

FOR SUBLEASE

887 GREAT NORTHERN WAY
VANCOUVER, BC

PREMIUM LAB & OFFICE SPACE

A-CLASS BUILDING & AMENITIES,
WITH NEW OFFICE/LAB IMPROVEMENTS



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THE HIGH
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CBRE

BUILDING HIGHLIGHTS

- Fully-furnished and turn-key solution of office and lab space
- Minutes to Downtown and Highway 1
- Located 2 blocks from VCC-Clark Skytrain
- The Central Valley Greenway and the #84 bus run along Great Northern Way
- 24-hr access, 7 days a week with on-site security
- Fitness and shower facilities (exclusive for tenants)
- Secure bike storage
- Convenient access to multiple main level retail stores: Freshii, Steve's Poké Bar, Tim Hortons, 1933 Liquor Co
- Professionally managed by Low Tide Properties **LOWTIDE**

JOIN THIS LIFE SCIENCE HUB WITH OTHER COMPANIES SUCH AS:



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PROPERTY DETAILS

SUITES	Suite 380 (Lab)	7,679 SF
	Suite 500 (Office)	16,612 SF
	Total	24,291 SF
	*May be leased separately	
ASKING RATE	Contact Broker	
TAXES & OPS	\$24.04 PSF (2025 Est.)	
PARKING	2 Stalls/1,000 SF at \$100/Stall	
SUBLEASE EXPIRY	September 28, 2028	
AVAILABLE	January 1, 2025	
FURNITURE	Available - Contact broker for details	



SUITE 380 - FUME HOODS



BIKE LANE & WALKING PATH



DOWNTOWN

887 GREAT NORTHERN WAY VANCOUVER, BC

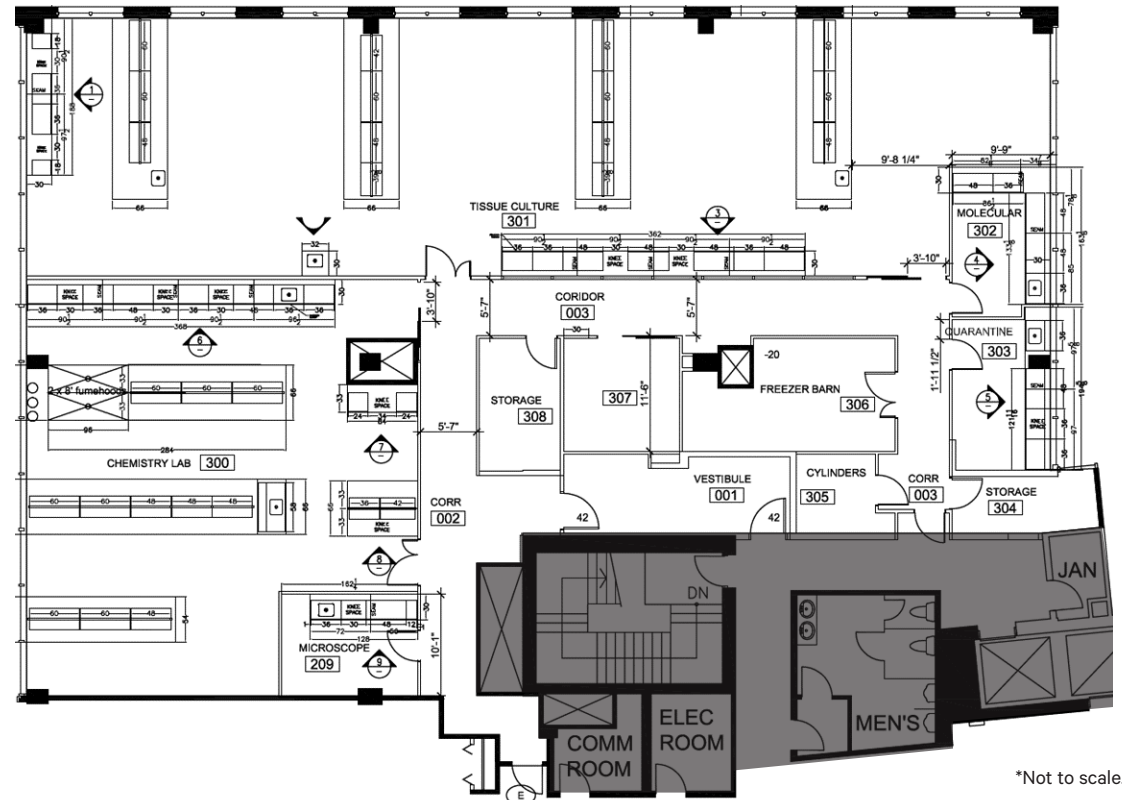


MAIN BUILDING ENTRANCE

STATE OF THE ART LAB FACILITY SUITE 380*

7,679 SF | LAB FEATURES

- » Fully improved high quality lab and research facility with wet and dry lab improvements
- » One large lab area, and multiple separate research rooms
- » Casework, benches with multiple sinks plus 2 fume hoods
- » Venting for 2 BSC units are available. Current BSC units are not included.
- » Exhaust, venting and supplemental HVAC for lab equipment
- » Freezer room and tank room
- » Ample power and electrical outlets
- » Separate lab and storage rooms
- » Compressed gas lines, in-house vacuum lines throughout plus nitrogen tank tie-ins
- » Autoclave included
- » Backup generator



STATE OF THE ART LAB FACILITY SUITE 380



OPEN LAB AREA



PRIVATE LAB ROOM



ANCILLARY EQUIPMENT ROOM WITH AUTOCLAVE



OPEN LAB AREA



TANK ROOM

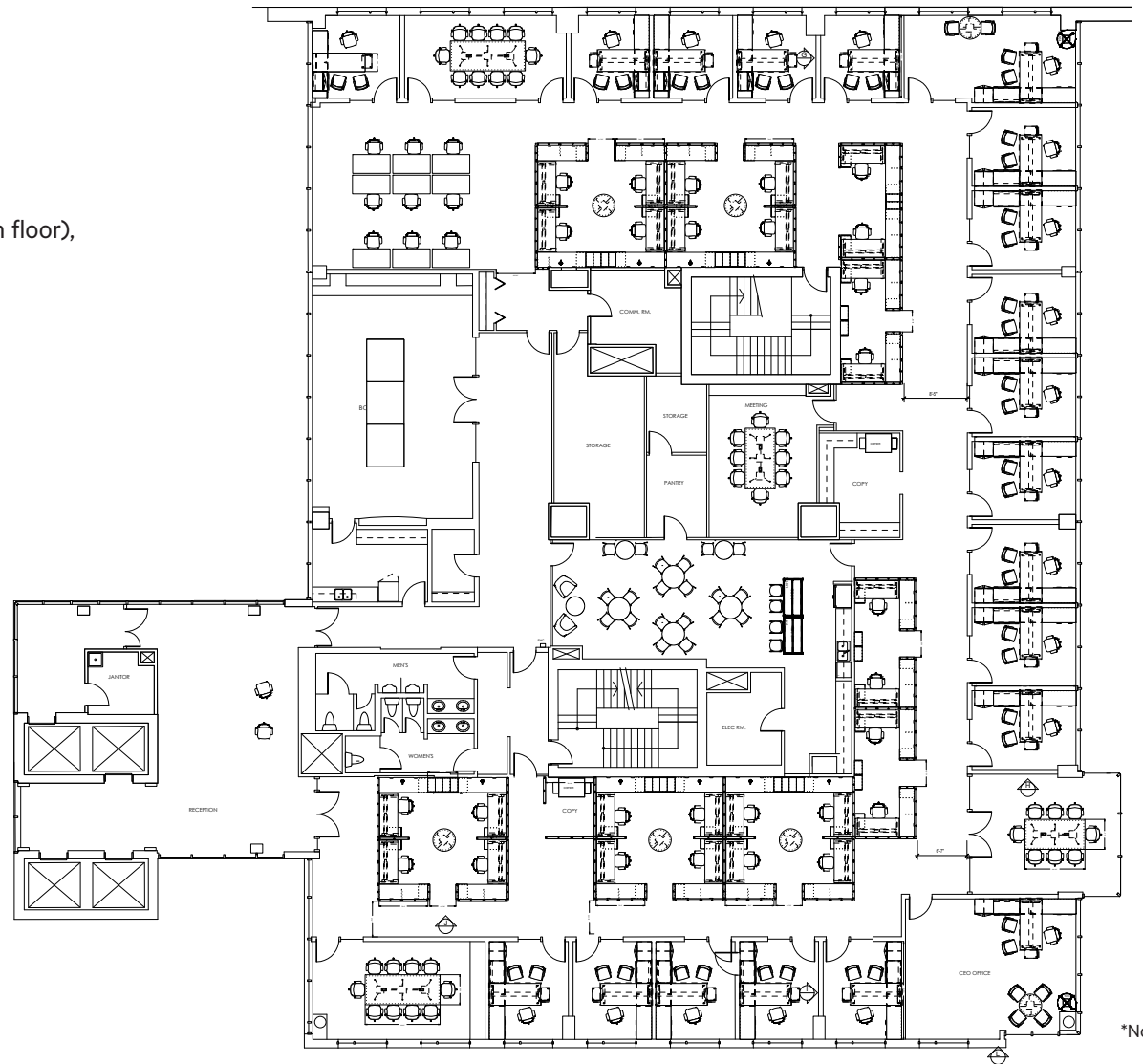


FREEZER ROOM

BRIGHT & MODERN TECH OFFICE SUITE 500*

16,612 SF | OFFICE FEATURES

- » High quality office improvements on the highest floor (5th floor), with expansive views on four sides
- » Large windows with ample natural light
- » Open areas with 28 workstations
- » 20 private offices
- » 4 meeting rooms plus 1 boardroom
- » Large kitchen, separate kitchenette, and lounge area
- » Impressive reception with direct elevator access
- » Modern like-new furniture available
- » Sit-stand desks
- » Top tier technology, fully wired, TVs etc available



BRIGHT & MODERN TECH OFFICE SUITE 500



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.



NEIGHBOURHOOD STATS

2 KM RADIUS

306+
Restaurants & Cafes

80 **Walk Score**
Errands do not require a car

24+
Fitness Facilities

85 **Transit Score**
Convenient for most trips

403+
Businesses & Retail

98 **Bike Score**
Excellent bike lanes



CONTACT

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