



3410 Lougheed Highway, Vancouver, BC

- Located 200 Metres from the Rupert SkyTrain Station
- Concrete Construction

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DTZ Barnicke Vancouver Limited

800 – 475 West Georgia Street

Vancouver, BC

Canada V6B 4M9

Legal Description:

Strata lots 2–17 Section 38 Town of Hastings Suburban Lands New Westminster District Strata Plan BCS3940 Together with an Interest in the Common Property in Proportion to the Unit Entitlement of the Strata Lot as Shown on form V.

Strata Lot	PID	Strata Lot	PID
2	028-333-969	10	028-334-043
3	028-333-977	11	028-334-051
4	028-333-985	12	028-334-060
5	028-333-993	13	028-334-078
6	028-334-001	14	028-334-086
7	028-334-019	15	028-334-094
8	028-334-027	16	028-334-108
9	028-334-035	17	028-334-116

Location:

- The subject property is strategically situated ½ block east of Rupert Street where Broadway turns into Lougheed Highway and only two blocks west of Highway #1.
- The Rupert SkyTrain station and the Broadway B-Line bus stop are located only 200+ metres from 3410 Lougheed.
- Situated adjacent to the Central Valley Greenway (bikeway connecting New Westminster to Vancouver).
- Located near Broadway Tech Centre which is a 17 acre urban business campus located four blocks west of 3410 Lougheed. When fully developed, the campus will integrate 8 buildings offering approximately 936,000 square feet of office space, 150,000 square feet of production/distribution space and 10,000 square feet of retail space, plus a 5,000 square feet day care facility.
- Tenants in the area have chosen this location to take advantage of the excellent transportation options available to employees.
- Close to shopping, restaurants and banking services.
- Great exposure to Lougheed Highway

Zoning:

I-2 – office and retail uses in accordance with the I-2 bylaw.

Available:

Ground Floor 716–1,704 sq ft (saleable area)
 Second Floor 552–10,312 sq ft (saleable area)

Building Features:

- Fully secured indoor parkade with overhead door and card reader
- Concrete construction
- HVAC service: four 7.5 ton roof mounted units in place
- Thyssen Krupp Elevator
- Common area hallway: to building standard
- Clear anodized window frames with sealed double-glazed units
- Men's & Women's common area washrooms, each with separate shower rooms plus handicapped washroom.
- Flexible unit sizes
- Choice of internet service providers
- Tier 1 first class video surveillance system
- 24/7 alarm monitoring system
- Sprinklered building
- Exterior building lighting system on timer system
- Bicycle storage locker in the parkade

Sale Price:

Strata Lot	Approx. Sq Ft	Price	Strata Lot	Approx. Sq Ft	Price
2	988	\$395,200	10	555	\$187,020
3	716	\$286,400	11	554	\$187,383
4	862	\$290,880	12	554	\$187,020
5	1,006	\$339,541	13	553	\$186,657
6	877	\$295,964	14	555	\$187,383
7	832	\$280,712	15	552	\$186,294
8	614	\$208,083	16	1,080	\$364,235
9	554	\$206,993	17	1,161	\$391,834

Strata Fees:

To be determined

Lease Rate:

Ground Floor: \$20.00 per sq ft (rentable area) per annum (triple net)
 Second Floor: \$16.00 per sq ft (rentable area) per annum (triple net)

Tax and Common Area:

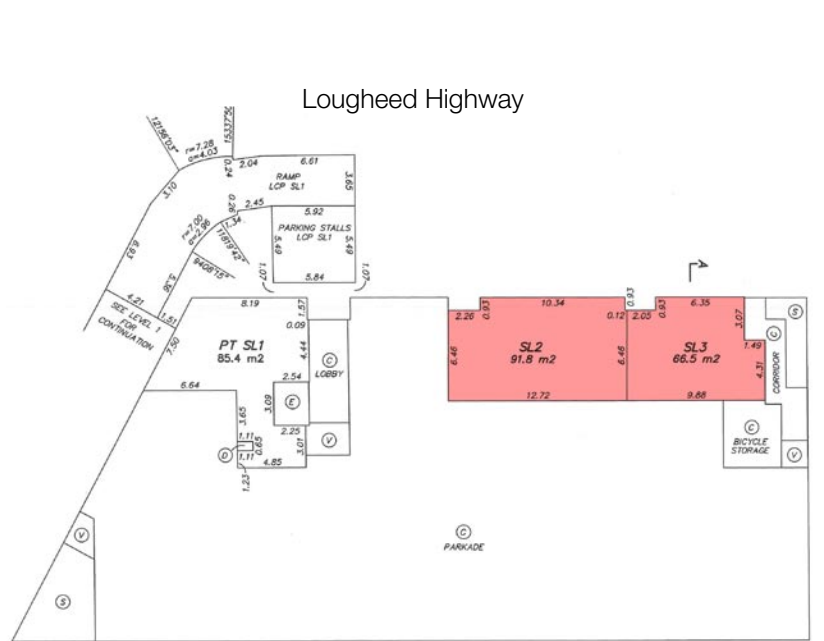
\$6.00 per sq ft per annum (utilities, janitorial and HST extra)

Occupancy:

Immediate

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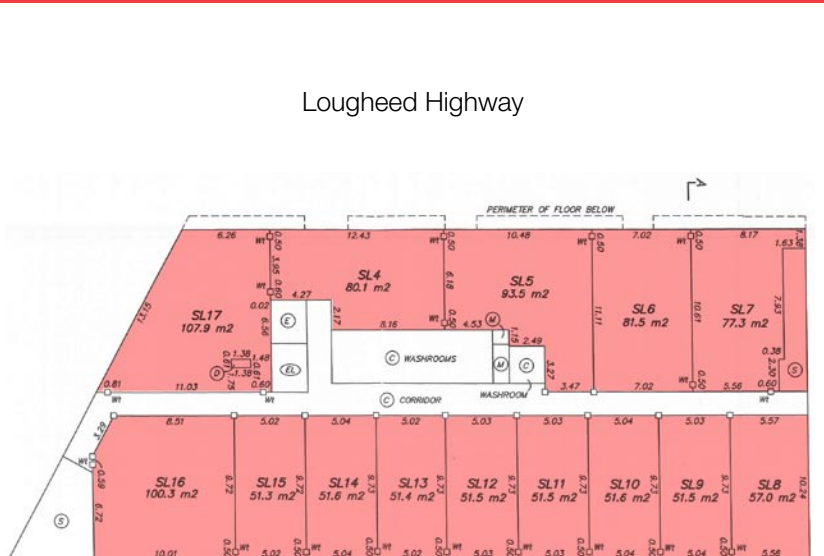
Ground Floor (Level 2) Floorplan



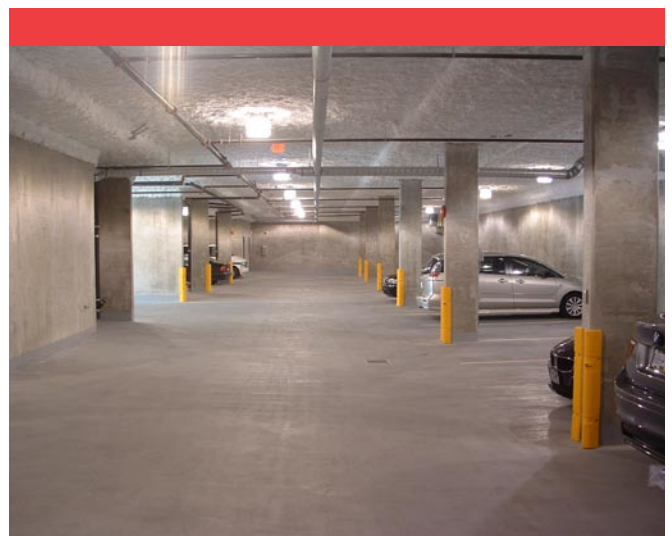
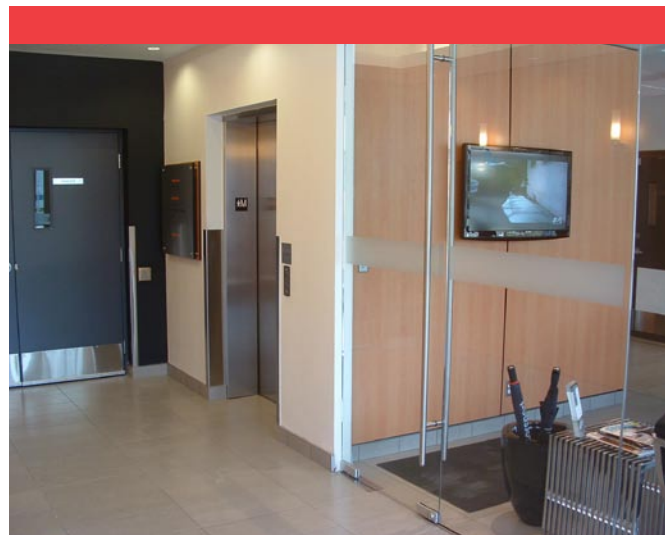
Central Valley Greenway (Pedestrian/Cycling Path)



Second Floor (Level 3) Floorplan



Central Valley Greenway (Pedestrian/Cycling Path)



Tel: (604) 684 7117

Although the information contained within is from sources believed to be reliable, no warranty or representation is made as to its accuracy being subject to errors, omissions, conditions, prior lease, withdrawal or other changes without notice and same should not be relied upon without independent verification. DTZ Barnicke Vancouver Limited, Real Estate Brokerage 08/2011.



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