

# THE SMITHE



## FOR LEASE

THREE LEVELS OF PODIUM OFFICE & MAIN FLOOR RETAIL

 CUSHMAN & WAKEFIELD

**Boffo**  
Developments Ltd



# THE SMITHE

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ARTIST RENDERING OF RESIDENTIAL LOBBY ENTRANCE AND RETAIL SPACE



## REFINED CITY LIVING

SITUATED IN THE HEART OF THE ARTS + EVENTS DISTRICT AND INTERSECTING THE CITY'S BEST NEIGHBOURHOODS, THE SMITHE OFFERS YOU A WORLD OF AMENITIES ALL WITHIN A WALKABLE DISTANCE.

ARTIST RENDERING OF RETAIL STREET FRONTAGE AND PODIUM OFFICE

## HIGHLIGHTS

- Targeted LEED Gold Certification
- Prominent crown signage available
- Secure underground parking at a ratio of 1 per 1,500 square feet leased
- High-end common area finishes complement a top-tier office development
- End-of-trip facilities for bike commuters including designated cyclist lobby and bike elevator, bike workshop, bike lockers and shower facilities
- Exclusive outdoor patios
- HVAC: geothermal system with 4-pipe fan coil heating and cooling
- Keyless card access system

## LEASE INDUCEMENTS

The Landlord will provide a market tenant improvement allowance for qualified long-term tenants.

## PROJECT TIMING

Construction is complete and ready for fixturing.

## TURN-KEY OPPORTUNITY

Turn-key improvement packages are available.

## THE OPPORTUNITY

New mixed-use development located on the north-west corner of Smithe and Cambie in Downtown Vancouver. A 27-storey project with three levels of podium office and main floor retail. Office space will include underground parking, designated cyclist lobby and bike elevator, private outdoor space and a central location just 4 blocks from Stadium Skytrain station. Located on the edge of Yaletown and just a block off Robson, the project is surrounded by many of Vancouver's best food and service amenities.

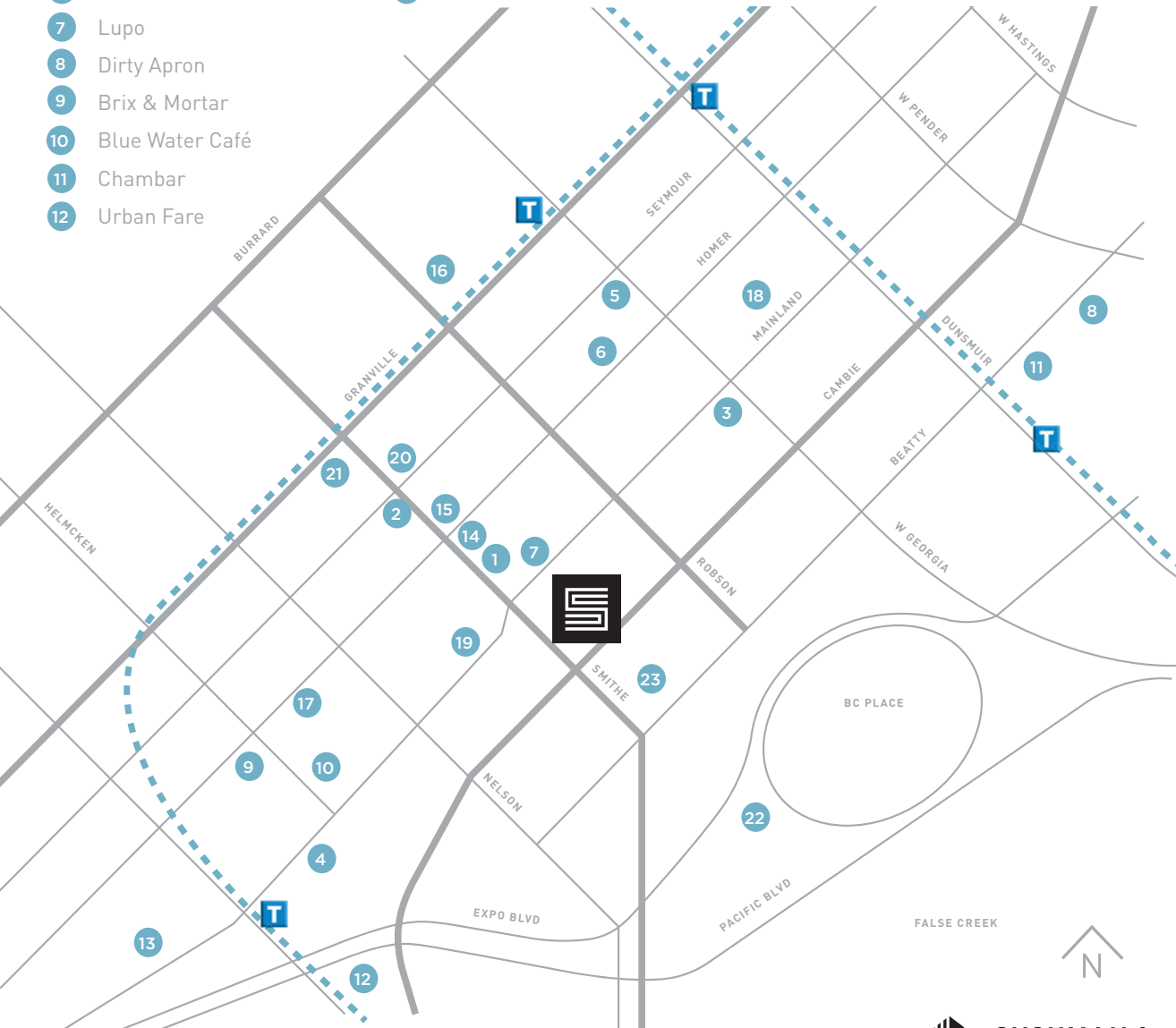
## SALIENT DETAILS

<b>CIVIC ADDRESS</b>	225 SMITHE STREET VANCOUVER, BC
<b>COMPLETION DATE</b>	Ready for fixturing
<b>BUILDING CLASS</b>	A
<b>TOTAL OFFICE AREA</b>	27,717 sf
<b>PARKING RATIO</b>	1:1,500
<b>NET LEASE RATE</b>	Contact agents for details
<b>ADDITIONAL RENT</b>	\$22.00 psf/pa (2021 estimate)



## THREE LEVELS OF PODIUM OFFICE & MAIN FLOOR RETAIL

- |                   |                            |                          |
|-------------------|----------------------------|--------------------------|
| 1 Ride Cycle Club | 13 Rodney's Oyster House   | 19 Starbucks             |
| 2 UVA Wine Bar    | 14 Homer Street Café       | 20 Orpheum               |
| 3 JJ Bean         | 15 Social Corner           | 21 Vogue Theatre         |
| 4 Minami          | 16 Pacific Centre Mall     | 22 Parq Vancouver Casino |
| 5 Glowbal         | 17 Yyoga                   | 23 Central City Brew Pub |
| 6 Café Medina     | 18 Queen Elizabeth Theatre |                          |



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## THREE LEVELS OF PODIUM OFFICE & MAIN FLOOR RETAIL

### OFFICE BASE BUILDING SPEC

#### L1 FINISHED LOBBY

- ceramic tile and millwork

#### L2 DEDICATED BIKE LOBBY & ELEVATOR

- dedicated bike elevator from street level lobby to bike storage and end of trip facilities
- access controlled lobby with cameras

#### EXCLUSIVE OUTDOOR LANDSCAPED TERRACES

- L3, L4 exclusive for office users

#### L3 END OF TRIP CYCLIST FACILITY

- secured end of trip facility including showers, toilets & change rooms

#### P1 PARKING

- secure, access controlled, underground parking, security cameras, pre-wired outlets for electric vehicle charging for each stall, distributed motion activated lighting
- parkade elevator lobby; ceramic tiled floors

#### P6 BIKE STORAGE & MAINTENANCE

- private bike lockers and personal lockers within secured commercial bike room
- secured bike maintenance room

#### SIGNAGE

- Prominent crown signage available

#### OFFICE FLOORS

- concrete floors and ceilings
- drywall surfaces ready for paint / finishes
- fully sprinklered for open floorplan
- electrical: individually metered power distribution
- lighting: minimum base lighting for open floorplan
- HVAC: 4 pipe fan coil units; ceiling mount, installed ready for distribution ducting based on open floor plan
- fire and life safety emergency exit indicators and night lighting for open floor plan

#### SECURITY

- dedicated access control system; fully programmable to suit needs of commercial tenants
- key fob access to all common entries including overhead gate, parkade elevator lobby, main office lobby, elevator access to each floor
- all common doors will have electric strikes, fully programmable for hours of operation and accessibility
- video security cameras in parkade, lobbies and common areas; DVR backup

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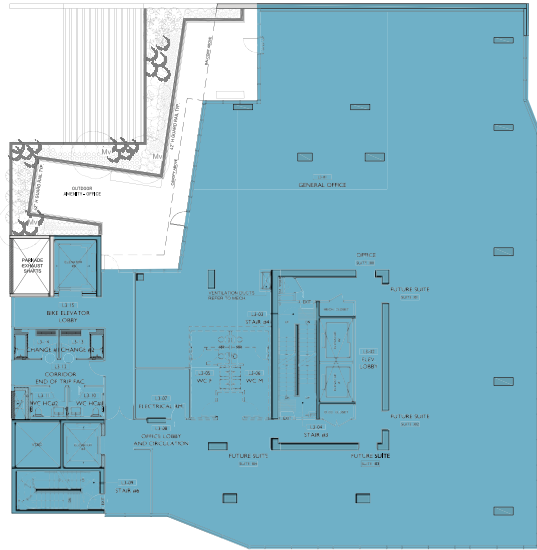
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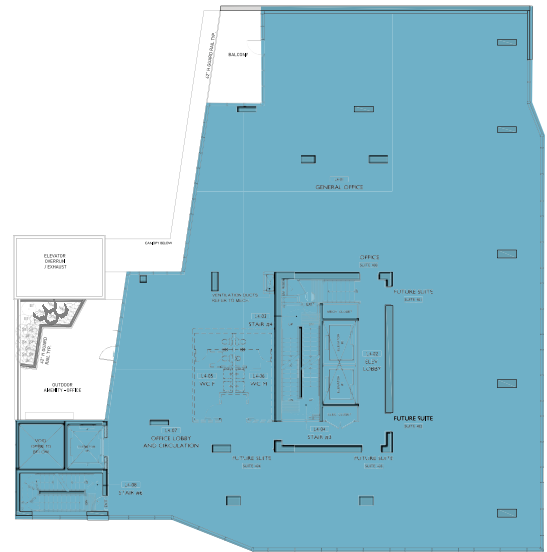


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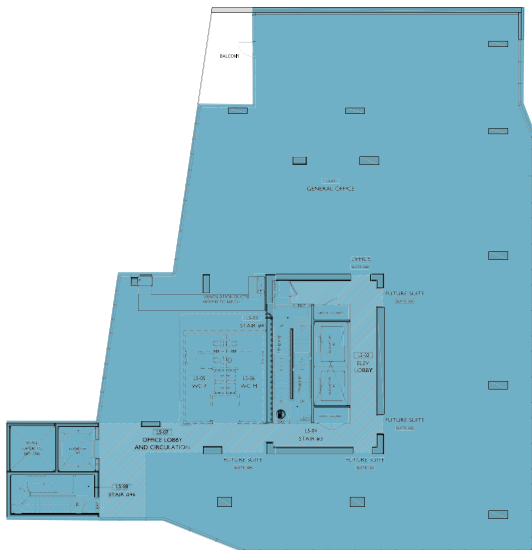
THREE LEVELS OF PODIUM OFFICE  
& MAIN FLOOR RETAIL



LEVEL 3



LEVEL 4



LEVEL 5

<b>LEVEL 3</b>	8,799 sf office	(+1,376 sf outdoor amenity)
<b>LEVEL 4</b>	9,458 sf office	(+706 sf outdoor amenity)
<b>LEVEL 5</b>	9,460 sf office	(+187 sf outdoor amenity)
<b>TOTAL</b>	<b>27,717 sf available office space</b>	

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