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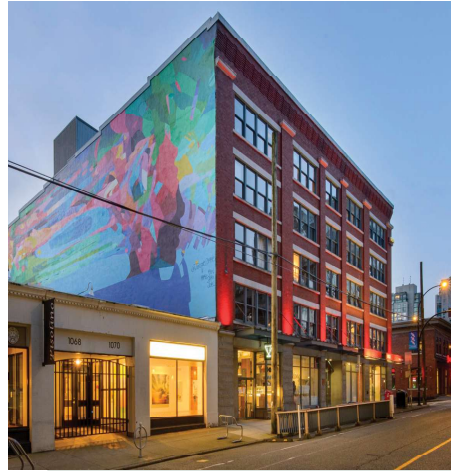
HOMER STREET

EST. 1910

GWL REALTY
ADVISORS

IG MACKENZIE REAL
PROPERTY FUND

PROPERTY OVERVIEW



The Property

- A property that offers a vantage point positioned at the corner of Homer Street and Helmcken Street, providing great exposure to multiple stakeholders.
- A brick and beam office building located in the heart of Yaletown, with each suite offering exposed brick and beam furnishings with windows
- Built in 1910, the building is the oldest building in Vancouver to achieve Zero Carbon Certification.

Awards and Certifications

With our commitment to excellence and serving the community, we are recognized by the following organizations:



Location

- A vibrant community that offers activities fit for diverse lifestyles
- Home to multiple businesses varying from small enterprises to well-established brands
- Multiple events and festivals year-round Where classic and modern cultures meet



TRANSIT SCORE
100



BIKE SCORE
83



WALK SCORE
100

Within 5- Minute Radius

- Public parks
- 10+ upscale restaurants
- bars and pubs
- 5+ coffee shops
- 10+ fitness and wellness centres
- Yaletown-Roundhouse Station
- Fashion and boutique shops



Mother Gaia by Jacquie Comrie

Community Engagement

In 2023 in partnership with the Yaletown BIA and The Vancouver Mural Festival, we engaged a muralist to paint a mural on the exterior north wall of the building. The Yaletown BIA is developing a five-year plan aimed at promoting local businesses, and we remain actively involved in their initiatives.



Amenities

- Bike Storage
- End of trip facilities
- Central location, in the heart of Yaletown

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HOMER STREET SUITE 150



Unit Highlights



AREA
1,706SF



OCCUPANCY
Immediately



RATE
Neogtiable



ADDITIONAL RENT \$26.43* (2025 est.)

Patty Willetts
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Peter Jenkins
604-713-8920
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*Excludes utilities, janatorial and management fee






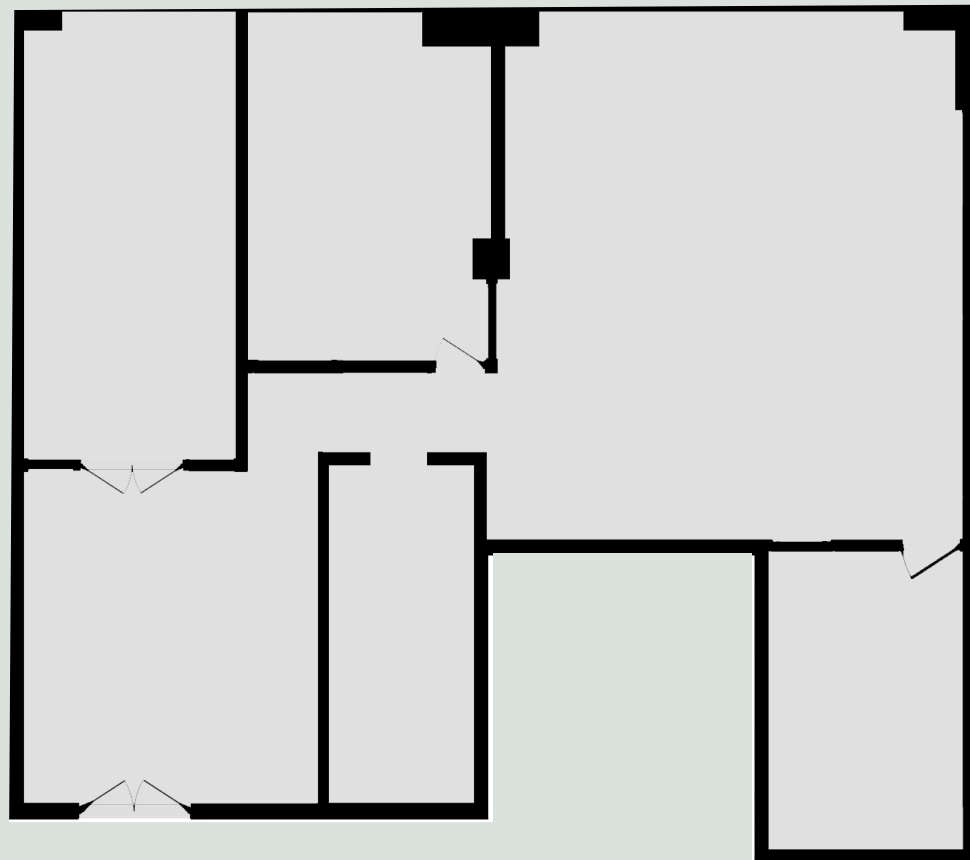
HOMER STREET SUITE 150

Unit Highlights

- 2 offices
- 1 boardroom
- large open workspace
- Fully Equipped kitchen

Building Highlights

-  Secure Bike Storage
-  Central location End
-  End of trip facilities



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HOMER STREET SUITE 200

Unit Highlights



AREA
11,479 SF



OCCUPANCY
Immediately



RATE
Neogtable



ADDITIONAL RENT \$26.43* (2025 est.)

- Large open work spaces
- Large kitchen and staff lounge
- 4 offices
- 2 large boardrooms
- 4 meeting rooms
- Exposed Ceilings

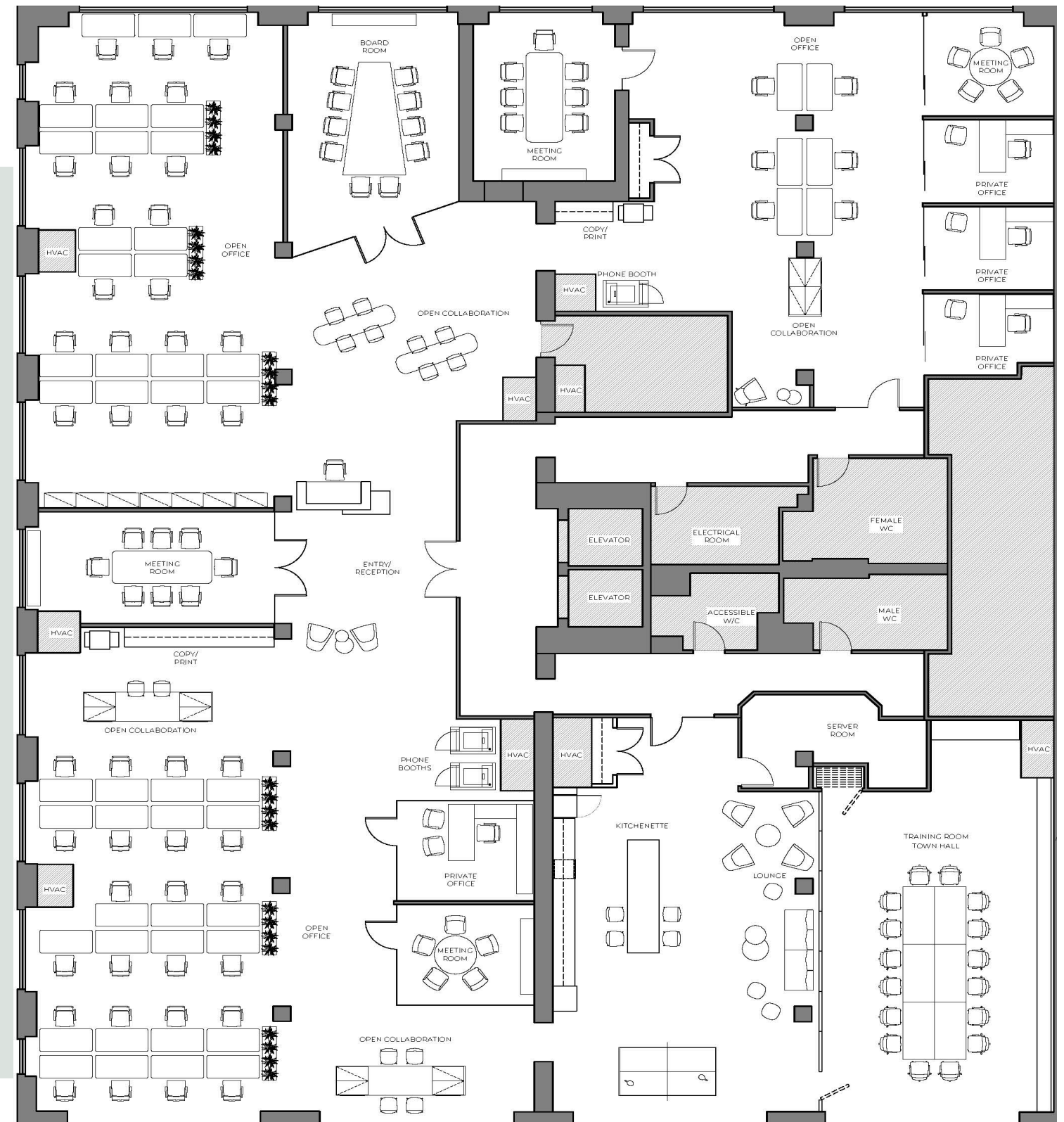
Building Highlights

Secure Bike Storage

Central location

End of trip facilities

*Excludes utilities, janitorial and management fee



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10 HOMER STREET 90 SUITE 200/290/220

Unit Highlights

Unit 200

- 3 offices
- 6,342 +/-
- 2 boardrooms
- Open work space

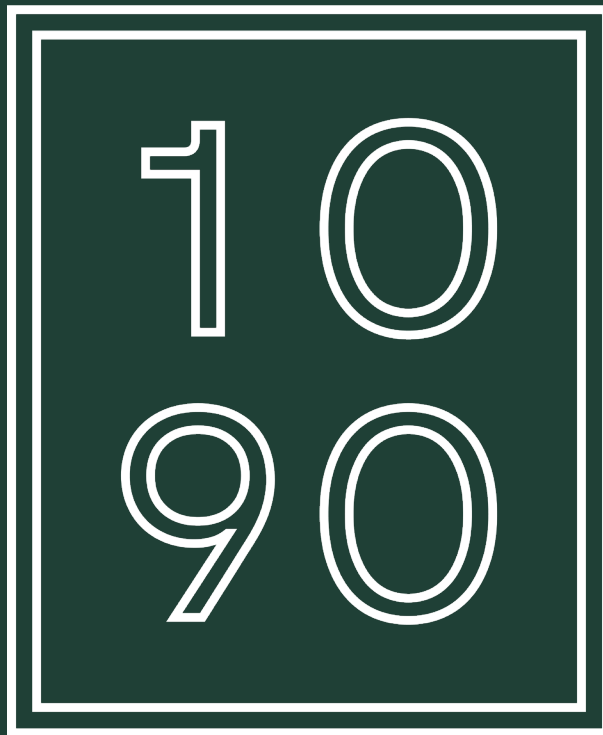
Unit 290

- 3 offices
- 2,660 +/-
- 1 boardroom
- Large open work space
- 1 meeting room

Unit 220

- 1 office
- 2,477 +/-
- 1 boardroom
- Large open work space
- 1 meeting room





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