

ELMWOOD

STRATA OFFICE OVERVIEW



Retail plaza with branch-like screen and covered walkway

EXECUTIVE SUMMARY

FOR SALE: A-CLASS STRATA OFFICE

With 21,929 SF of office space over three stories, its window glazing offers ample visibility for ambitious business owners looking to make their mark.

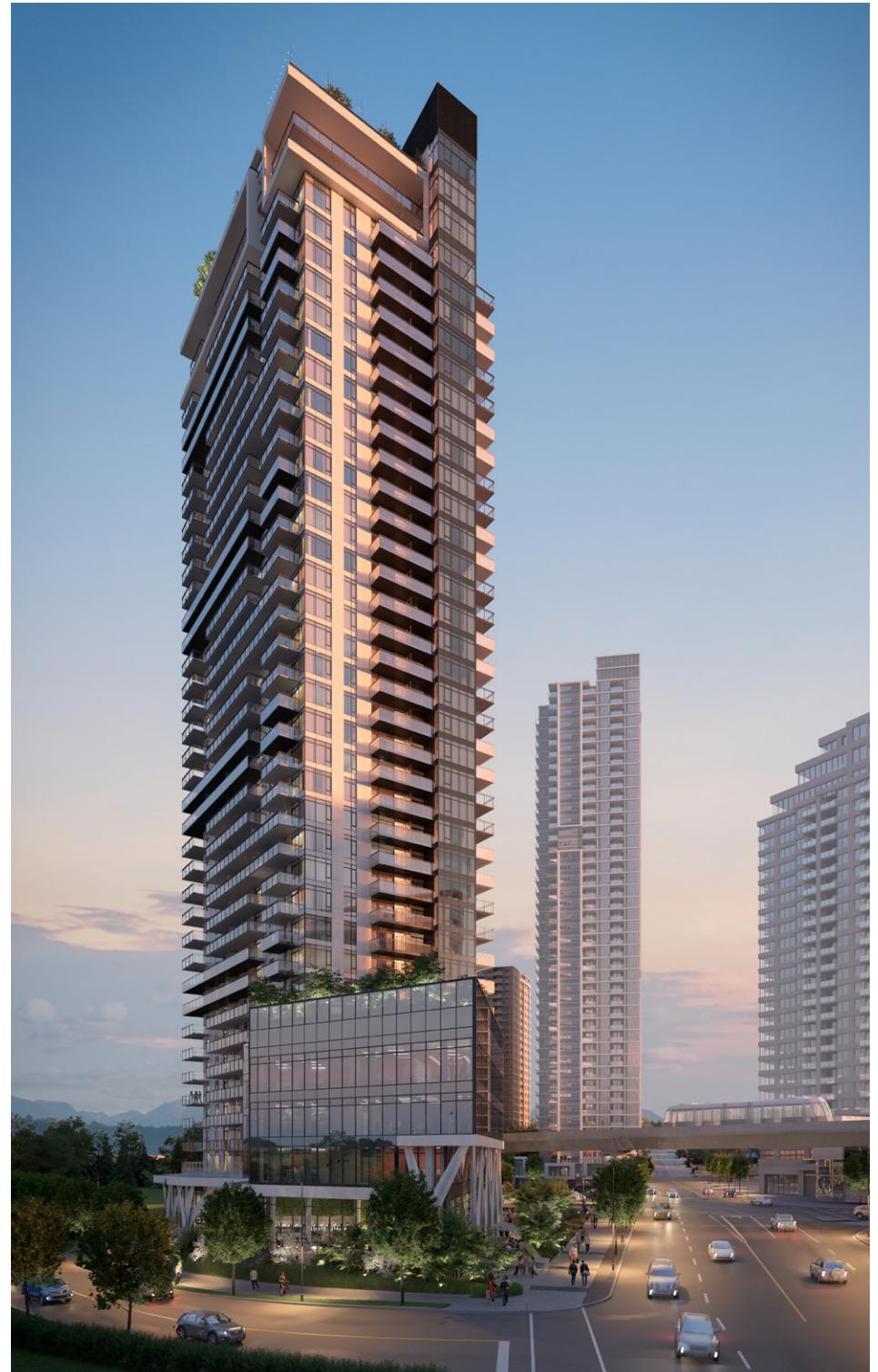
Designed to be a complete ecosystem, Elmwood is vertically integrated for life, work, rest and play.

Supported by branch-like columns, the commercial podium shelters an outdoor retail experience below and supports Elmwood's amenity-rich Park Club on the terrace above. Rising up across from Burquitlam Skytrain station on the newly-built Evergreen line, Elmwood is accessible by transit, Highway 1 and Lougheed Highway—taping into an extensive commuting network that makes it easily reachable for all of Metro Vancouver.

PROGRAM

Residential Area	249,770 SF
Office Area	21,929 SF
Retail Area	8,865 SF
New living space	335 condos
New work space	20 strata offices
New retail space	4 CRUs
New wellness space	8,713 SF

Right: View of Elmwood residential tower and commercial podium



A wide-angle aerial photograph of a city skyline at sunset. The sky is filled with soft, orange and blue clouds. In the background, a range of mountains is visible, some with snow-capped peaks. The city in the foreground features several modern high-rise buildings with glass facades, illuminated by the warm sunlight. A light rail train is visible on a track in the lower center. The overall atmosphere is serene and urban.

ELMWOOD

Elmwood and future developments coming to the Burquitlam neighbourhood.

LANDMARK DESTINATION

With the population expected to double within the area around Burquitlam in the next two decades, it is important to recognize the importance of creating a community capable of responding to the needs of the entire community as it grows and evolves, far into the future.

RECENTLY COMPLETED PROJECTS

Burquitlam Capital	193
The U	101
Lougheed Heights	892
Uptown	452
567 Clarke & Como	364
The Crown	180

11,000+

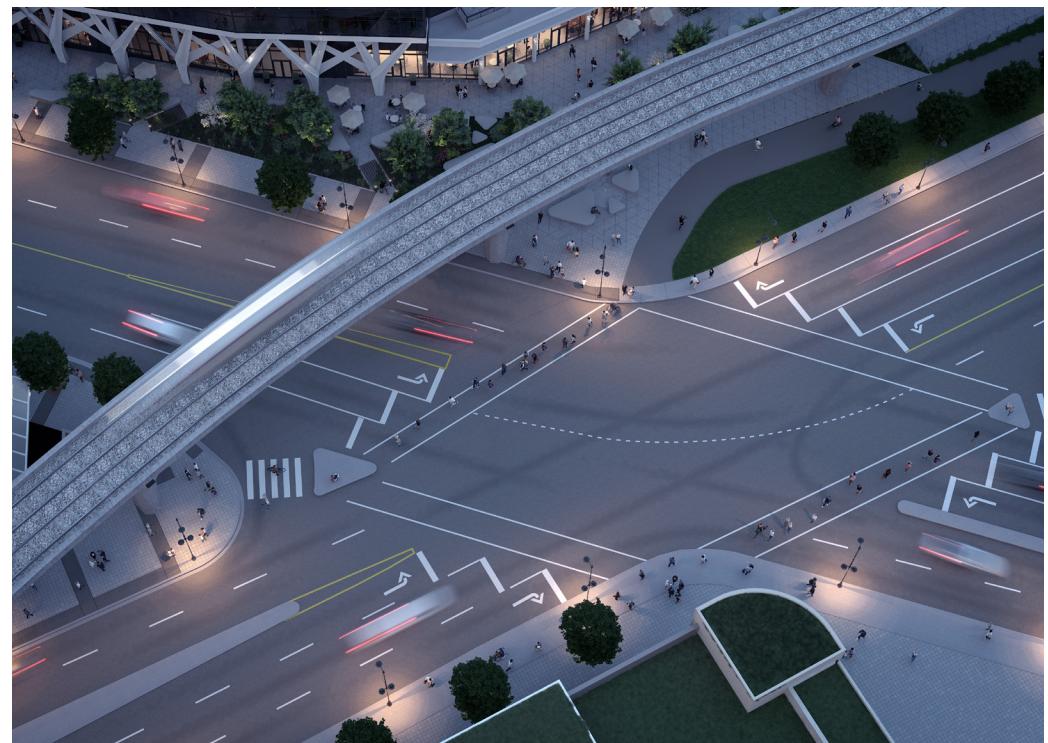
units selling or
completed in Burquitlam

5,000+

units selling or
contemplated at Lougheed

Right Top: Elmwood will join 567 Clakre + Como to complete the intersection of Como Lake Avenue and Clarke Road.

Right Bottom: Bustling Intersection of Como Lake Avenue and Clarke Road.



CENTRALLY LOCATED

Towering over Burquitlam Skytrain station, Elmwood is reachable by skytrain, bus, bike or car—making it an easily accessible part of the urban fabric of this emerging metropolitan centre.



EVERGREEN LINE



The Evergreen Line is an 11km extension to Metro Vancouver's SkyTrain system that connects the communities of Coquitlam and Port Moody to Vancouver. Carrying 70,000 people per day, this extension renders the SkyTrain system the longest fully automated and driverless rapid transit system in the world.

Left: Busquitlam Station



OFFICE SPACE

The office space at Elmwood was designed from the beginning as a strata offering, to create work environments that people will find inspiring. Each office enjoys its own distinct sense of arrival, with much more natural light than a typical office building.

KEY FEATURES

From 731 SF to 21,929 SF

End of trip facilities with private showers, bike storage & storage lockers

Indoor/outdoor wellness centre on L6 includes:
Fitness Area, Sauna, Putting Green, Seating Area & Ping Pong Court

85 shared commercial & visitor parking stalls

2 Oversize passenger loading spaces
1 Class A & 3 Class B loading spaces

EV Charging

Possession Q2 2026

Left: Office lobby



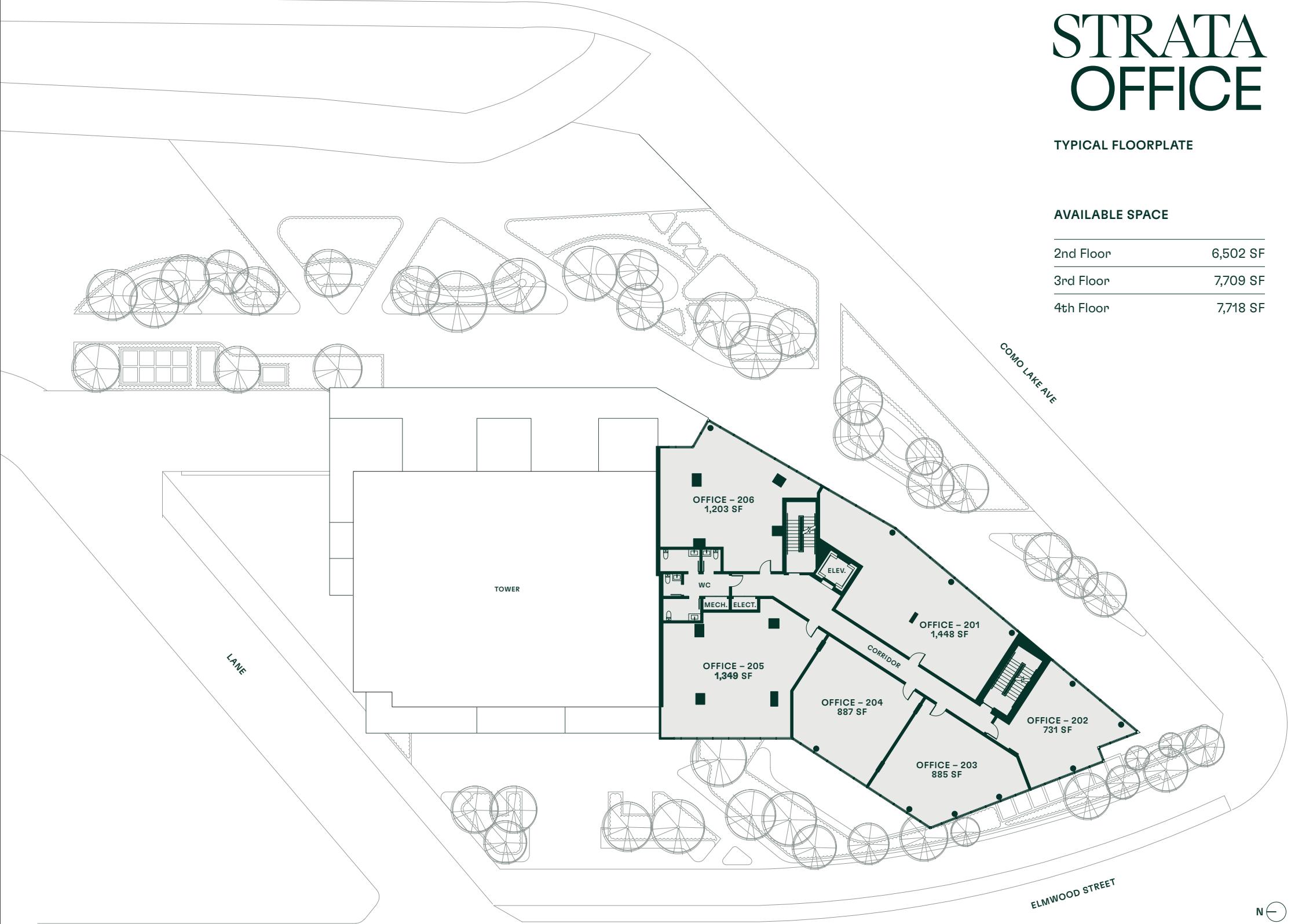
CLARKE ROAD

STRATA OFFICE

TYPICAL FLOORPLATE

AVAILABLE SPACE

2nd Floor	6,502 SF
3rd Floor	7,709 SF
4th Floor	7,718 SF



LEVEL 6 PARK CLUB

On Level 6, Elmwood's custom-curated Park Club brings together a mix of social and restorative spaces: the putting green and ping-pong tables spark socialisation, while the zen garden provides green space for quiet lunches or sun-soaked reads. This open-air canopy of the commercial podium is lushly landscaped and framed by the surrounding mountains—giving residents and strata office employees a natural refuge in an otherwise urban environment.

SHARED AMENITY LEGEND

- 1. Zen Garden
- 2. Ping Pong Tables
- 3. Putting Green
- 4. Outdoor Seating
- 5. Outdoor Fitness & Cool Down Zones
- 6. Fitness Centre
- 7. Sauna
- 8. Yoga & Barre Studio





BUILDING *for* LIFE

Starting out as a construction company has made us a better developer. For more than 36 years, we've developed a wide variety of commercial and residential projects across Metro Vancouver and know what it takes to build beautiful and functional spaces for everyday life. Buildings shape neighbourhoods and change lives in infinite ways. That's why we pay attention to every detail, no matter how small. We walk through every floor plan of every building to ensure our communities don't just look good on paper, they're spaces that enhance lives. After construction is complete, each building must stand the test of time.

Right: 567 Clarke + Como, Coquitlam

Bottom Left: Mirabel, Vancouver

Bottom Right: Semiah, White Rock



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