

FOR LEASE



RENFREW CENTRE

12th & Renfrew, Vancouver, BC

For more information, please contact:

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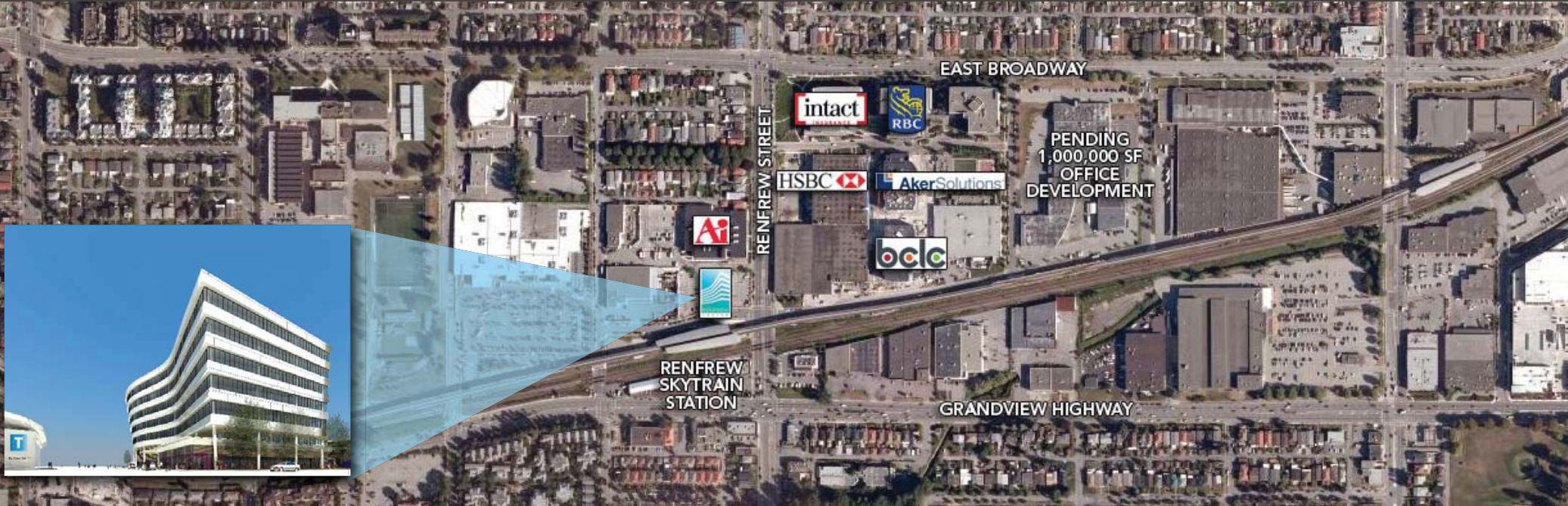
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WWW.RENFREWCENTRE.COM



*Personal Real Estate Corporation

RENFREW CENTRE



VISION

The vision for the Renfrew Centre is to create a landmark 170,000 square foot, 7 storey office building that meets or exceeds the needs of today's office users and that incorporates the latest developments in environmental sustainability. The design and finishes have been selected with an emphasis on aesthetics and tenant comfort including the use of a light colour palette and floor plates that maximize natural light. The design of the building will combine contemporary architecture with uncompromising efficiencies - a perfect blend of form and function.

SMART LOCATION

The conveniences offered by the location of Renfrew Centre are unmatched in Metro Vancouver. The building is located at the geographic centre of Metro Vancouver offering its tenants easy access by car and transit from all local municipalities. Located immediately adjacent to the Renfrew Skytrain Station, the building is a 12 minute ride from the downtown core. The property also provides direct access to the Greenway Bike Path – a 24km route for cycling, jogging, walking, and wheelchairs which runs from Downtown Vancouver to New Westminister. Several excellent retail shops and restaurants are located within 5 minutes of Renfrew Centre including: Earl's, Cactus Club,



CENTRALLY LOCATED IN METRO VANCOUVER

Dario's, Joey's and Brown's Social House. The surrounding area has long been established as a vibrant office node as evidenced by the presence of The Art Institute of Vancouver, Royal Bank of Canada, HSBC Canada, and B.C. Lottery Corporation – all of whom have relocated offices within a block of Renfrew Centre.

LEED GOLD

The owners of Renfrew Centre are working with Musson Cattell Mackey Architects – renowned for designing LEED certified office buildings – to provide a facility that meets the standards for LEED Gold certification for the building core and shell. LEED points will be achieved in the following areas: Sustainable Sites, Water Efficiency, Energy & Atmosphere, Materials & Resources, Indoor Environmental Quality and Innovation & Design

EFFICIENT DESIGN

Musson Cattell Mackey Architects – the leading architecture and design firm for office buildings in Vancouver – have designed the floor plates for Renfrew Centre with a goal of providing tenants with maximum flexibility and efficiency. The floor plates of approx. 25,000 square feet are rectangular in shape and offer core depths of 30 to 60 feet. These features combined with a central core allow for a variety of office layouts and offer an abundance of natural light to all portions of the floor. Space plans showing a number of different layouts are available upon request.



5TH FLOOR TEST FIT
22 Offices
129 Workstations

EFFICIENT CENTRE CORE FLOORPLATE DESIGN



RENFREW STATION ON THE MILLENNIUM SKYTRAIN LINE
IMMEDIATELY ADJACENT TO RENFREW CENTRE



CONTEMPORARY ARCHITECTURAL DESIGN

RENFREW CENTRE

TRANSPORTATION

Renfrew Centre is easily accessible by every major mode of commuting. The location adjacent to the Renfrew Skytrain Station of the Millennium Skytrain line offers unparalleled access to LRT. Several bus stops are located within a block of the building and the Greenway Bike Path is directly accessible from the property. Further, the building is located on Renfrew Street – a major north/south thoroughfare with direct access to Highway 1 – and within minutes by car of major traffic arteries including Grandview Highway and Broadway. No matter how you choose to commute, Renfrew Centre will be a convenient place to access.

BIKE PATH GREENWAY

Located directly on the Greenway - a 24 kilometer route for cycling, jogging and walking.

BUILDING FEATURES

- Low E window glazing
- Unique sun shade designs
- Abundant natural light
- 9' ceiling heights
- Floor to ceiling glazing
- State of the art HVAC system
- Fitness and shower facilities
- Bike storage areas

AVAILABILITY

Ready for occupancy in early 2014.

PARKING

Surface and underground parking for visitors and staff available on site. Parking ratio: 2.7 stalls per 1000 sf leased.

*AVAILABLE SPACE

Main Floor Retail	7,575 sf
Main Floor Commercial	12,214 sf
2nd Floor	25,819 sf
3rd Floor	23,239 sf
4th Floor	23,938 sf
5th Floor	24,663 sf
6th Floor	25,412 sf
7th Floor	26,187 sf
Total	169,047 sf

*All square footages are approximate.

NET RENTAL RATE

Contact listing agents for details.

OPERATING COSTS & PROPERTY TAXES

\$14.00 psf per annum (2014 est.)

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Another quality project by
Westminster Management
Corporation and PCRE Group.

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