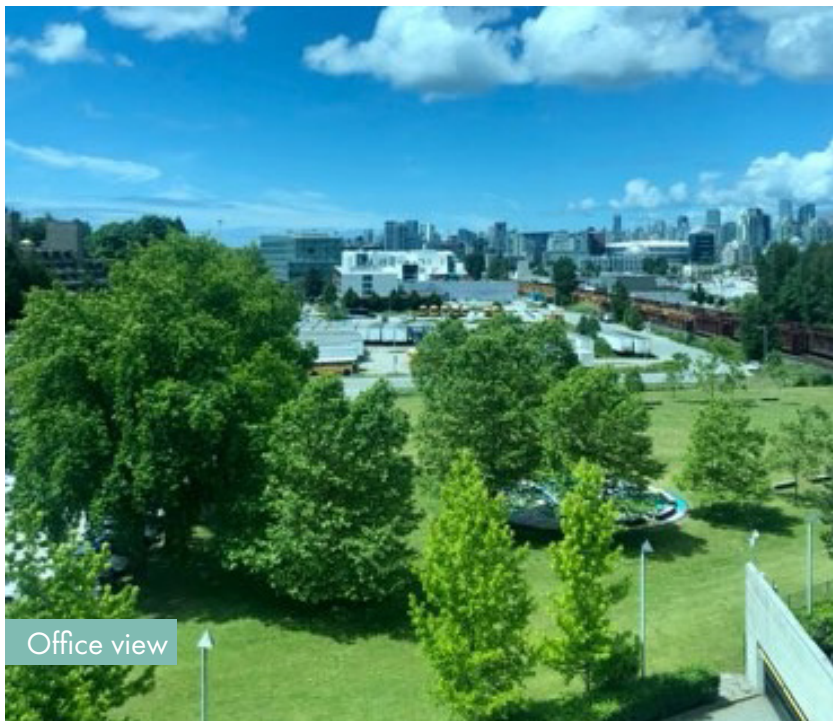
Total Area:* 13,608 SF
**Can be leased together or separately*

Unit 430 2,657 SF

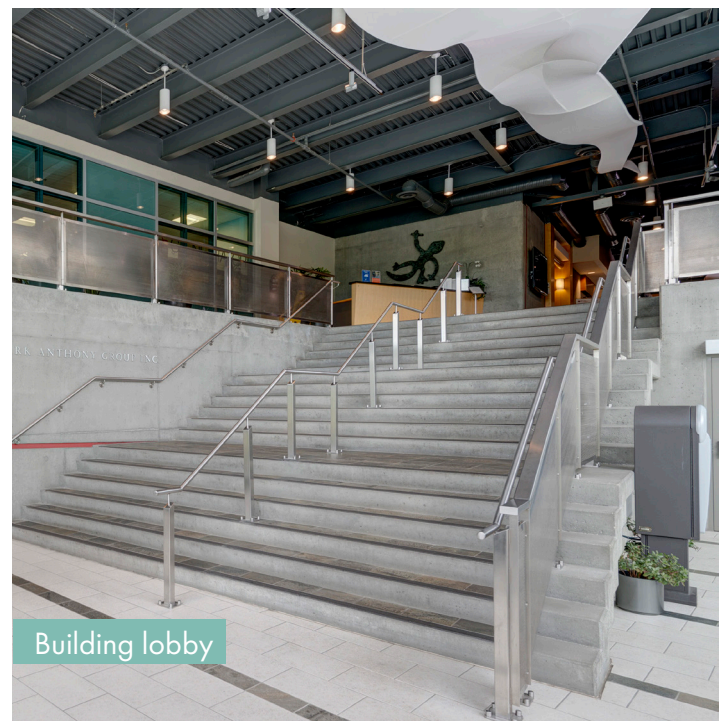
- 4 private offices
- 1 board room
- Kitchen
- North Shore Views

Unit 450 10,946 SF

- Open office plan
- 1 board room
- 18 private offices
- Kitchen
- Views of Downtown Vancouver and China Creek North Park



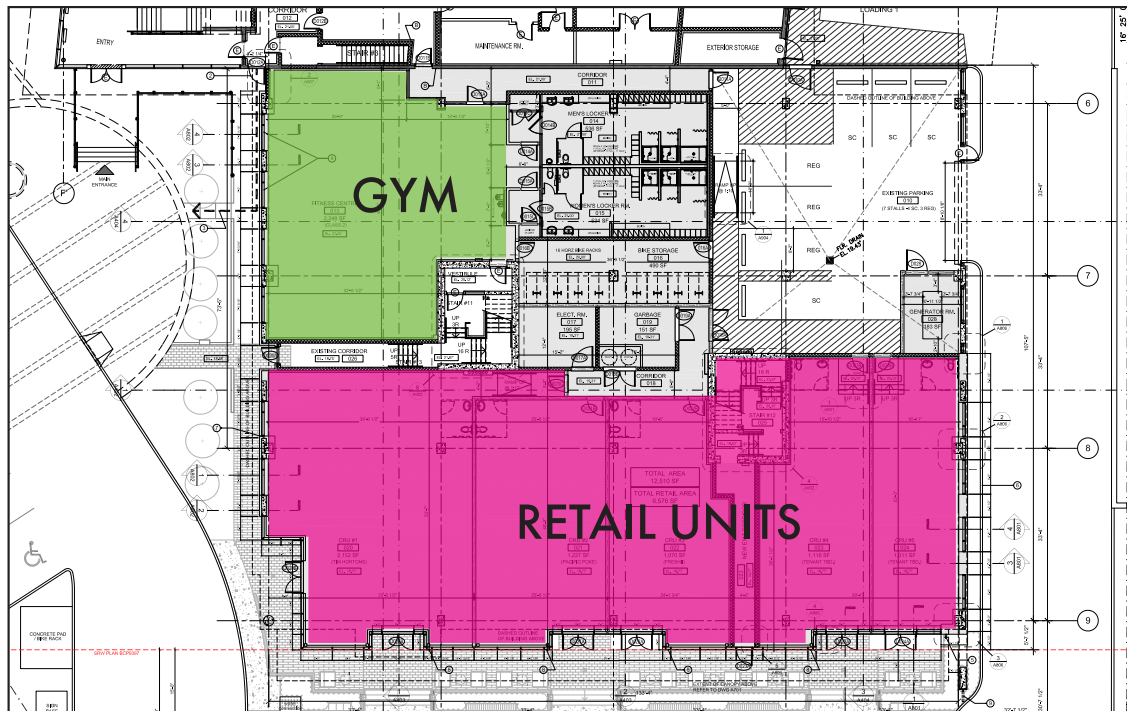
Office view



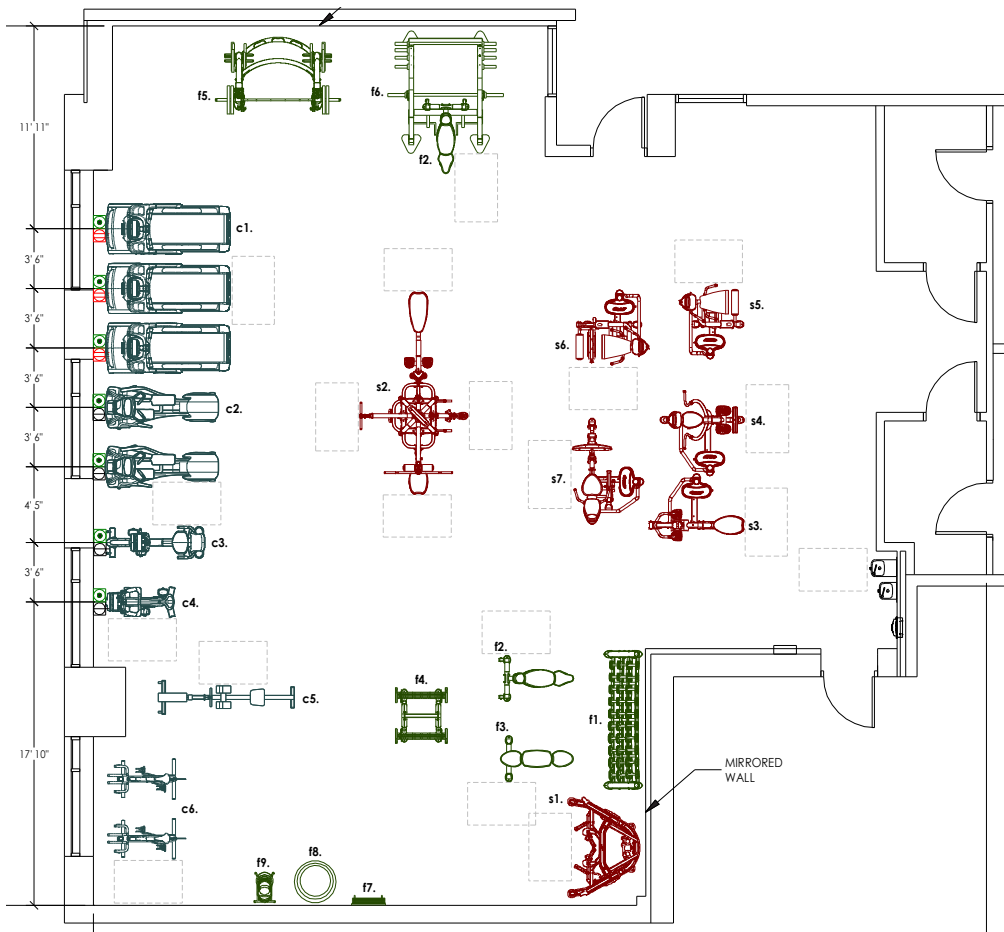
Building lobby

NEW GYM FACILITY AND RETAIL UNITS

887 GREAT NORTHERN WAY, VANCOUVER, BC



GYM FACILITY FLOOR PLAN





LOCATION

Located in the False Creek Flats, and on the Central Valley Greenway, 887 Great Northern Way boasts high quality office space in an office and lab building facing China Creek North Park, a 3.16 hectare park with running track and playing fields. The building is a 2 minute walk from VCC Clark SkyTrain Station, the current terminus on the Millennium Skytrain Line. The #84 bus departs from VCC Clark Station, connecting commuters to UBC with a stop at the Olympic Village Canada Line Station. Main Street is 6 blocks away with bus routes giving access to Main Street Skytrain Station and the rest of the Lower Mainland.

To the West of the Building is Emily Carr University, and the newly completed 565 Great Northern Way office building which will increase the vibrancy of this highly sought after neighbourhood.

SURROUNDING AMENITIES

With new retail additions in the building, including Tim Hortons, Freshii, and Steve's Poke, the area has seen a surge in the arrival of craft breweries and cafes. 887 Great Northern Way is equidistant from Main Street, Commercial Drive, and East Broadway, and all the services and amenities that these evolving neighbourhoods have to offer.

- Pizzeria Barbarella
- Come Arepa
- Fassil
- Freshii
- Steve's Poke
- Tim Hortons
- KFC
- The Chef's Table (Vancouver Community College)
- The Loaf (Emily Carr University)
- Blenz Coffee
- Kafka's Coffee
- Nemesis Coffee
- Main Street Brewing Co.
- Red Truck Brewery

887 GREAT NORTHERN WAY



	VCC Clark Millennium Line with connection to Expo Line	Olympic Village Canada Line
Car	1	7
Transit	1	7
Bike	1	11
Walk	6	20

- Skytrain Expo Line
- Skytrain Millennium Line
- - - - Future Skytrain Alignment
- Canada Line
- Major Bus Routes
- Major Bike Routes
- T B Transit & Bus Stations

WALK SCORE

 **75** VERY WALKABLE

 **92** BIKER'S PARADISE

 **87** EXCELLENT TRANSIT

walkscore.com



China Creek Park



Building retail



SkyTrain Station

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