

FOR LEASE | COMING SOON

Retail Space at the New St. Paul's Hospital and Health Campus

Clinical Support & Research Centre ("CSRC")
1002 Station Street, Vancouver



Sherman Scott

Vice President
+1 778 388 2663
sherman.scott@colliers.com

Bill Randall

Executive Vice President
+1 604 692 1097
bill.randall@colliers.com

Johnny Newell

Associate
+1 604 692 1120
johnny.newell@colliers.com



**Providence
Health Care**

How you want to be treated.

Colliers

Opportunity

Summary

To lease brand new retail space in the new Clinical Support and Research Centre (CSRC), part of the New St. Paul's Hospital and Health Campus

Municipal Address

1002 Station Street, False Creek Flats, Vancouver, BC

False Creek Flats

- Spanning 450 acres, the False Creek flats is the largest undeveloped site near Vancouver
- Currently 600 + businesses & 8,000 + employees, projected to triple in the next 15 years
- Will play a critical role in the local and regional economy's future

The New St Paul's Hospital and Health Campus

- Encompassing 18.4 acres within the False Creek Flats
- New Hospital & Integrated Health Care Campus
- Institutional + office + research + hotel + retail/service + Indigenous cultural centre + rental housing

CSRC Building

- A collaborative hub allowing professionals to integrate research, technologies and partnerships
- 368,000 SF over 12 floors
- A two-storey, fully enclosed sky bridge from the building's seventh and eight levels will provide a direct and seamless connection to the main hospital
- 4 subgrade parking levels to accommodate approximately 250 vehicles and 150 bicycles

Anticipated Campus Visits

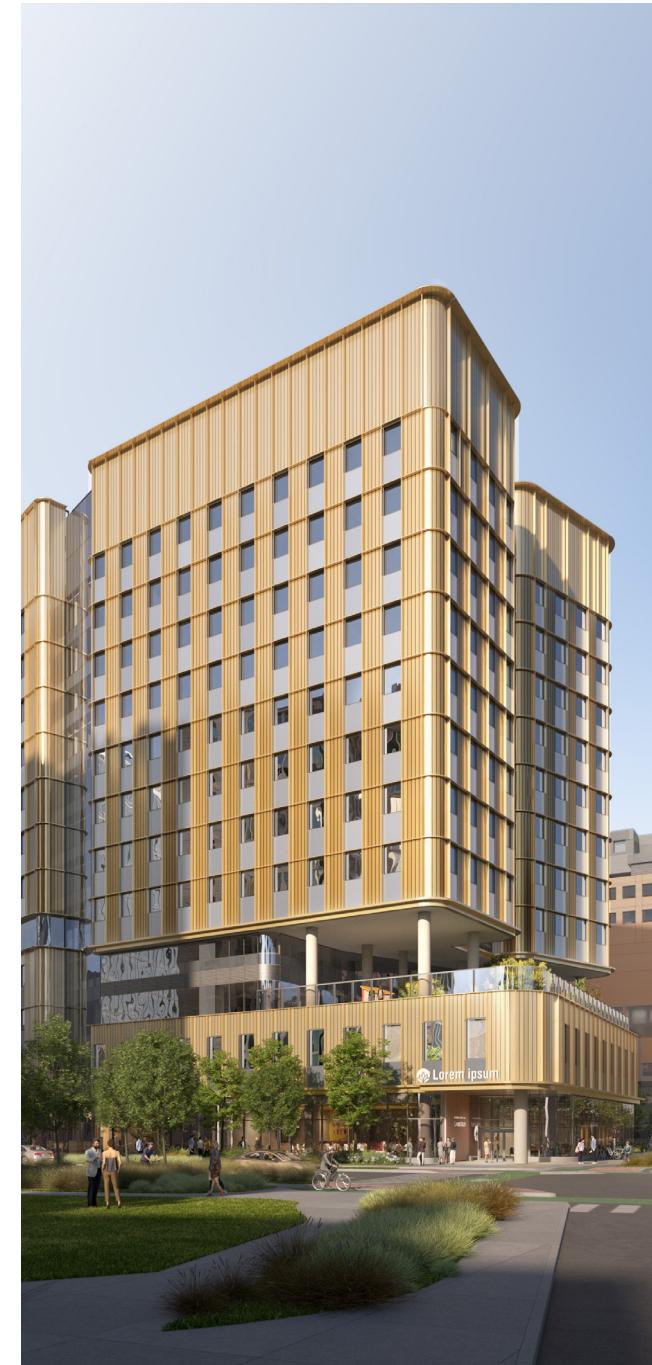
- Over 1,000 CSRC daily researchers, clinicians, and staff
- Over 1,200 CSRC daily patient visits
- Over 380,000 hospital patients per annum
- Over 5,500 hospital clinicians and staff

Available Area Retail Area

- Up to approximately 14,000 SF of ground floor space in the CSRS building aimed to establish a vibrant and dynamic retail environment
- Designed to meet the needs of service based retailers

Retail Status

- Colliers is currently seeking expressions of interest from retailers who may be interested in leasing space
- The building has started construction with completion estimated in Q4 2028



False Creek Flats

Location

The new St. Paul's Hospital and the CRSC building is strategically located in the False Creek Flats, the largest undeveloped site near Vancouver. The area is a major job centre in Vancouver and will play a critical role in the local and regional economy's future.



Spanning 450 acres



Currently 600 + businesses & 8,000 + employees, projected to reach 30,000 by 2047



Future institutional anchors include a new hospital, university campus, and a district energy utility which will create an opportunity for expanding clusters in health, the arts and the green economy



The New Health Hub will spark public realm improvements including new walking and cycling routes



Significant new developments planned or underway include: the New St. Paul's Hospital by Providence Health Care, the new 12 storey Clinical Support and Research Centre by Providence Health Care, PCI Developments' & Lowtide Properties' new three tower residential, office and retail development, Lab 29 - an 8 storey life sciences building by Low Tide Properties, Archetype - a 10 storey office/industrial development + a 11 storey residential tower by Quadreal & Hungerford Properties, Strand's project that is 19 storey's consisting of residential, retail + office, and Tesla's new purpose built service centre, the largest in North America

False Creek Flats



Bike Score

96



Walk Score

88



Transit Score

94



The New St Paul's Hospital & Health Campus

St. Paul's Hospital is a treasured provincial medical resource, known for trail-blazing care for British Columbians. Providence Health Care is undertaking the largest hospital redevelopment in BC's history and is building an entirely new health campus from the ground up to better serve BC. It offers a degree of planning freedom rarely seen.



Encompassing 18.4 acres



Institutional + office + research + hotel + retail/service + Indigenous cultural centre + rental housing



A new public plaza and two childcare facilities



Bordering essential, eclectic neighbourhoods on all 4 sides with SkyTrain, bus routes, cycling networks and key through fares deepening its reach into the region



Over 5,500 staff and more than 380,000 visits projected per year (the main hospital)

Over 1,000 daily researchers, clinicians and staff and 1,200 CSRC daily visits

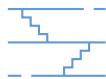
Site Plan



CSRC Building



A collaborative hub allowing professionals to integrate research, technologies and partnerships



368,000 SF over 12 floors



A two-storey, fully enclosed sky bridge from the building's seventh and eight levels will provide a direct and seamless connection to the main hospital



4 subgrade parking levels to accommodate approximately 250 vehicles and 150 bicycles



Up to approximately 14,000 SF of ground floor space aimed to establish a vibrant and dynamic retail environment



Designed to meet the needs of service based retailers

“

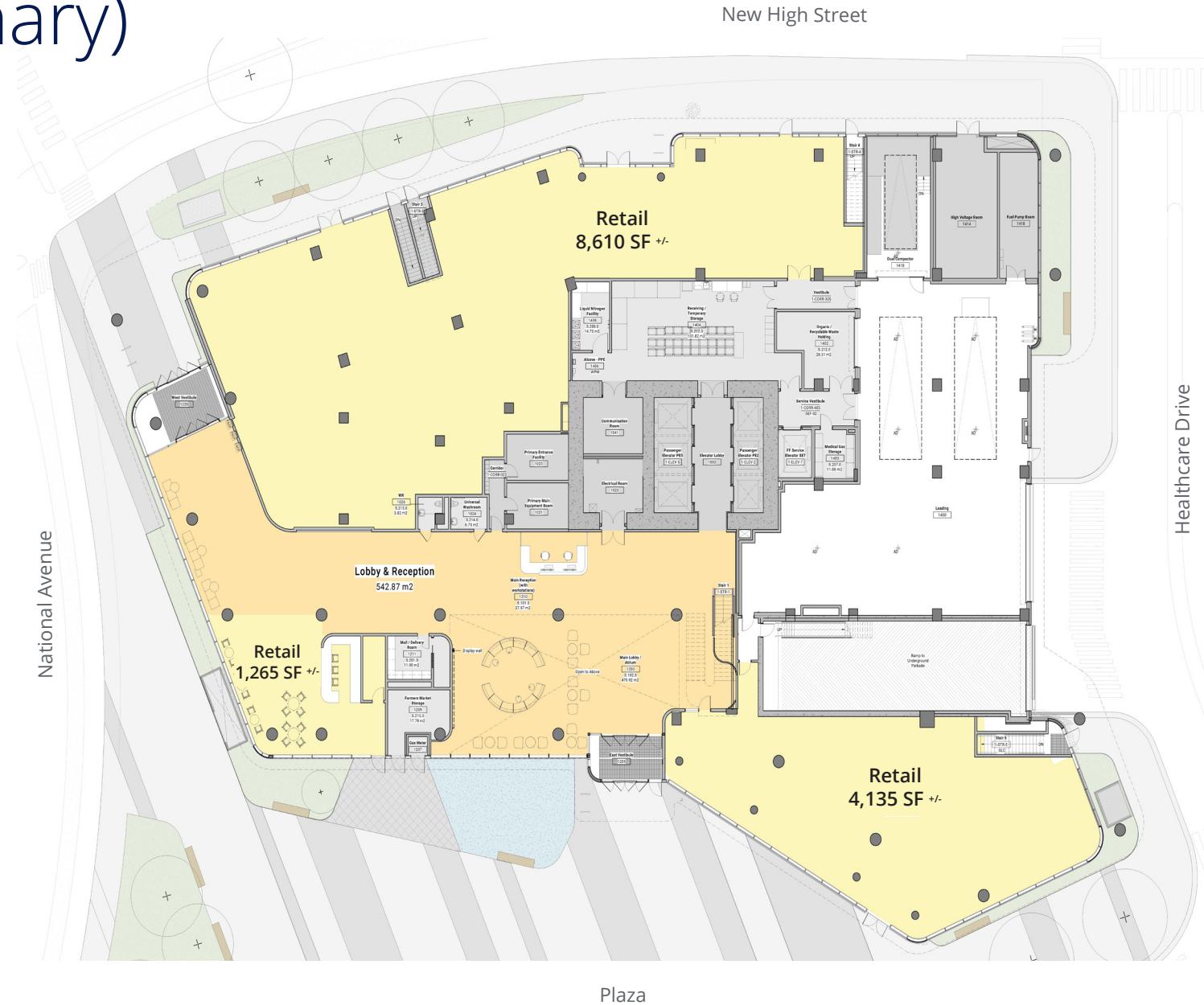
The CSRC will bring together patients, physicians, researchers, and academic partners to create sustainable solutions to the challenges that face health and well-being across the world.

Fiona Dalton

President and CEO of Providence Health Care



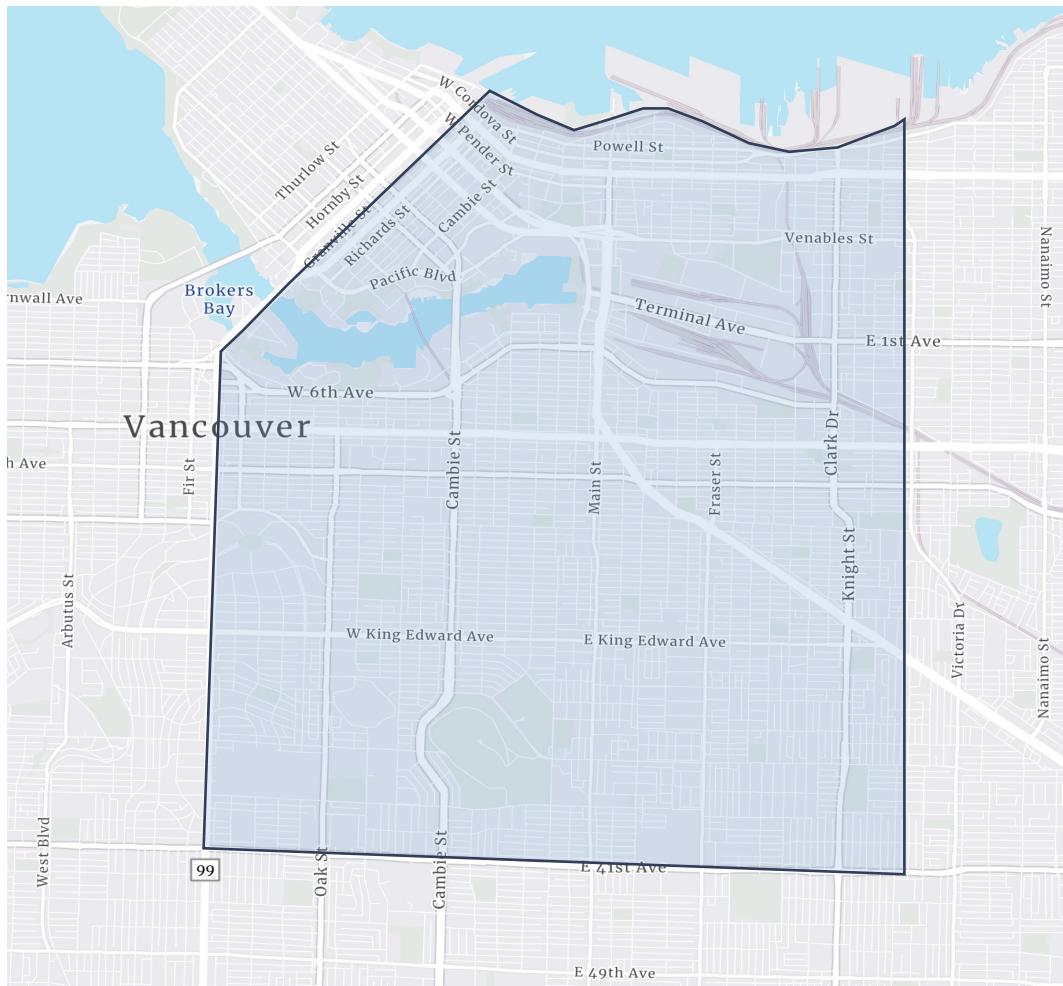
Retail Plan (Preliminary)



Demographics

Primary Trade Area	
2022 Estimate*	Total Population 232,922
	Average Household Income \$125,354
	Total Households 114,108
2027 Projected*	Total Population 253,198
	Average Household Income \$146,372
	Total Households 123,167
2032 Projected*	Total Population 271,562
	Average Household Income \$170,750
	Total Households 131,657

*Demographics obtained by Environics





Providence
Health Care
How you want to be treated.

Sherman Scott

Vice President
+1 778 388 2663
sherman.scott@colliers.com

Bill Randall

Executive Vice President
+1 604 692 1097
bill.randall@colliers.com

Johnny Newell

Associate
+1 604 692 1120
johnny.newell@colliers.com

Colliers Canada

1067 West Cordova Street,
Suite 1100, Vancouver, BC, V6C 1C7
+1 604 681 4111

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Macaulay Nicolls Inc.

collierscanada.com

Accelerating success. —