



375 EAST 1ST

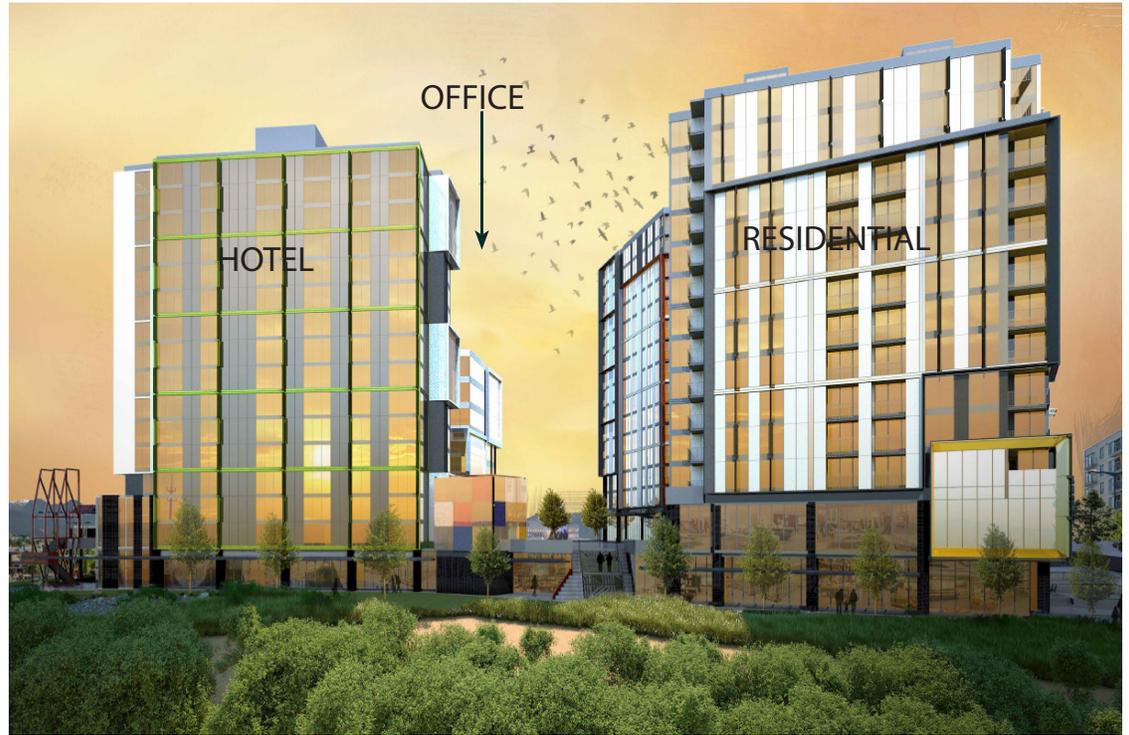
OFFICE SPACE FOR LEASE
375 EAST 1ST AVENUE, VANCOUVER, B.C.



DEVELOPMENT FEATURES

Following the success of False Creek's Canvas development, 375 East 1st Avenue will include 220 residential units, 43,000 square feet of retail, a 100,000 square feet of hotel and 129,207 square feet of office space.

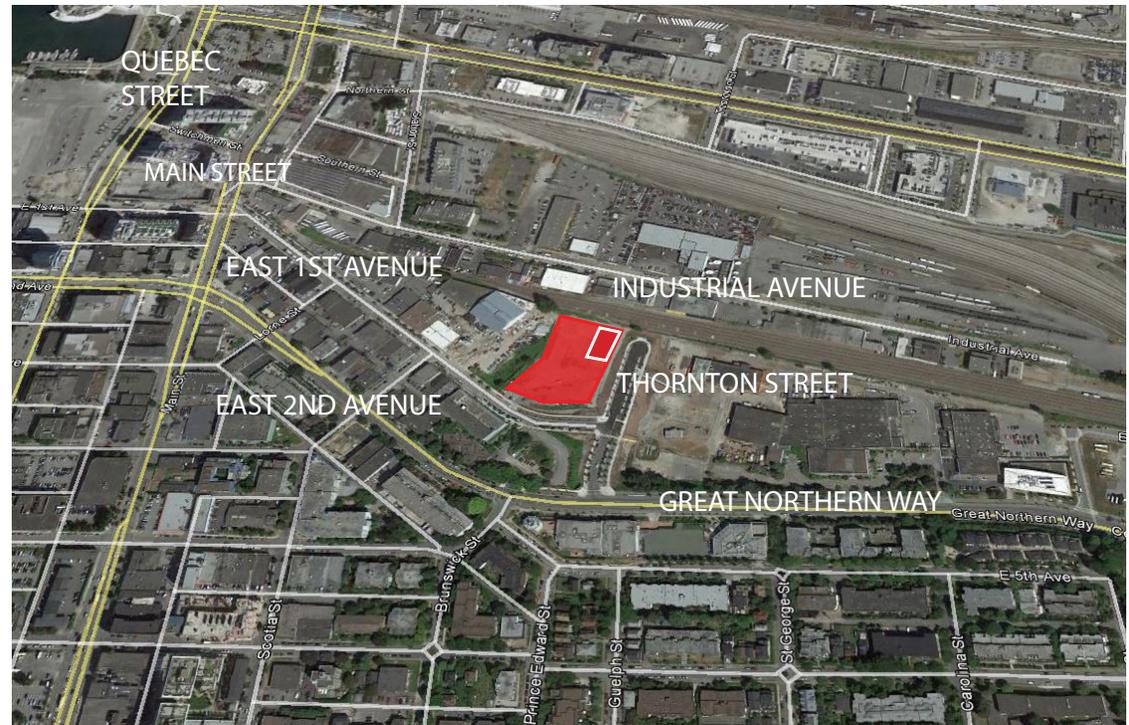
- False Creek Office Space
- On the corner of 1st Avenue and Thornton Street
- Located next to the Emily Carr Campus
- Located on the Great Northern Way bike lane
- 1 block away from the proposed Broadway extension SkyTrain station
- 10 minute walk to Main Street SkyTrain station
- Open floor plans



LOCATION

The False Creek Flats area is undergoing substantial development and it is anticipated to be an exciting new urban hub. The area will continue to evolve with many new developments recently opened or underway including business tenants such as Finning, Mountain Equipment Co-op (MEC) Head office, Lululemon and many others. It is estimated that the False Creek Flats will add the equivalent of close to a tenth of the current office space in downtown Vancouver.

The revitalization of the area will combine businesses, academia, and the general community into an emerging district for the digital, fashion and creative sectors.



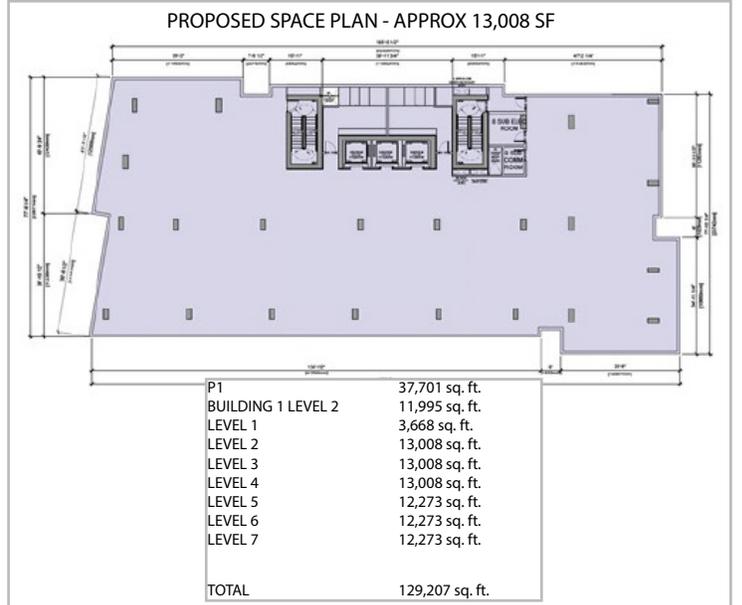
Q P1 HIGH TECH INDUSTRIAL RENDERINGS

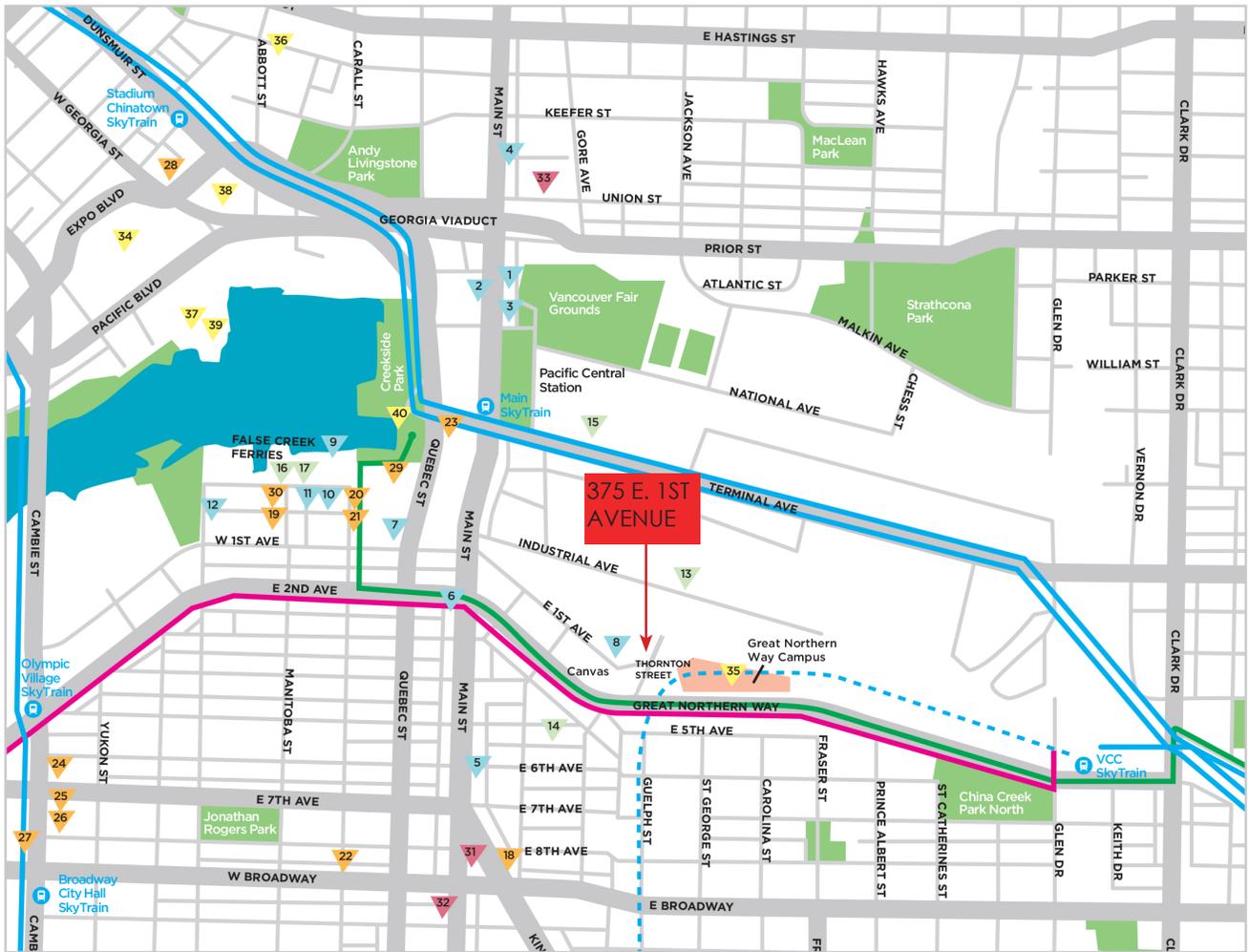


SITE PLAN



SAMPLE OFFICE FLOOR PLAN





EAT + DRINK

1. Campagnolo
2. Pizzeria Farina
3. Electric Owl
4. London Pub
5. The Whip Restaurant
6. Nuba Cafe
7. Mario's Gelati
8. Red Truck Brewery
9. Tap & Barrel
10. Craft Beer Market
11. Terra Breads
12. JJ Bean

ERRANDS

18. Kingsgate Mall (Shoppers Drug Mart, Buy-Low Foods)
19. TD Bank
20. Urban Fare
21. London Drugs
22. Bank of Nova Scotia
23. Vancity
24. Canadian Tire
25. Save-On-Foods
26. Home Depot
27. Whole Foods
28. Costco
29. Michael St. Clair Fine Cleaners
30. Legacy Liquor Store

CULTURE + ENTERTAINMENT

34. BC Place
35. Monte Clarke & Equinox Galleries
36. Cineplex Odeon
37. Plaza of Nations
38. Rogers Arena
39. Edgewater Casino
40. Science World

SWEAT

13. Cliffhanger
14. Yoga at Mainspace
15. Raincity Athletics & Crossfit
16. Mount Pleasant Community Centre
17. Creekside Community Centre

SHOP

31. Dandelion Records
32. Much & Little
33. Charlie & Lee

Central Valley Greenway

SkyTrain / Canada Line

Future SkyTrain Alignment

084 Bus Line - UBC - VCC Clark